

LEGAL DESCRIPTION: "LAKEWOOD COMMERCIAL", ACCORDING TO THE PLAT THEREOF AS A PORTION OF TRACT "A", RECORDED IN PLAT BOOK 120, PAGE 27, AND A PORTION OF THE SHOPPING CENTER, "MARGATE REALTY NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 42, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SHOPPING CENTER
"MARGATE REALTY NO. 1"
PLAT BOOK 42, PAGE 42

R=200.00'
CA=16°54'35"

R=200.00'
CA=16°54'39"

N01°11'38"E 32.75'

PLAT BOOK 42, PAGE 42

STORY BUILDING

"LAKEWOOD COMMERCIAL"
PLAT BOOK 120, PAGE 27

10%
10%
10%
STM PAVEMENT
BAFFLED

WEST ATLANTIC BOULEVARD

PALM DRIVE (W

PALM DRIVE (E)

BLOCK 3
"HAMMON HEIGHTS SECTION 3"
PLAT BOOK 39 PAGE 50

CAN

"DUS PLAT"
PLAT BOOK 133, PAGE 39

0' 30' 60'

GRAPHIC SCALE

 $1''=30$

NOTES:

- 1) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1439. ELEVATION: 14.984 FEET.
- 2) FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL: #20047 0359H; MAP DATE: 8/18/14.
- 3) FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL: #20047 0359H; MAP DATE: 8/18/14.
- 4) BEARING ARE BASED ON THE NORTH RIGHT-OF-WAY OF W. TAYLOR BOULEVARD BEING 88.44°58'W.
- 5) REASONABLE EFFORTS WERE MADE REVEALING 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.
- 6) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: THOMAS ENGINEERING GROUP, CUMBERLAND FARMS INC., A DELAWARE CORPORATION, FIRST AMERICAN TITLE INSURANCE COMPANY.
- 7) THE SURVEY IS CERTIFIED EXCLUSIVELY TO: THOMAS ENGINEERING GROUP, CUMBERLAND FARMS INC., A DELAWARE CORPORATION, FIRST AMERICAN TITLE INSURANCE COMPANY.
- 8) THIS SURVEY WAS PREPARED WITH BENEFIT OF A PROFESSIONAL ENGINEER'S INSURANCE. FILE NO. NC-753117-H011, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF SEPTEMBER 22, 2015 AT 8:00 A.M.

THE FOLLOWING ITEMS ARE SCHEDULE B-II EXCEPTIONS TO SAID COMMITMENT:

ITEMS 1, 2, 3, 4, 5, 6 & 8. STANDARD EXCEPTIONS, NOT ADDRESSED.

CERTIFICATION: I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

□ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS269
 □ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 STATE OF FLORIDA

TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC

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CERTIFICATE OF AUTHORIZATION LB#3870

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ALL RIGHTS RESERVED. NO PART OF THIS SURVEY
MAY BE REPRODUCED, IN ANY FORM OR BY ANY
MEANS, WITHOUT PERMISSION IN WRITING FROM AN
OFFICER OF PULICE LAND SURVEYORS, INC.

ITEM 36: NOT ADDRESSED.

9) THE PROPERTY DEPICTED HEREON IS WHOLLY ENCLOSED WITHIN THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT