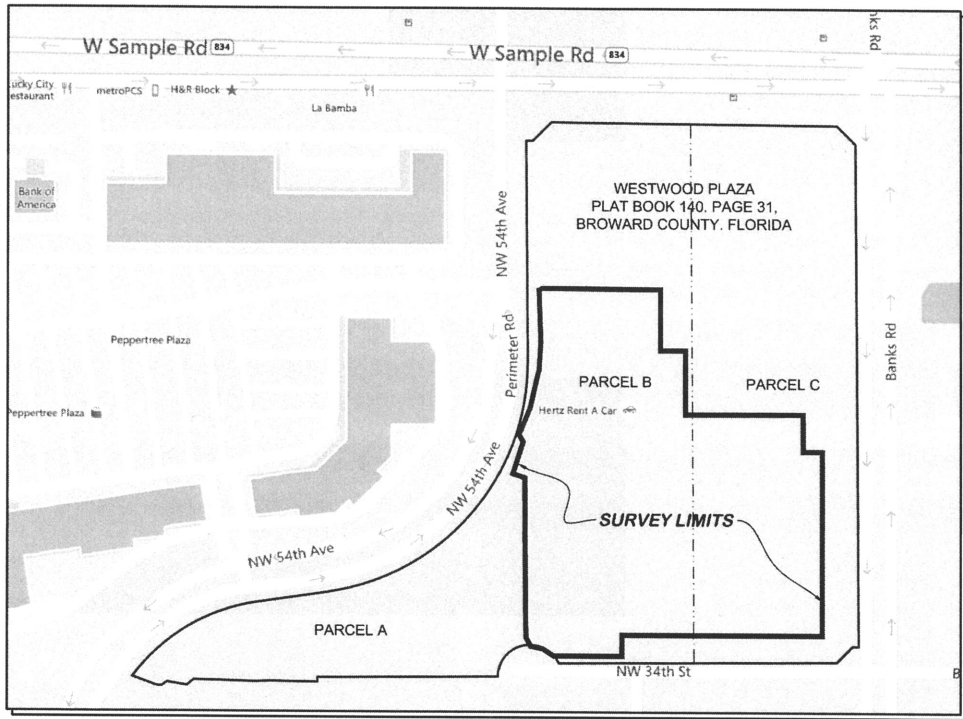
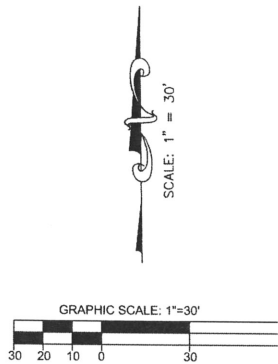


SKETCH OF SURVEY BOUNDARY & TOPOGRAPHIC SURVEY



VICINITY MAP
NOT TO SCALE

DESCRIPTION:

PARCELS A, B AND C, WESTWOOD PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SUBJECT TO ALL EASEMENTS RESERVATIONS AND RIGHT OF WAYS OF RECORD

SAID LANDS BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, CONTAINING 17.790 ACRES (774,920 SQUARE FEET) MORE OR LESS.

TREE DESCRIPTIONS

827	16" SABAL PALM BH=14'
828	13" SABAL PALM BH=14'
829	13" SABAL PALM BH=21'
830	9" OAK
3889	4" PALM BH=4'
3891	4" PALM BH=4'
3892	4" PALM BH=4'
3894	ARECA BAMBOO PALM CLUSTER
3927	10" UNKNOWN TREE
3928	14" UNKNOWN TREE
3929	12" SABAL PALM BH=12'
3930	20" UNKNOWN TREE
4030	10" QUEEN PALM BH=16'
4031	10" QUEEN PALM BH=18'
4033	12" QUEEN PALM BH=14'
4060	2" FOXTAIL PALM BH=4'
4107	(2)6" UNKNOWN
4108	FICUS (CLUSTER)
4109	8" SABAL PALM BH=14'
4111	8" TROPICAL ALMOND
4143	18" OAK
4145	1A8" OAK
4148	20" OAK
4159	20" OAK
4162	10" SABAL PALM BH=4'
4163	8" QUEEN PALM BH=12'
4164	(2)3" ROBELLINI PALM BH=6'
4165	8" QUEEN PALM BH=8"
4166	8" QUEEN PALM BH=12'
4167	10" SABAL PALM BH=6'
4170	8" SABAL PALM BH=12'
4172	10" SABAL PALM BH=18'
4173	8" CHINESE FAN PALM BH=10'
4174	(2)2" ROBELLINI PALM BH=5'
4177	10" CHINESE FAN PALM BH=10'
4178	8" QUEEN PALM BH=12'
4179	8" CHINESE FAN PALM BH=12'
4180	8" CHINESE FAN PALM BH=10'
4181	8" CHINESE FAN PALM BH=12'
4182	8" CHINESE FAN PALM BH=12'
4183	36" ARECA BAMBOO PALM BH=16'
4184	42" ARECA BAMBOO PALM BH=16'

TREE DESCRIPTIONS

4530	8" POND APPLE
4531	6" POND APPLE
4535	8" POND APPLE
4536	14" POND APPLE
4545	10" OAK
4550	12" OAK
4551	12" OAK
4609	10" POND APPLE
4610	10" POND APPLE
4614	8" FOXTAIL PALM BH=10'
4615	8" OAK
4616	12" OAK
4617	14" OAK
4618	16" OAK
4619	14" BLACK OLIVE
4620	12" BLACK OLIVE
4621	14" BLACK OLIVE
4622	12" BLACK OLIVE
4623	20" BLACK OLIVE
4624	14" BLACK OLIVE
4625	8" OAK
4626	14" BLACK OLIVE
5382	3" SILVER BUTTWOOD
5383	16" OAK
5384	14" OAK
5385	18" OAK
6189	12" PALM BH=5'
6190	14" PALM BH=4'
6191	14" PALM BH=4'
6192	16" PALM BH=5'
6193	14" PALM BH=4'
6194	14" PALM BH=4'
6230	16" PALM BH=5'
6231	16" PALM BH=5'
6232	18" PALM BH=4'
6233	12" PALM BH=4'
6234	16" PALM BH=5'
6235	16" PALM BH=5'
6236	12" PALM BH=8'
12006	12" MAPLE

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF WESTWOOD PLAZA, AS RECORDED IN PLAT BOOK 140, PAGE 31, BROWARD COUNTY RECORDS. THE EAST BOUNDARY OF PARCEL A BEARS NORTH 00°23'34" WEST.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY EXCEPT FOR THE ONES SHOWN HEREON.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY BENCHMARK NUMBER DESIGNATION: 008; P.I.D: D02647. AN ALUMINUM DISC IN CONCRETE MONUMENT, 470' WEST OF THE CENTERLINE OF ANDREWS AVENUE EXTENSION AND 69' NORTH OF THE CENTERLINE OF SAMPLE ROAD, ELEVATION = 13.25.

NOTE: THIS SURVEY WAS ORIGINALLY BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD '29) AS REFERENCED TO BROWARD COUNTY BENCH MARK NO. 2732: STAMPED BRASS CAP STAMPED BM #60 AT SOUTHEAST CORNER S.B.T. AND T. CONTROL BOX CONCRETE SLAB, AT THE SOUTHWEST QUADRANT OF LYONS ROAD AND COCOPLUM CIRCLE, 91.8± WEST AND 46.3± SOUTH OF THE INTERSECTION CENTERLINE, ELEVATION=14.520.

THE ELEVATION DIFFERENCE BETWEEN NGVD '29 AND NAVD '88 FOR THIS SURVEY ONLY IS (-)1.49, THUS ELEVATION 10.00' NGVD '29 IS EQUAL TO ELEVATION 8.51' (NAVD '88).

- THE ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE GROUND ELEVATION ONLY AT THE POSITION SHOWN AND IN NO WAY INDICATE ELEVATIONS AT ANY OTHER POINT THAN THAT SHOWN HEREON AND IN NO WAY REFLECT SUBSURFACE OR SOIL CONDITIONS.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY EXCEPT AS SHOWN HEREON.
- BUILDING TIES ARE PERPENDICULAR OR RADIAL TO THE BOUNDARY LINES UNLESS OTHERWISE NOTED.
- TREE TYPES ARE DETERMINED TO THE BEST OF OUR KNOWLEDGE. EXACT SPECIES SHOULD BE VERIFIED BY A LICENSED BOTANIST, DENDROLOGIST OR OTHER PROFESSIONAL WITH SUCH CAPACITY. NOTE: THE TREE(S) DEPICTED HEREON WITHOUT A NUMBER DESIGNATION WERE FROM THE ORIGINAL 2010 SURVEY, THOSE TREES WERE ONLY PARTIALLY UPDATED AS PART OF THIS SURVEY, SUCH UPDATES INCLUDE THE DELETION OF TREE THAT NO LONGER EXISTS. THE FIELD CREW ALSO INDICATED THAT MANY OF THE ORIGINAL TREES MAY HAVE BEEN REPLACED.
- THIS DRAWING IS THE PROPERTY OF CRAVEN THOMPSON AND ASSOCIATES, INC. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN AUTHORIZATION.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE UNDERSIGNED FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS OF RECORD. SUCH INFORMATION SHOULD BE OBTAINED AND VERIFIED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.
- THE LANDS SHOWN HEREON ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.
- ALL EASEMENTS SHOWN HEREON ARE PER RECORD PLAT UNLESS OTHERWISE NOTED.
- FLOOD ELEVATION INFORMATION:

A. COMMUNITY NO.	12011
B. DATE OF FIRM	AUGUST 18, 2014
C. FIRM ZONE	0.2 PCT ANNUAL CHANCE FLOOD HAZARD
D. PANEL NUMBER	0115
E. SUFFIX	F
F. BASE FLOOD ELEVATION	N/A
- THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF JM LEXUS OF MARGATE, FOR THE EXPRESS PURPOSE STATED HEREON AND/OR CONTAINED IN THE CONTRACT AND AFOREMENTIONED CLIENT FOR THIS PROJECT.
- THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER BURIED ENCROACHMENTS WERE NOT LOCATED IN CONNECTION WITH THIS SURVEY UNLESS OTHERWISE NOTED.
- THE EXPECTED USE OF THIS SURVEY AND MAP IS FOR COMMERCIAL/HIGH RISK, THEREFORE THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK LINEAR AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE FLORIDA STANDARDS OF PRACTICE (5J-17-6, F.A.C.).
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
- HORIZONTAL AND VERTICAL DATA SHOWN HEREON WAS OBTAINED USING A "LEICA TC-700 SERIES" TOTAL STATION AND "SPECTRA PRECISION" SURVEY PRO DATA COLLECTION SOFTWARE. THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17.051 AND 5J-17.052, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER OUR DIRECTION IN JANUARY, 2001 WITH UPDATES THUR MARCH 2005, AND UPDATED JUNE 2015.

DATE OF LAST FIELD WORK, JUNE 5, 2015.

Nicholas
Messina Jr, PSM

Digitally signed by
Nicholas Messina Jr, PSM
Date: 2017.06.30
06:33:12 -04'00'

NICHOLAS MESSINA JR.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO 6559
CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, right-of-way, wet back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further, confirmed by others through appropriate title verification.
NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.

DATE:	9/18/03
SCALE:	1"=30'
DRAWN BY:	KW
CHECKED BY:	SAR
FIELD BOOK:	1960, 1981,
PAGE(S):	38, 54-76,
DATE:	6/29/17
BY:	NM
DESCRIPTION:	1 CORRECTED AREA IN DESCRIPTION

CRAVEN THOMPSON AND ASSOCIATES, INC.
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3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
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FAX: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C00014



