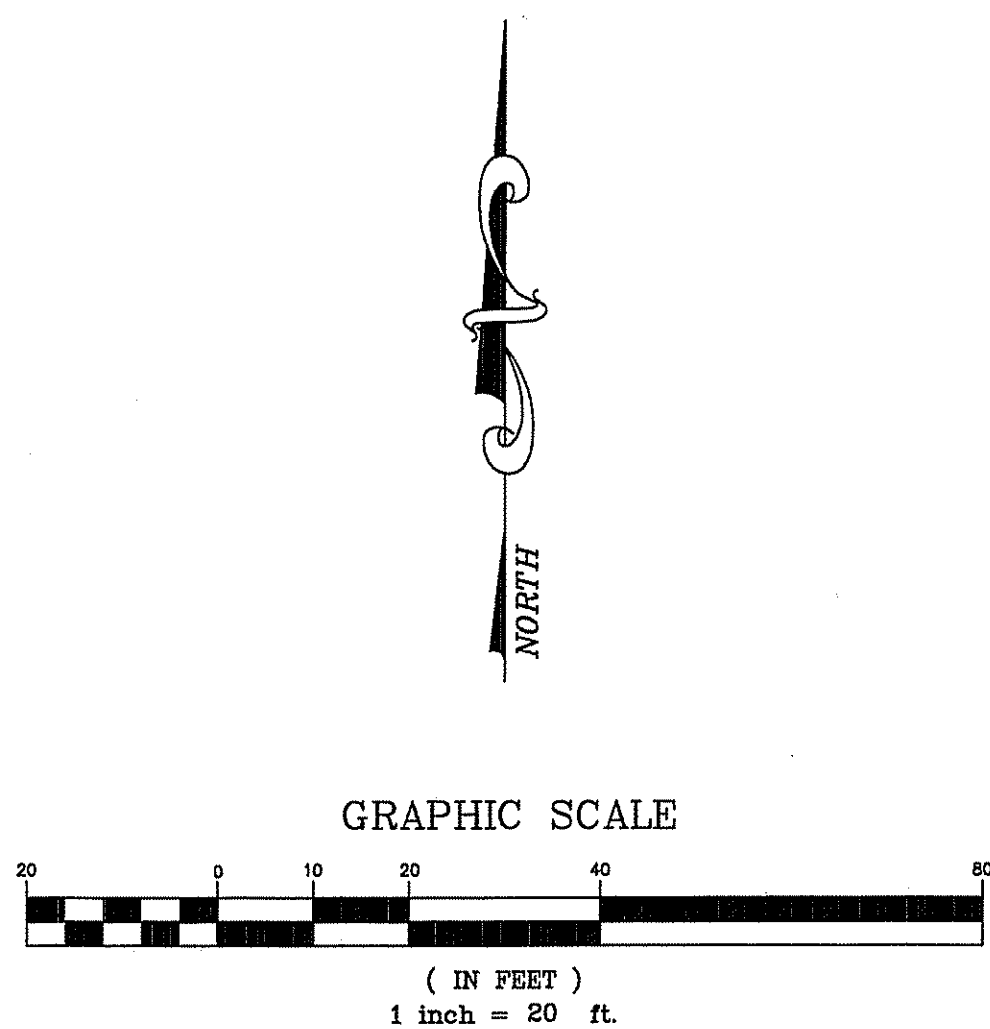




NORTH STATE ROAD 7

(RIGHT-OF-WAY WIDTH VARIES)

14.7' ASPHALT PAVEMENT

N.W. 15th STREET

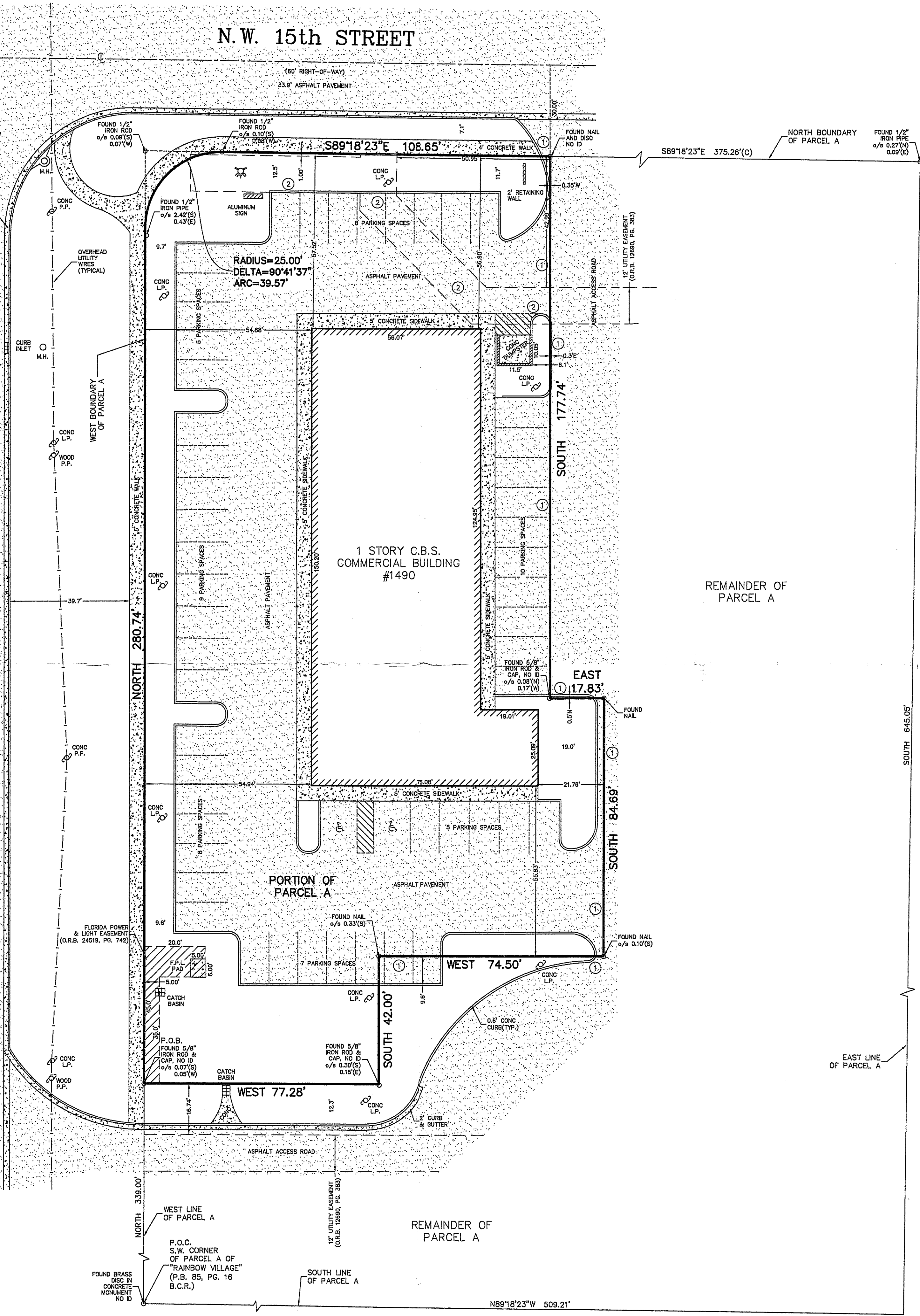
(60' RIGHT-OF-WAY)
33.9' ASPHALT PAVEMENT

S89°18'23"E 108.65'

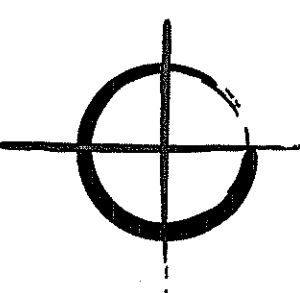
S89°18'23"E 375.26'(C)

NORTH BOUNDARY
OF PARCEL AFOUND 1/2" IRON PIPE
O/S 0.27'(N)
0.09'(E)

- LEGEND:**
- B.C.R. = BROWARD COUNTY RECORDS
 - C = CALCULATED MEASUREMENT
 - CL = CENTERLINE
 - C.B. = CATCH BASIN
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - C.L.F. = CHAIN LINK FENCE
 - C.O. = CLEAN OUT
 - CONC. = CONCRETE
 - ID = IDENTIFICATION
 - D = DEED MEASUREMENT
 - E.B. = ELECTRIC BOX
 - F.P.L. = FLORIDA POWER & LIGHT
 - G.V. = GATE VALVE
 - L.P. = LIGHT POLE
 - M = MEASURED
 - M-D.C.R. = MIAMI-DADE COUNTY RECORDS
 - M.H. = MANHOLE
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P = PLAT MEASUREMENT
 - P.B. = PLAT BOOK
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - TYP. = TYPICAL
 - W.F. = WOOD FENCE
 - P.P. = POWER POLE
 - O/S = OFFSET
 - R/W = RIGHT-OF-WAY
 - Handicap symbol = HANDICAPPED PARKING
 - Fire hydrant symbol = FIRE HYDRANT
 - Utility pole symbol = UTILITY POLE
 - Arrow symbol = LOCATION OF INGRESS/EGRESS

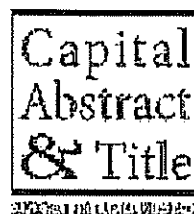


PREPARED BY:



PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
LICENSED BUSINESS #6857

PREPARED FOR:



Weston Coral Springs Boca Raton
p. 954.727.9160 p. 954.344.8420 p. 561.826.9332

PROJECT ADDRESS: 1490 NORTH STATE ROAD 7
MARGATE, FLORIDA 33063

CERTIFY TO:

- MICHAEL NIEUCHOWICZ
- CAPITAL ABSTRACT & TITLE
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:

A PORTION OF PARCEL A OF RAINBOW VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL A, ON AN ASSUMED BEARING OF NORTH, FOR 339.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST BOUNDARY, NORTH, FOR 280.74 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCANE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, 39.57 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°41'37"; THENCE TANGENT TO SAID CURVE ALONG THE NORTH BOUNDARY OF SAID PARCEL A SOUTH 89°18'23" EAST, 108.65 FEET; THENCE SOUTH, 177.74 FEET; THENCE EAST, 17.83 FEET; THENCE SOUTH, 84.69 FEET; THENCE WEST, 74.50 FEET; THENCE SOUTH, 42.00 FEET; THENCE WEST, 77.28 FEET TO THE POINT OF BEGINNING.

ENCROACHMENT NOTES:

- ASPHALT PAVEMENT AND CONCRETE CURB CROSSES OVER PROPERTY LINES.
- ASPHALT PAVEMENT, CONCRETE SIDEWALK AND CONCRETE CURB ENCROACH INTO 12' FOOT UTILITY EASEMENT.

GENERAL NOTES:

- TYPE OF SURVEY: BOUNDARY
- IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 13-1084 AND ALL MATTERS OF SURVEY CONTAINED THEREIN ARE SHOWN HEREON.
- UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTED.
- UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
- ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
- THIS SURVEY IS FOR MORTGAGE AND TITLE PURPOSES ONLY.
- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH ALONG THE WEST LINE OF PARCEL A, PLAT BOOK 85, PAGE 16 BROWARD COUNTY RECORDS.
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AH" WITH A BASE FLOOD ELEVATION OF 13 FEET, AS SHOWN ON F.I.R.M. MAP 120047-0115-F, BEARING A MAP EFFECTIVE DATE OF 08/19/92 AND AN INDEX MAP REVISION DATE OF 10/02/97.
- DATE FIELDWORK PERFORMED: 04/28/13 (FIELD BOOK 443, PAGE 09)
- DRAWN BY: J.H.P. & Q.D.I. CHECKED BY: J.H.P.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

Jason H. Pinnell
JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 - STATE OF FLORIDA

REVISIONS:

REVISION	DATE	CHECKED BY

PROJECT NAME: NIEUCHOWICZ

JOB NO.: 13-0648