

LEGEND

Δ = CENTRAL ANGLE (DELTA)	ELEV. = ELEVATION
A OR L = ARC LENGTH	O/S = OFFSET
CH.BRG. = CHORD BEARING	A/C = AIR CONDITIONING
TAN.BRG. = TANGENT BEARING	C = CENTERLINE OF RIGHT-OF-WAY
P.O.C. = POINT OF COMMENCEMENT	F.P.L. = FLORIDA POWER AND LIGHT CO.
P.O.B. = POINT OF BEGINNING	S.B.T. = SOUTHERN BELL TELEPHONE
W/McL. CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP	B.C.R. = BROWARD COUNTY RECORDS
P.R.M. = PERMANENT REFERENCE MONUMENT	D.C.R. = DADE COUNTY RECORDS
CONC. = CONCRETE	P.B.R. = PALM BEACH COUNTY RECORDS
C.B.S. = CONCRETE, BLOCK AND STUCCO	O.R. = OFFICIAL RECORDS BOOK
I.C.V. = IRRIGATION CONTROL VALVE	P.S. = PAGE
W.M. = WATER METER	R/W = RIGHT-OF-WAY
B.F.P. = BACK FLOW PREVENTOR	C.O. = CLEAN OUT
	C.L.F. = CHAIN LINK FENCE
	P.C.D. = POLLUTION CONTROL DEVICE
	ELEC. = ELECTRIC
O/W = OVERHEAD UTILITY LINES	
S = SANITARY SEWER LINES	
D = DRAINAGE LINES	
W = WATER LINES	

ZONING NOTE:

This property is zoned CB, Community Business and RMM 25, Residential Mid-Rise

Set Backs:
Front - 5.0 feet
Side Corner - 5.0 feet, Side - None
Rear None
Building Height Maximum 150 feet
Parking:

This property is located within area of City that is exempt from current parking requirements. Zoning Information was supplied by Zoning, Inc. Report Z 13.02.005, dated February 25, 2013.

General Note:

1) There are no apparent Encroachments

2) The platted Lot lines and the Right-of-Way lines for Bayview Drive, East Oakland Park Blvd., and NE 32nd Street, are the same with no gaps, gores or hiatuses.

3) There is not a partywall along the East line of Lot 1 both walls are indepent of each other.

PARKING NOTE:

There are 40 striped spaces including 1 handicapped in legal description boundary and 16 striped spaces including 2 handicapped in public area South of building

NOTES:

1) Property address: 2801 - 2811 East Oakland Park Boulevard, Fort Lauderdale, Florida.

2) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.

3) Underground improvements if any not located.

4) This drawing is not valid unless sealed with an embossed surveyors seal.

5) Boundary survey information does not infer Title or Ownership.

6) All iron rods 5/8", unless otherwise noted.

7) Reference Bench Mark: City of Fort Lauderdale Benchmark Number NE #262, Elevation = 6.228.

8) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: 6.09' , Elev. = 6.85

9) This property lies in Flood Zone "X", Elev=N/A, Per Flood Insurance Rate Map No. 1201C0209 F, Dated: August 18, 1992, Community Panel No. 125105, Index Map Dated: October 2, 1997.

10) Bearings shown hereon refer to assumed Datum and assumes the North line of Lot 1, Block 17, (35/47, B.C.R.) as North 90°00'00" East.

OFFICE NOTES

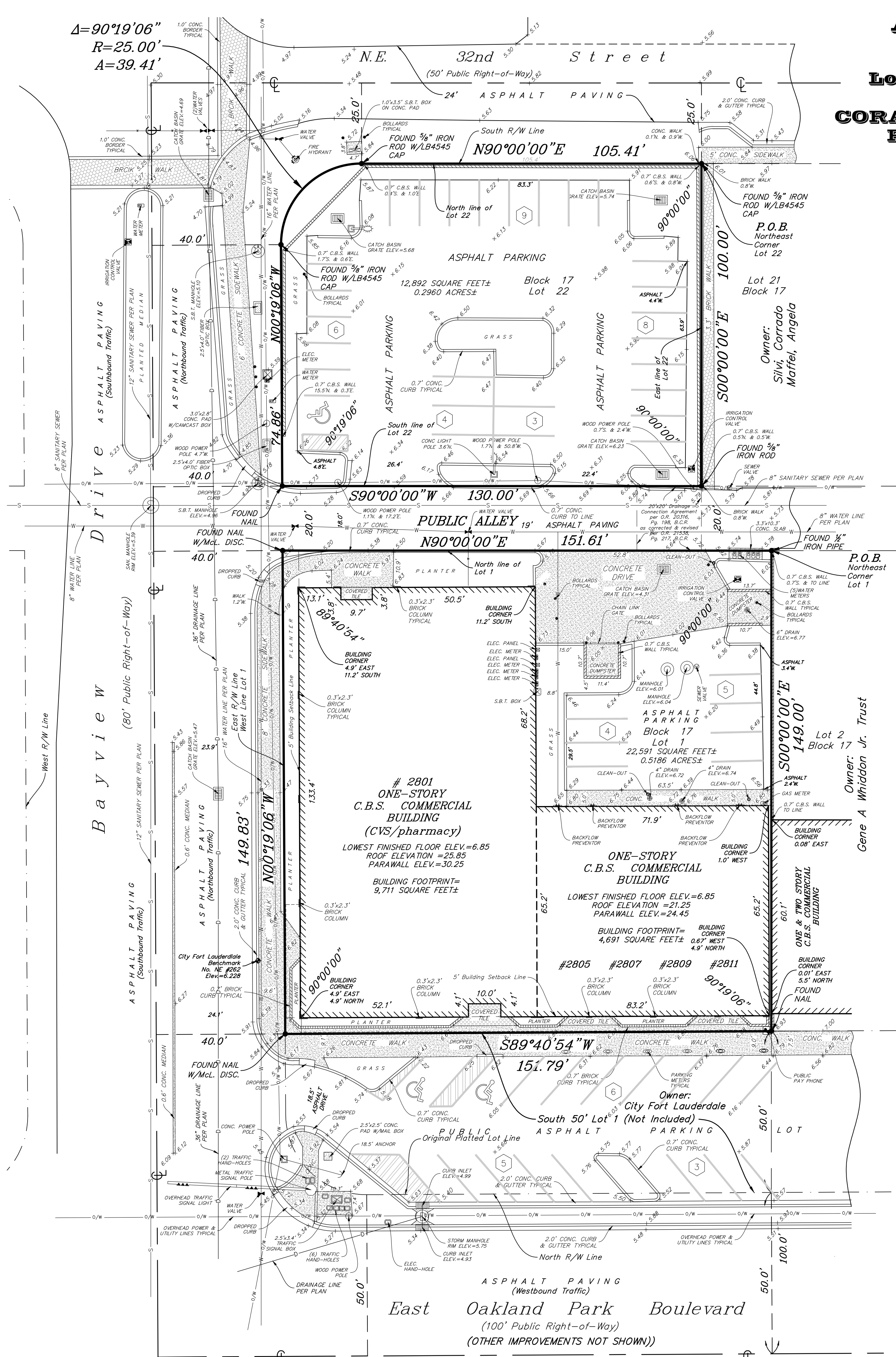
FIELD BOOK NO. TDS w/Worksheets, Print, LB# 318/12

JOB ORDER NO. U-7895

CHECKED BY:

DRAWN BY: DRP

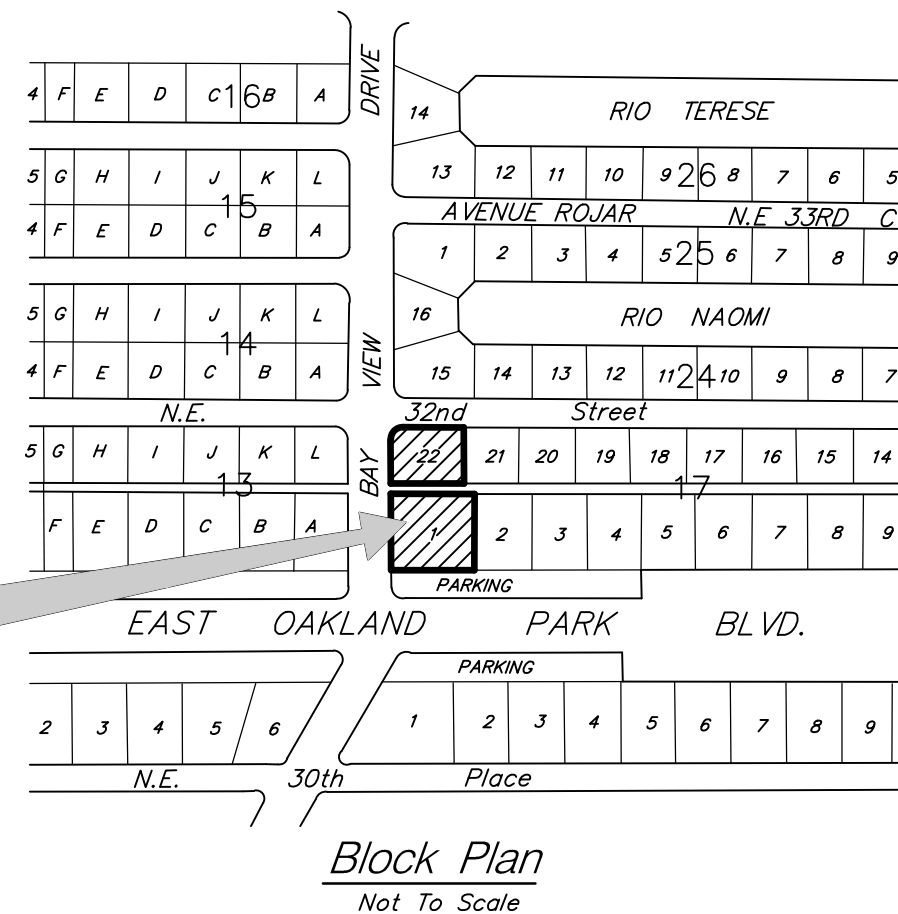
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ALTA/ACSM LAND TITLE SURVEY