JM LEXUS OF MARGATE

PREPARED FOR:
JM FAMILY ENTERPRISES

BOUNDARY & TOPOGRAPHIC SURVEY

PROJECT NO.
01-0046.101

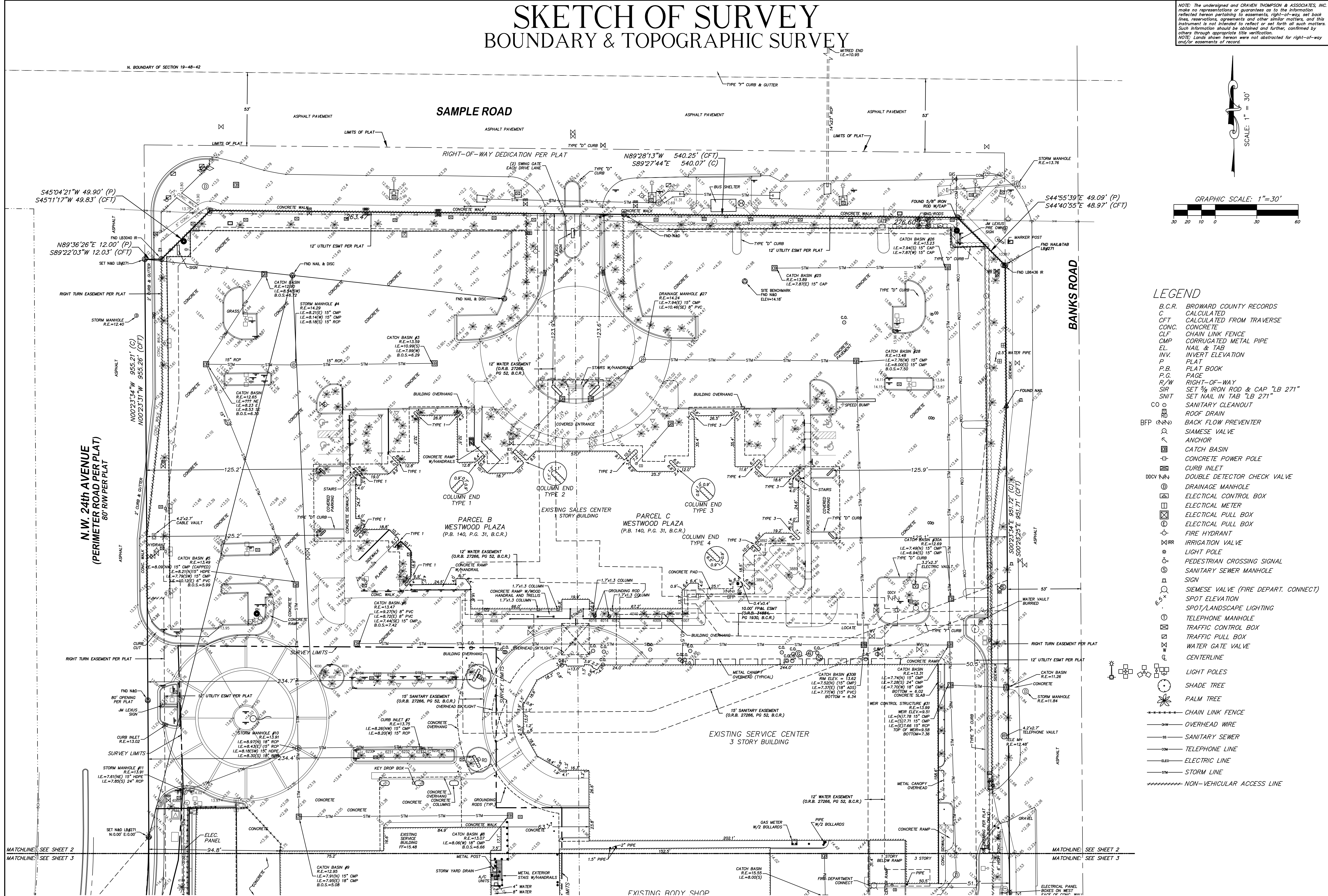
S-1

SHEET 1 OF 4

SKETCH OF SURVEY BOUNDARY & TOPOGRAPHIC SURVEY

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further confirmed by others through appropriate title verification.
NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.

DATE:	9/18/03
SCALE:	1" = 30'
DRAWN BY:	KW
CHECKED BY:	SAR
FIELD BOOK:	1960, 1981, 1990, 2007
DESCRIPTION:	3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
BY:	
DATE:	



LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- C. CALCULATED
- CFT. CALCULATED FROM TRAVERSE
- CONC. CONCRETE
- CLF. CHAIN LINK FENCE
- CMP. CORRUGATED METAL PIPE
- EL. NAIL & TAB
- INV. INVERT ELEVATION
- P. PLAT
- P.B. PLAT BOOK
- P.G. PAGE
- R/W. RIGHT-OF-WAY
- SIR. SET 3/8" IRON ROD & CAP "LB 271"
- SNIT. SET NAIL IN TAB "LB 271"
- CO. SANITARY CLEANOUT
- ROOF DRAIN
- BFP. BACK FLOW PREVENTER
- SI. SIEMSE VALVE
- ANCHOR
- CATCH BASIN
- CONC. POWER POLE
- CURB INLET
- DOCV. DOUBLE DETECTOR CHECK VALVE
- DRAINAGE MANHOLE
- ELECTICAL CONTROL BOX
- ELECTICAL METER
- ELECTICAL PULL BOX
- FIRE HYDRANT
- IRRIGATION VALVE
- LIGHT POLE
- PEDESTRIAN CROSSING SIGNAL
- SANITARY SEWER MANHOLE
- SIGN
- SIEMSE VALVE (FIRE DEPART. CONNECT)
- SPOT ELEVATION
- SPOT/LANDSCAPE LIGHTING
- TELEPHONE MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC PULL BOX
- WATER GATE VALVE
- CENTERLINE
- LIGHT POLES
- SHADE TREE
- PALM TREE
- CHAIN LINK FENCE
- OVERHEAD WIRE
- SANITARY SEWER
- TELEPHONE LINE
- ELECTRIC LINE
- STORM LINE
- NON-VEHICULAR ACCESS LINE

NOTE: THE ELEVATIONS SHOWN HEREON ARE BASED ON THE
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 000014



JM LEXUS OF MARGATE
PREPARED FOR:
JM FAMILY ENTERPRISES
BOUNDARY & TOPOGRAPHIC SURVEY

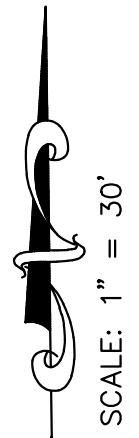
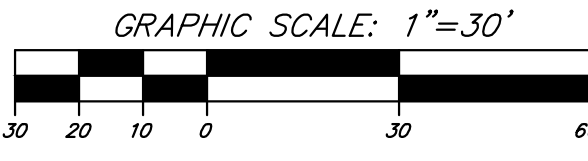
PROJECT NO.
01-0046.101

S-2
SHEET 2 OF 4

SKETCH OF SURVEY
BOUNDARY & TOPOGRAPHIC SURVEY

LEGEND

- B.C.R. BROWARD COUNTY RECORDS
C. CALCULATED
CONC. CONCRETE
CLF. CHAIN LINK FENCE
CMP. CORRUGATED METAL PIPE
EL. NAIL & TAB
INV. INVERT ELEVATION
P. PLAT
P.B. PLAT BOOK
P.C. PAGE
R.O.W. RIGHT-OF-WAY
SIR. SET 3/8" IRON ROD & CAP "LB 271"
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SI. SIEMSE VALVE
ANCHOR
CATCH BASIN
CONC. CONCRETE POWER POLE
CURB INLET
DDCV. DOUBLE DETECTOR CHECK VALVE
DRAINAGE MANHOLE
ELECT. ELECTRICAL CONTROL BOX
ELECT. ELECTRICAL METER
ELECT. ELECTRICAL PULL BOX
ELECT. ELECTRICAL PULL BOX
FIRE HYDRANT
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PEDESTRIAN CROSSING SIGNAL
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SIEMSE VALVE (FIRE DEPART. CONNECT)
SPOT ELEVATION
SPOT/LANDSCAPE LIGHTING
TELEPHONE MANHOLE
TRAFFIC CONTROL BOX
TRAFFIC PULL BOX
WATER GATE VALVE
CENTERLINE
LIGHT POLES
SHADE TREE
PALM TREE
CHAIN LINK FENCE
OVERHEAD WIRE
SANITARY SEWER
TELEPHONE LINE
ELECTRIC LINE
STORM LINE
NON-VEHICULAR ACCESS LINE



