



- LEGEND:**
- BCR = BROWARD COUNTY RECORDS
  - BOL = BOLLARD
  - BFP = BACK FLOW PREVENTOR
  - (C) = CALCULATED
  - CLF = CHAIN LINK FENCE
  - CUP = CONCRETE UTILITY POLE
  - CONC. = CONCRETE
  - CB = CATCH BASIN
  - (D) = DEED DESCRIPTION
  - DH = DRILL HOLE
  - DMH = DRAINAGE MANHOLE
  - DIP = DUCTILE IRON PIPE
  - FIBOPT = FIBER OPTIC
  - FEC = FLORIDA EAST COAST
  - FPL = FLORIDA POWER AND LIGHT
  - FND = FOUND
  - F.HYD. = FIRE HYDRANT
  - G.V. = GATE VALVE
  - HANDI = HANDICAP
  - IRR = IRRIGATION
  - IN = INCHES
  - IN ROD = IRON ROD
  - IN ROD AND CAP = IRON ROD AND CAP
  - INVERT = INVERT
  - L.P. = LIGHT POLE
  - NAIL AND DISC = NAIL AND DISC
  - N&D = OFFICIAL RECORDS BOOK
  - ORB = PLANTER
  - (P) = PLAT BOOK
  - PB = PAGES
  - PG(S) = NAIL & DISC
  - N&D = PERMANENT CONTROL POINT
  - PCP = OVERHEAD WIRES
  - OHW = REINFORCED CONCRETE PIPE
  - RCP = SIGN
  - LI = SANITARY MANHOLE
  - SMH = SANITARY CLEANOUT
  - SAN CO = TRAFFIC CONTROL BOX
  - TOT = TYPICAL
  - WUP = WOOD UTILITY POLE
  - WM = WATER METER
- UTILITY COMPANIES:**
- TELEPHONE (AT&T) (954)928-4066
  - GAS (TECO) (305)957-3857
  - CABLE (COMCAST) (800)266-2278
  - POWER (FP&L) (954)956-2014

**LAND DESCRIPTION:**

A PORTION OF PARCEL "B", OF CENTRAL PARK OF COMMERCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL B AND RUN SOUTH 89°50'05" WEST (SOUTH 88°46'12" WEST--PLAT) ALONG THE SOUTH BOUNDARY OF SAID PARCEL B, ALSO BEING THE NORTH RIGHT-OF-WAY LINE FOR COCONUT CREEK PARKWAY, A DISTANCE OF 79.29 FEET, THEN RUN NORTH 86°22'59" WEST (NORTH 86°22'18" WEST--PLAT) ALONG SAID RIGHT-OF-WAY, 200.63 FEET (200.72 FEET--PLAT), THEN RUN SOUTH 88°35'43" WEST (SOUTH 88°46'12" WEST--PLAT) ALONG SAID RIGHT-OF-WAY 300.04 FEET (300.00 FEET--PLAT), THEN RUN NORTH 45°48'09" WEST (NORTH 45°48'06" WEST--PLAT) ALONG SAID RIGHT-OF-WAY 49.78 FEET (49.86 FEET--PLAT) TO THE EAST RIGHT-OF-WAY BOUNDARY FOR BANKS ROAD, THEN RUN NORTH 00°22'24" WEST ALONG SAID RIGHT-OF-WAY 211.68 FEET, THEN RUN SOUTH 89°59'59" EAST (NORTH 89°57'26" EAST--CALCULATED) 614.45 FEET (615.01 FEET--CALCULATED) TO THE EAST BOUNDARY OF SAID PARCEL B, THEN RUN SOUTH 00°28'24" EAST (SOUTH 00°22'24" EAST--PLAT) ALONG SAID EAST BOUNDARY 251.46 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THE FOLLOWING:

A PORTION OF PARCEL "B", OF CENTRAL PARK OF COMMERCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL B; THENCE SOUTH 88°46'12" WEST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL B, ALSO BEING THE NORTH RIGHT-OF-WAY LINE FOR COCONUT CREEK PARKWAY, 79.29 FEET; THENCE NORTH 86°22'18" WEST, ALONG SAID RIGHT-OF-WAY, 200.72 FEET; THENCE SOUTH 88°46'12" WEST, ALONG SAID RIGHT-OF-WAY 11.98 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 88°46'12" WEST, ALONG SAID RIGHT-OF-WAY 288.02 FEET;

THENCE NORTH 45°48'06" WEST, ALONG SAID RIGHT-OF-WAY, 49.86 FEET TO THE EAST RIGHT-OF-WAY LINE FOR BANKS ROAD; THENCE RUN NORTH 00°22'24" WEST, ALONG SAID RIGHT-OF-WAY LINE, 211.68 FEET; THENCE NORTH 89°57'26" EAST, 324.90 FEET; THENCE SOUTH 00°02'34" EAST, 240.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, CONTAINING 72,106 SQUARE FEET (1.655 ACRES), MORE OR LESS.

**SURVEY NOTES:**

- LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DROTOS & ASSOCIATES FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND RIGHTS-OF-WAY OF RECORD, THIS SURVEY WAS BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT DATED APRIL 1, 2010 (AGENTS FILE NO. 1306-003-02) AND IS SUBJECT TO THE FOLLOWING ITEMS LISTED IN SCHEDULE B--SECTION 2 OF SAID COMMITMENT. ALL RECORDING REFERENCES ARE TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- ITEM 5 MATTERS APPEARING ON THE PLAT RECORDED IN PLAT BOOK 119, PAGE(S) 27, AS MODIFIED BY AGREEMENT IN OFFICIAL RECORD BOOK (ORB) 11906, PAGE (PG) 721; AGREEMENT IN ORB 33135, PG 130, AND AMENDED IN ORB 19315, PG 957 AND ORB 43278, PG 295. PLATTED EASEMENTS ARE PLOTTED ON THE SURVEY. THE AMENDMENTS ARE NOT PLOTTABLE ITEMS.
- ITEM 6 DEVELOPER AGREEMENT RECORDED IN ORB 11858, PG 189, TOGETHER WITH ASSIGNMENT OF DEVELOPER RIGHTS IN ORB 23117, PG 178. NOT A PLOTTABLE ITEM.
- ITEM 7 REGIONAL PARK IMPACT FEE AGREEMENT AS RECORDED IN ORB 33135, PG 120. NOT A PLOTTABLE ITEM.
- ITEM 8 EASEMENT RECORDED IN ORB 45746, PG 217. PLOTTED ON SURVEY.
- ITEM 9 ACCESS, SHARED ENTRYWAY, PARKING EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN ORB 45746, PG 219. APPROXIMATE LOCATION SHOWN ON SURVEY.
- ITEM 10 AMENDMENT TO NON-VEHICULAR ACCESS LINES RECORDED IN ORB 46153, PG 1886. PLOTTED ON SURVEY.
- ITEM 11 SECURITY/LIEN AGREEMENT, INSTALLATION OF REQUIRED IMPROVEMENTS RECORDED IN ORB 46114, PG 37. NOT A PLOTTABLE ITEM.
- ITEM 12 ORDINANCE NO. 2007-30 OF BROWARD COUNTY RECORDED IN ORB 44650, PG 1429. NOT A PLOTTABLE ITEM.
- ITEM 13 ORDINANCE NO. 2007-29 OF BROWARD COUNTY RECORDED IN ORB 44650, PG 1467. NOT A PLOTTABLE ITEM.
- ITEM 14 RESOLUTION NO. 2009-287 ACCEPTING DEED RECORDED IN ORB 46179, PG 1847 AND ROAD EASEMENT RECORDED IN ORB 46179, PG 1853. PLOTTED ON SURVEY.
- ITEM 17 RESOLUTION NO. 10-081 RECORDED IN ORB 37935, PG 1864. PLOTTED ON SURVEY.
- THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
- UNDERGROUND FOUNDATIONS ARE NOT LOCATED.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF PARCEL "B", CENTRAL PARK OF COMMERCE (PB 119, PG 27, BCR), SAID LINE BEARS S88°46'12"W.
- FLOOD ZONE INFORMATION:  
COMMUNITY NO. 120047  
PANEL NO. 0115 F  
FLOOD ZONE:  
BASE ELEVATION: 13  
DATE OF MAP: 08-18-92  
DATE OF INDEX: 10-02-97
- BENCHMARK INFORMATION:  
BROWARD COUNTY ENGINEERING DIVISION BENCHMARK NO. 1441.  
SQUARE CUT ON NORTHEAST CORNER OF 4'X8' CONCRETE FLAGPOLE BASE ON NORTHSIDE OF U.S. POST OFFICUSE ON COCONUT CREEK PARKWAY APPROX. 800' EAST OF STATE ROAD NO. 7.  
ELEVATION=17.74 (NGVD 1929)
- PROPERTY IS ZONED B-2

- 6' HIGH ALUMINUM FENCE LIES 0.4' SOUTH OF THE NORTH BOUNDARY LINE AT THE NORTHWEST CORNER AND 1.36' NORTH AT THE NORTHEAST CORNER.
- THE BROWARD COUNTY PLANNING COUNCIL HAS MADE A DETERMINATION IN A LETTER DATED SEPTEMBER 4, 2007 THAT REPLATTING IS NOT REQUIRED BY SECTION D.2, CHAPTER IV OF THE BROWARD COUNTY LAND USE PLAN. THE CITY OF MARGATE HAS ADVISED THAT THEY WILL NOT REQUIRE REPLATTING. (THE SURVEYOR DOES NOT WARRANT THAT CHANGES IN THE BROWARD COUNTY LAND USE PLAN OR THE CITY OF MARGATE'S LAND DEVELOPMENT REGULATIONS WOULD NOT, AT SOME FUTURE DATE, CHANGE THIS DETERMINATION).
- DEED DESCRIPTION IS REFERENCED TO WARRANTY DEED RECORDED IN ORB 33284, PG 535 AND SPECIAL WARRANTY DEED RECORDED IN ORB 38963, PG 1181, BROWARD COUNTY RECORDS.

**SURVEYOR'S CERTIFICATE:**

TO: DOMINION SELF-STORAGE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS SUCCESSORS AND/OR ASSIGNS, DOUG MAREK, P.A., AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1-6, 7a, 8-11 AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATE, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION AS A PROFESSIONAL SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. SURVEYOR ALSO CERTIFIES THAT THE EASEMENTS SHOWN ON THE SURVEY ARE BASED UPON A TITLE COMMITMENT (AGENTS FILE NO. 1306-003-02) PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

DATED: APRIL 16, 2010 SURVEY DATE: APRIL 15, 2008 FB 219/PGS 25-29

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

REVISIONS	
DATE	DESCRIPTION
04/20/10	ADD IRRIGATION EASEMENT; REVISE NOTES
10/21/10	UP-DATE SURVEY
BY	
MDR	MDR
DATE	
04/20/10	10/21/10
ENGINEERING SURVEYING PLANNING	
SHAH DROTOS & ASSOCIATES	
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456	
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064	
PH: 954-943-9433 • FAX: 954-783-4754	
DRAWN BY: MDR	
CHECKED BY: MDR	
DESIGNED BY:	
APPROVED BY: S.D.A.	
SCALE: 1"=30'	
PORTION OF PARCEL "B" CENTRAL PARK OF COMMERCE (PB 119, PG 27, BCR) CITY OF MARGATE, BROWARD COUNTY, FLORIDA	
ALTA/ACSM LAND TITLE SURVEY	
SEAL	
FOR THE FIRM, BY:	
MICHAEL D. ROSE PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REG No. 3998	
DATE: APRIL 16, 2010	
JOB NO. 0761C.00	
SHEET 1 OF 1	