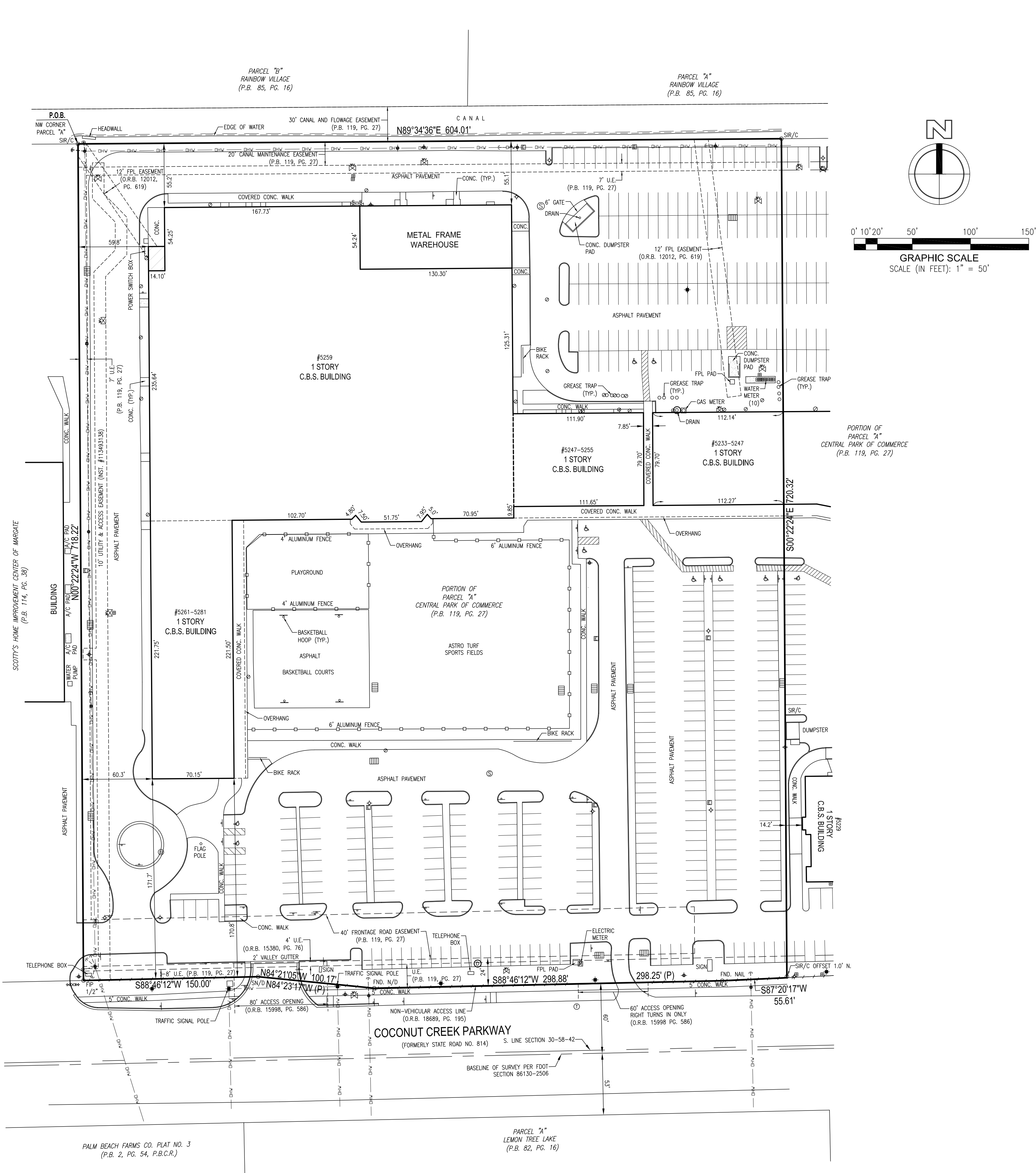


TITLE COMMITMENT INFORMATION TABLE						
FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 1592-406354 COMMITMENT DATE: 7/15/18				ITEMS LISTED ARE PER SCHEDULE B SECTION V EXCEPTIONS		
COMMIT. #	TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA	AFFECTS PARCEL	PLOTTED YES NO	NOT A SURVEY WATER
9	PLAT - CENTRAL PARK OF COMMERCE	EASEMENTS	P.B. 119, PG. 27, O.R.B. 15988, PG. 586, & O.R.B. 18689, PG. 195	YES YES NO	YES YES NO	
*	*	RESTRICTIONS	P.B. 119, PG. 27 & O.R.B. 15988, PG. 721	YES		YES
10	EASEMENT	FPL UTILITY EASEMENT	O.R.B. 12012, PG. 619	YES	YES	
13	EASEMENT	ROADWAY & UTILITY EASEMENT	O.R.B. 15380, PG. 76	YES	YES	
15	UTILITY EASEMENT DEED	UTILITY & ACCESS EASEMENT TO CITY OF MARGATE	INST. #113493138	YES	YES	