**Lot 1 Less the South 50 feet and
All of Lot 22, Block 17
CORAL RIDGE GALT ADDITION No. 3
Plat Book 35, Page 47, B.C.R.
City of Fort Lauderdale
Broward County, Florida**

THIS
SURVEY



Legal Description

Lot 1 and Lot 22, Block 17, CORAL RIDGE GALT ADDITION No. 3, according to the plat thereof, as recorded in Plat Book 35, Page 47, of the public records of Broward County, Florida, LESS AND EXCEPT the South 50 feet of Lot 1.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 35,483 square feet or 0.8146 acres, more or less.

Identical Land Description as:

A portion of Lot 1, Block 17 CORAL RIDGE GALT ADDITION, NO. 3, according to the plat thereof as recorded in Plat Book 35, Page 47 of the Public Records of Broward County, Florida more fully described as follows:

Beginning at the Northeast corner of said Lot 1; thence S00°00'00"E on the East line of said Lot 1, a distance of 149.00 feet; thence S89°40'54"W a distance of 157.79 feet; thence N00°19'06"W on the West line of said Lot 1, a distance of 149.83 feet; thence N90°00'00"E on the North line of said Lot 1, a distance of 151.61 feet to the Point Of Beginning. TOGETHER WITH:

Lot 22, Block 17, CORAL RIDGE GALT ADDITION, NO. 3, according to the plat thereof as recorded in Plat Book 35, Page 47 of the Public Records of Broward County, Florida more fully described as follows:

Beginning at the Northeast corner of said Lot 22; thence S00°00'00"E, on East line of said Lot 22, a distance of 100.00 feet; thence S90°00'00"W on the South line of said Lot 22, a distance of 130.00 feet; thence N00°19'06"W, on the East line of said Lot 22, a distance of 74.86 to a point of curvature; thence Northeasterly on a curve to the right with a radius of 25.00 feet, a central of 90°19'06", an arc distance of 39.41 feet to a point of tangency; thence N90°00'00"E on the North line of said Lot 22, a distance of 105.41 to the POINT OF BEGINNING.

There are no other Easements, Road Reservations or Rights-of-Ways of Record affecting this property per First American Title Insurance Company, Commitment No. 5011612-1002-41620-RTT, dated February 8, 2013 at 8:00 A.M and amended March 4, 2013.

9) Matters per Plat Book 35, Page 47 of the Public Records of Broward County, Florida affect this property (no easement reflected on plat).

11) Agreement per O.R. Book 20316, Page 198 of the Public Records of Broward County, Florida and O.R. Book 21538, Page 217 of the Public Records of Broward County, Florida affects this property and as shown.

12) Unity of Title per O.R. Book 20316, Page 204 of the Public Records of Broward County, Florida affects this property. (Nothing Plottable)

13) Lease per O.R. Book 27916, Page 245 of the Public Records of Broward County, Florida affects this property. (Nothing Plottable)

14) Notice per O.R. Book 20267, Page 178 of the Public Records of Broward County, Florida affects this property. (Nothing Plottable)

ALTA/ACSM CERTIFICATION

The survey is to be prepared in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys and contain the following certification:

TO:
The Lincoln National Life Insurance Company
First American Title Insurance Company
NorthMara, CRP Capital, LLC, a Texas Limited Liability Company.

This is to certify that this map and the survey on which it is based were made in accordance with the 2011 minimum standard detail requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS in 2011, and includes items 2, 3, 4, 6(b) no zoning information supplied by client, 7(a), 7(b)(1), 7(c), 8, 9, 10(a) 11(a), 11(b) all observed utilities are shown, as-built plans shown provided by client, 13, 14, 18 none apparent, 19 none apparent and 20(a) of Table A thereof.

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 7th day of February, 2013.
General revisions added this 26th day of March, 2013.
General revisions added this 2nd day of March, 2013.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FILE NO.:

13 - 3 - 008