

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:

THENCE SOUTH 88°46'12" WEST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL B, ALSO BEING THE NORTH RIGHT-OF WAY LINE OF COCONUT CREEK PARKWAY, 79.29 FEET;

- THENCE NORTH 86°22'18" WEST, ALONG SAID RIGHT-OF-WAY LINE, 200.72 FEET;
- THENCE SOUTH 88°46'12" WEST, ALONG SAID RIGHT-OF-WAY LINE, 11.98 FEET;
- THENCE NORTH 00°02'34" WEST, 240.50 FEET;

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL B;

- THENCE NORTH 89°57'26" EAST, 289.11 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID PARCEL B;
- THENCE SOUTH 00°22'24" EAST, ALONG SAID EAST BOUNDARY LINE, 251.46 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:

1. 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 MAY 25, 2015 (FUND FILE NO. 10—2015—189654) AND IS SUBJECT TO THE FOLLOWING ITEMS LISTED IN SCHEDULE B—II OF SAID COMMITMENT. ALL RECORDING REFERENCES ARE TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ITEM 5 ALL MATTERS CONTAINED ON THE PLAT RECORDED IN PLAT BOOK 119, PAGE(S) 27, AS MODIFIED BY AGREEMENT RECORDED IN OFFICIAL RECORD BOOK (ORB) 11906, PAGE (PG) 721; AND AGREEMENT(S) FOR AMENDMENT FOR NOTATION ON PLAT RECORDED IN ORB 33135, PG 130, AND AMENDED IN ORB 19315, PG 957 AND ORB 43278, PG 295 AND ORB 47989, PG 1475. PLATTED EASEMENTS ARE PLOTTED ON THE SURVEY. THE AMENDMENTS ARE NOT PLOTTABLE ITEMS.

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.

23117, PG 178. NOT A PLOTTABLE ITEM.

ITEM 7 EASEMENT FOR IRRIGATION PIPE RECORDED IN ORB
45746, PG 217. PLOTTED ON SURVEY.

ITEM 8 ACCESS, SHARED ENTRYWAY, PARKING EASEMENT AND

MAINTENANCE AGREEMENT RECORDED IN ORB 45746, PG 219.

APPROXIMATE LOCATION SHOWN ON SURVEY.

ITEM 9 AMENDMENT TO NON-VEHICULAR ACCESS LINES

RECORDED IN ORB 46153, PG 1886. PLOTTED ON SURVEY.

ITEM 10 ORDINANCE NO. 2007-30 OF BROWARD COUNTY

RECORDED IN ORB 44650. PG 1429 AND ORDINANCE NO. 2007-29

OF BROWARD COUNTY RECORDED IN ORB 44650, PG 1467. NOT PLOTTABLE ITEMS.

ITEM 11 RESOLUTION NO. 2009—287 ACCEPTING DEED RECORDED IN ORB 46179, PG 1847. NOT A PLOTTABLE ITEM.

ITEM 12 ROAD EASEMENT RECORDED IN ORB 46179, PG 1853. PLOTTED ON SURVEY.

ITEM 13 RESOLUTION NO. 10-081 RECORDED IN ORB 37935,

PG 1864. PLOTTED ON SURVEY.
ITEM 14 INTENTIONALLY DELETED
ITEM 15 INTENTIONALLY DELETED

ITEM 16 INTENTIONALLY DELETED
ITEM 17 EASEMENT TO FLORIDA POWER & LIGHT CO. RECORDED
IN ORB 46272, PG 1380. PLOTTED ON SURVEY.

2. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.

SURVETUR.

3. UNDERGROUND FOUNDATIONS ARE NOT LOCATED.

4. 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.

5. FLOOD ZONE INFORMATION:
COMMUNITY NO. 120047
PANEL NO. 0335 H
FLOOD ZONE: X
BASE ELEVATION: N/A
DATE OF MAP: 08-18-14
DATE OF INDEX: 08-18-14

6. 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)

7. PROPERTY IS ZONED B-3

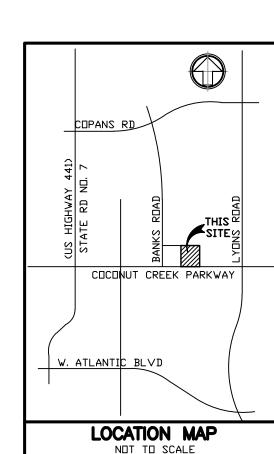
8. 6' HIGH ALUMINUM FENCE LIES 0.4' SOUTH OF THE NORTH BOUNDARY LINE AT THE NORTHWEST CORNER AND 1.36' NORTH AT THE NORTHEAST CORNER.

9. 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).

10. 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.

11. PROPOSED EASEMENTS SHOWN ON THIS SURVEY HAVE BEEN SUBMITTED FOR RECORDING IN THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA BY OTHERS, WHEN RECORDING IS COMPLETED AND SUBMITTED TO SURVEYOR THE OFFICIAL RECORD BOOK AND PAGE NUMBERS WILL BE UPDATED ON THIS CURRENT SURVEY MAP.

THIS SURVEY MAP DATE: DECEMBER 21, 2016.



<u>LEGEND</u>

CONCRETE LIGHT POLE

☒ STOP SIGN
 ☒ HANDICAP SIGN
 ☐ IRRIGATION CONTROL VALVE (ICV)
 ☐ CATCH BASIN (CB)

OSANITARY CLEAN—OUT
COLUMNS
PCP SET PERMANENT CONTROL POINT
FF FINISHED FLOOR ELEVATION

EL ELEVATION
BCR BROWARD COUNTY RECORDS
PB PLAT BOOK

PG PAGE
ORB OFFICIAL RECORDS BOOK
(D) DESCRIPTION

EXISTING SPOT ELEVATION

POB POINT OF BEGINNING

ROW RIGHT-OF-WAY

ASPHALT PAVEMENT

CONCRETE

PAVERS

APPROVED BY: S.D.A

SCALE:1"=30'

TION OF PARCEL "B"

COMMERCE (PB 119, PG 27, BCR)

E, BROWARD COUNTY, FLORIDA

Solution AS-BUILT

DRAWN BY: MDR

DESIGNED BY:

CHECKED BY: MDR

ENTRAL PARK OF COMMERCE (CITY OF MARGATE, BROWARD (FINAL CONSTRUCT)

S E A L
FOR THE FIRM, BY:

MICHAEL D. SARVER PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REG No. 4174

DECEMBER, 2016
DB NO.
0761C.00

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