LEGAL DESCRIPTION

A PORTION OF PARCEL "A", 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°34'36" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 604.01 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 720.32 FEET; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A" THE FOLLOWING FOUR (4) COURSES: SOUTH 87°20'17" WEST, A DISTANCE OF 55.61 FEET; THENCE SOUTH 88°46'12" WEST, A DISTANCE OF 298.88 FEET (298.25 FEET PER PLAT); THENCE NORTH 84°21'05" WEST (NORTH 84°23'17" WEST PER PLAT), A DISTANCE OF 100.17 FEET; THENCE SOUTH 88°46'12" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 00°22'24" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 718.22 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

NOTES:

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE AREA OF THIS PROPERTY IS 10.010 ACRES, MORE OR LESS.
- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SAID PARCEL "A" HAVING A BEARING OF N89°34'36"E, AS SHOWN ON THE RECORD PLAT.
- RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
- PROPERTY ADDRESS: 5233-5281 COCONUT CREEK PARKWAY, MARGATE, FL 33063
- FEMA FLOOD ELEVATION INFORMATION:
 - FIRM NO.: 12011C0355H
 - EFFECTIVE DATE: AUGUST 18, 2014
 - ZONE: X
 - BASE FLOOD ELEV.: N/A

ABBREVIATIONS:

A = ARC LENGTH
A/C = AIR CONDITIONER
ALUM. = ALUMINUM
B.C.R. = BROWARD COUNTY RECORDS
(C) = CALCULATED
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CLF = CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
CONC. = CONCRETE
D.E. = DELTA (CENTRAL ANGLE)
D.E. = DRAINAGE EASEMENT
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
FIP = FOUND IRON PIPE
FIR/C = FOUND IRON ROD W/CAP
FIR = FOUND IRON ROD
FND. = FOUND
ICV = IRRIGATION CONTROL VALVE
INV = INVERT
MON. = MONUMENT
N/D = NAIL AND DISC
(P) = PLAT
P.B. = PLAT BOOK
P.B.C.R. = PALM BEACH COUNTY RECORDS
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PG. = PAGE
R = RADIUS
R/W = RIGHT-OF-WAY
SIR/C = SET 1/2" IRON ROD W/CAP LB7924
SMH = SANITARY SEWER MANHOLE
SN/D = SET NAIL & DISC LB7924
S.F. = SQUARE FEET
STY. = STORY
TCB = TRAFFIC CONTROL BOX
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
WV = WATER VALVE

LEGEND:

BACKFLOW PREVENTER
BOLLARD
CABLE BOX
CATCH BASIN
CENTERLINE
CLEANOUT
ELECTRICAL BOX
FIRE HYDRANT
MANHOLE, DRAINAGE
MANHOLE, SANITARY
MONITORING WELL
NON-VEHICULAR ACCESS LINE
POLE, LIGHT
POLE, WOOD
POLE, WOOD
SANITARY MANHOLE
SIGN
TREE & PALM TREE
VALVE, WATER
WATER METER
WIRES, OVERHEAD

SURVEYOR'S CERTIFICATION:

TO:
ALLIANCE XVI, LLC, A FLORIDA LIMITED LIABILITY COMPANY
CITY NATIONAL BANK OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR
GREENBERG TRAURIG, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7(A), AND 8 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/12/18.

DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4290
EMAIL: DONNA@HSGROUP.NET

1	7/13/18	JDV	DCW	CONVERT TO ALTA STANDARDS	N/A
NO.	DATE	BY	CKD	REVISIONS	FB/PG

SCALE: 1"=50' DATE: 7/2/18
DRAWN BY: JDV FIELD BOOK: 39/48
CHECKED BY: DCW SURVEY TYPE: BOUNDARY



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

MAP OF ALTA/NSPS LAND TITLE SURVEY
PORTION OF PARCEL "A" CENTRAL PARK OF COMMERCE
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PROJECT NUMBER
170318
SHEET NUMBER
1 OF 1