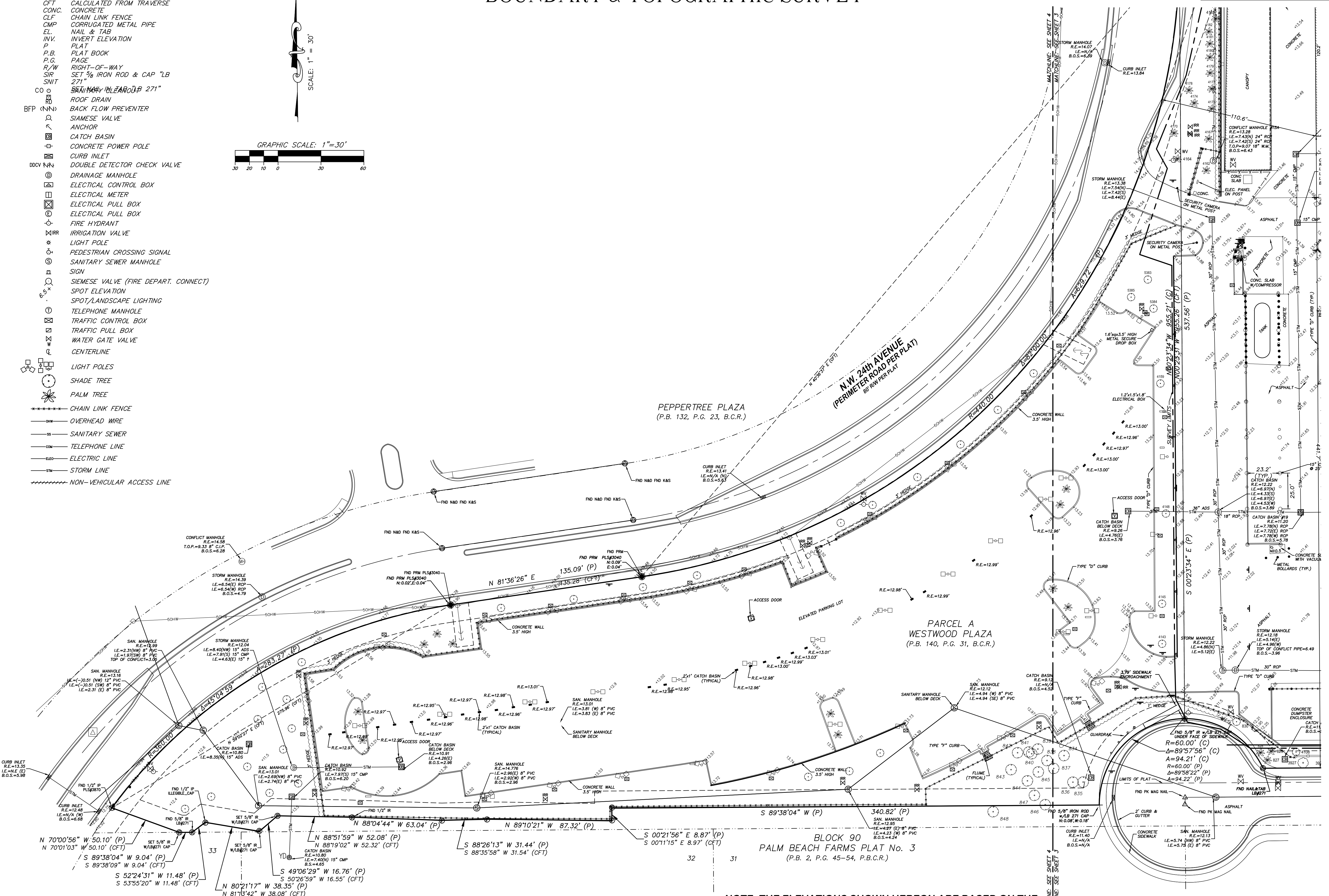
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NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.

DATE:	9/18/03
SCALE:	1"=30'
DRAWN BY:	KW
CHECKED BY:	SAR
FIELD BOOK:	1900,1981, 1982,2003, 2006
PAGE(S):	80-82,1-5

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FLORIDA LICENSED ENGINEERING, SURVEYING & PLANNING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 000011
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JM LEXUS OF MARGATE
PREPARED FOR:
JM FAMILY ENTERPRISES
BOUNDARY & TOPOGRAPHIC SURVEY

PROJECT NO.
01-0046.101
S-4
SHEET 4 OF 4



NOTE: THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

C:\Users\jrmessina\appdata\local\temp\AcPublish_11216\SDS-BNDY-TOPO-SURVEY-NAD83(00).dwg [S-4] Jun 30, 2017 6:31am jrmessina