



LEGEND

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| APPROX. ASPHALT | APPROXIMATE ASPHALT ARC LENGTH | DEA. ELEC. | DIAMETER ELECTRIC FIRE HYDRANT | OH ORB | OVERHEAD WIRE OFFICIAL RECORD BOOK |
| B. BCR | BROWARD COUNTY RECORDS | FPL | FLORIDA POWER & LIGHT FOUNDRY | P.C.P. | PERMANENT CONTROL POINT |
| BNG. | BUILDING BEARING | FW | FLORIDA WATER WORKS | P.L.S. | PROFESSIONAL LAND SURVEYOR |
| BLG. (C) | CALCULATED CATCH BASIN | GW | GATE VALVE | P.O.B. | POINT OF BEGINNING |
| CS | CONCRETE BLOCK STRUCTURE | H/C | HANDICAPPED | R | RADIUS |
| Δ | CENTRAL ANGLE | I.P. | IRON PIPE | RAD. | RADIUS RIGHT-OF-WAY |
| C.O. | CLEAN OUT | L.P. | LEAK AND SCUMERS | SAN. | SANITARY |
| CONC. | CONCRETE CORNER | LP | LIGHT POLE | S.B.T. | SHELL SOUTH RISER |
| | | M | MANHOLE | S.F. | SQUARE FEET |
| | | MEAS. (M) | MEASURED | TYP. | TYPICAL |
| | | N.T.S. | NOT TO SCALE | W | WATER |
| | | JB | JUNCTION BOX | W/KBS CAP | WATER METER PLATBOOK |

LAND DESCRIPTION:

All of Parcel "A" and portions of Blocks 1 and 2, LAUDERDALE NORTH PARK COMMERCIAL, according to the plat thereof as recorded in Plat Book 74, Page 35 of the Public Records of Broward County, Florida; together with portions of Southwest 72nd Avenue and a 20 foot wide alley in aforesaid Block 1 shown on said plat of LAUDERDALE NORTH PARK COMMERCIAL, described as follows:

BEGINNING at the Southeast corner of aforesaid Parcel "A", thence North 88° 41' 51" West, along the South boundary of said Parcel "A", 167.78 feet; thence North 00° 18' 41" West, along the westerly boundary of said Parcel "A", 102.91 feet; thence North 17° 30' 22" West, continuing along the westerly boundary of said Parcel "A", 400.63 feet; thence North 66° 15' 55" East, along the northerly boundary of said Parcel "A", being also the southerly boundary of aforesaid Block 2, a distance of 133.64 feet to the Southwest corner of Lot 3, said Block 2; thence North 23° 44' 05" West, along the westerly boundary of said Lot 3, a distance of 120.00 feet to a point on a line 5.00 feet southerly of and parallel with the northerly boundary of aforesaid Block 2; thence North 66° 15' 55" East, along said parallel line, 180.99 feet to a point on the arc of a non-tangent curve (radial line through said point bears South 13° 09' 07" East; thence southerly along the arc of said curve concave to the Southwest having a radius of 25.00 feet, a delta of 56° 24' 47", an arc distance of 24.62 feet to a point of compound curvature; thence southeasterly along the arc of a tangent curve, concave to the Southwest having a radius of 461.55 feet, a delta of 12° 25' 50", an arc distance of 100.14 feet; thence North 85° 41' 55" East, 60.11 feet to the most westerly corner of Lot 6, aforesaid Block 1; thence North 67° 09' 41" East, along the northerly boundary of said Lot 6, a distance of 99.10 feet; thence North 89° 45' 53" East, along a line parallel with and 20.00 feet South of the North boundary of Lot 26, said Block 1 and the westerly extension thereof, 301.41 feet to a point on a line 2.00 feet West of and parallel with the East boundary of aforesaid Block 1; thence South 00° 14' 07" East, along said parallel line 593.01 feet to a point on the arc of a non-tangent curve (radial line through said point bears North 67° 09' 41" West); thence southwesterly along the arc of said curve concave to the Northwest having a radius of 25.00 feet, a delta of 56° 27' 50", an arc distance of 29.87 feet; thence tangent to said curve North 88° 41' 51" West, along the North boundary of Southwest 10th Street as shown on said plat of LAUDERDALE NORTH PARK COMMERCIAL, 423.01 feet to a point on the arc of a non-tangent curve (radial line through said point bears North 77° 30' West) concave to the East and having a radius of 50.00 feet; thence southerly along said curve through a central angle of 13° 04' 37" for 11.41 feet to the Point of Tangency; thence South 00° 14' 07" East, 48.68 feet to the Point of Beginning.

LESS A portion of Block 1, LAUDERDALE NORTH PARK COMMERCIAL, as recorded in Plat Book 74, Page 35, Public Records of Broward County, Florida, being more particularly described as follows:

From the Northeast corner of Lot 26 of said Block 1, run South 00° 14' 07" East, along the East boundary of said Lot 26 for 20.00 feet; thence South 89° 45' 53" West, parallel with the North line of said Lot 26 for 2.00 feet to the POINT OF BEGINNING; thence run South 00° 14' 07" East, 112.00 feet; thence South 89° 45' 53" West, parallel with the North line of said Lot 26 for 276.00 feet; thence North 17° 29' 09" West for 113.52 feet to a point on the northerly boundary of Lot 6 of said Block 1; thence North 66° 15' 55" East, along said northerly boundary for 9.00 feet; thence North 89° 45' 53" East, 301.41 feet to the Point of Beginning.

