



LEGAL DESCRIPTION:
THE NORTH 3/4 OF TRACTS 39 AND 40, IN SECTION 10, TOWNSHIP 51 SOUTH, RANGE 39 EAST OF "EVERGLADES LAND COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS SITuate, LYING AND BEING IN BROWARD COUNTY, FLORIDA; LESS AND EXCEPT THE RIGHT-OF-WAY FOR WIDENED U.S. HIGHWAY 27.

NOTES:
1) THIS SITE CONTAINS 188 557 SQUARE FEET (4.3287 ACRES) MORE OR LESS.
2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #2051; ELEVATION: 10.42 FEET.
3) FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #120053 0520H; MAP DATE: 08/18/14.
4) THIS SITE LIES IN SECTION 10, TOWNSHIP 51 SOUTH, RANGE 39 EAST, BROWARD COUNTY, FLORIDA.
5) BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH LINE OF "RAYCHEL INDUSTRIES PLAT" PLAT BOOK 173, PAGE 53 BROWARD COUNTY RECORD BEING N0149'44"W.
6) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO TWS FABRICATORS C/O TOD WORKMAN.
7) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
8) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ± 0.07 . THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ± 0.07 .
9) THIS SITE IS ZONED M-2 - MEDIUM INDUSTRIAL; 90% INDUSTRIAL LAND USED. SETBACKS: FRONT=20'; SIDE=15'; REAR=5'.
10) THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, AGENT'S FILE REFERENCE: 214-1222, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF OCTOBER 27, 2014 @ 11:00 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS LISTED IN SCHEDULE B-II OF SAID COMMITMENT: ITEMS 1, 2 AND 3: STANDARD EXCEPTIONS, NOT ADDRESSED. ITEM 4: ALL MATTERS CONTAINED ON PLAT BOOK 2, PAGE 1 AFFECT THIS SITE. THERE ARE NO PLATTED EASEMENTS. ITEM 5: RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA IN DEED BOOK 405, PAGE 424 MAY AFFECT THIS SITE. DOCUMENT NOT AVAILABLE FOR REVIEW. ITEM 6: ORDER OF TAKING IN O.R.B. 7542, PAGE 115 AFFECTS THIS SITE AS DEPICTED HEREON. ITEM 7: SOUTH BROWARD DRAINAGE DISTRICT RESOLUTION NO. 2000-06, AS RECORDED IN O.R.B. 31125, PAGE 1113 AFFECTS THIS SITE BUT IS NOT PLOTTABLE. ITEM 8: NOT A SURVEY ISSUE. ITEM 9: NOT A SURVEY ISSUE. ITEM 10: NOT ADDRESSED. ITEM 11: NOT A SURVEY ISSUE. ITEM 12: NOT A SURVEY ISSUE. ITEM 13: NOT A SURVEY ISSUE. ITEM 14: NOT A SURVEY ISSUE.

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

SHEET 1 OF 2		
"TCWT" SITE		
1	2 #58691 - ORIGINAL SURVEY - 3/13/15 M.D.	3 #58255 - ADDITIONAL TOPO - 6/23/15 R.F.

BOUNDARY AND TOPOGRAPHIC SURVEY

 PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870	DRAWN BY: M.D. SCALE: 1" = 30' CHECKED BY: J.F.P. SURVEY DATE: 3/13/15 ORDER NO.: 59255
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