Said lands lying in the City of North Lauderdale, Broward County, Florida and containing 6.6723 Acres, more or less.

- SURVEY NOTES:**
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - "PCP" INDICATES NAIL IN BRASS SURVEY CAP.
 - TITLE INSURANCE COMMITMENT NO. C-2577978, EFFECTIVE DATE 10/13/97 8:00 P.M. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF "LAUDERDALE NORTH PARK COMMERCIAL" (P.B. 74, PG. 35, B.C.R.). (NORTH 66° 15' 55" EAST ALONG SOUTH RIGHT-OF-WAY LINE OF KIMBERLY BOULEVARD).
 - THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
 - UNDERGROUND FOUNDATIONS NOT LOCATED.
 - THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST; HOWEVER, NO SUBSURFACE INVESTIGATION WAS PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS ARE PRESENT.
 - THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES.
 - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12011C0205F COMMUNITY PANEL NO. 120049 0205F, EFFECTIVE DATE 10/02/97 THIS PROPERTY LIES IN ZONE AH, BASE FLOOD ELEVATION 11 FEET.
 - PURSUANT TO THE CITY OF NORTH LAUDERDALE, THIS SITE IS ZONED B-2 (COMMUNITY BUSINESS). SETBACK INFORMATION FOR THIS SITE IS DEPICTED HEREON.
 - THE LANDS DESCRIBED HEREON ARE SUBJECT TO THE INSTRUMENTS RECORDED IN OFFICIAL RECORD BOOK (ORB) 12173, PG. 581; ORB 11873, PG. 847; ORB 12518, PG. 518 AND ORB 12518, PG. 520. THESE INSTRUMENTS DO NOT CONTAIN PLOTTABLE ITEMS.

CERTIFICATE

I HEREBY CERTIFY TO CAPITAL BANK, A FLORIDA BANKING CORPORATION, TO BRADY & COCKER AND TO ATTORNEY'S TITLE INSURANCE FUND, INC. THAT ON DECEMBER 1, 1997, AN ACCURATE SURVEY OF THE PREMISES SHOWN IN THIS SKETCH OF SURVEY WAS MADE UNDER MY SUPERVISION, THAT THIS SURVEY IS IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" ESTABLISHED AND ADOPTED BY THE ALTA AND THE ACSM AND MEETS THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS" IN THE STATE OF FLORIDA ESTABLISHED BY THE FLORIDA BOARD OF LAND SURVEYORS (RULE 61G17-6, FLORIDA ADMINISTRATIVE CODE). THAT ALL BUILDINGS AND OTHER STRUCTURES ON THE PREMISES AND THEIR RELATION TO THE PROPERTY LINES ARE CORRECTLY SHOWN, AND THAT THERE ARE NO ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, EASEMENTS OR CLAIMS OF EASEMENTS VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN THEREON.

BY: *Jon P. Weber*
 JON P. WEBER, PLS
 FLORIDA REGISTRATION NO. 4323

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| <p>REVISIONS</p> <p>STEM WALL LOCATION 4/10/82</p> <p>GL. P.B. 51, P. 19-22</p> <p>REV. FEB 51, P. 20</p> <p>REVISE BRDY & COCKER 4/10/82</p> <p>FINAL P.B. 36/18-25 5/1/85</p> <p>ADD P.F.H. ROSSIGNOL 06/29/85</p> <p>REVISE CURBING & UT. 11/25/85</p> <p>REV. CERTIFICATE 12/2/85</p> <p>UPDATE SURVEY 1/4/94</p> <p>REV. CERTIFICATE 1/21/94</p> <p>UPDATE SURVEY 12/17/97</p> | <p>ALTA / ACSM LAND TITLE SURVEY</p> <p>PARCEL 'A' and PORTIONS OF BLOCKS 1 & 2, LAUDERDALE NORTH PARK COMMERCIAL</p> <p>(P.B. 74, PG. 35, BCR)</p> <p>NORTH LAUDERDALE BROWARD COUNTY FLORIDA</p> <p>KEITH and SCHNARS, P.A. ENGINEERS • PLANNERS • SURVEYORS 600 NORTH ANDREWS AVENUE FORT LAUDERDALE, FLORIDA 33309 • (954) 776-1616</p> | <p>DATE 11-23-97</p> <p>SCALE 1" = 40'</p> <p>FIELD BOOK 155</p> <p>OWN. RWL - GL BY</p> <p>CKD. BY <i>Jon P. Weber</i></p> <p>SHEET NO. 1 OF 1</p> <p>DWG. NO. 14675 C-1</p> |
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S.W. 71ST AVENUE (ROCK ISLAND ROAD)