

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 1062-4597472, WITH AN EFFECTIVE DATE OF JANUARY 10, 2020 AT 8:00 A.M.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 2 OF CENTRAL PARK OF COMMERCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE(S) 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

- 9) — RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF CENTRAL PARK OF COMMERCE, AS RECORDED IN PLAT BOOK 119, PAGE 27, AS AFFECTED BY AGREEMENTS FOR AMENDMENT OF NOTATION ON PLAT RECORDED IN O.R. BOOK 19315, PAGE 957 AND O.R. BOOK 45398, PAGE 703.
(AFFECTS, AS SHOWN.)
- 10) — TERMS AND CONDITIONS OF CITY OF MARGATE DEVELOPERS AGREEMENT DATED JUNE 28, 1983 AND FILED JULY 16, 1984 IN O.R. BOOK 11858, PAGE 489, AND JUNE 28, 1983 AND MARCH 14, 1988 IN THAT CERTAIN ASSIGNMENT OF DEVELOPER RIGHTS RECORDED IN O.R. BOOK 15441, PAGE 476, AND AS FURTHER ASSIGNED IN THAT CERTAIN ASSIGNMENT OF DEVELOPER RIGHTS DATED NOVEMBER 13, 1991 AND RECORDED ON FEBRUARY 1, 1992 IN O.R. BOOK 19133, PAGE 482.
(AFFECTS, BLANKET IN NATURE OVER ALL LOTS.)
- 11) — EASEMENT GIVEN TO FLORIDA POWER & LIGHT RECORDED ON OCTOBER 18, 1984 IN O.R. BOOK 12069, PAGE 14.
(AFFECTS, AS SHOWN.)
- 12) — EASEMENT GIVEN TO FLORIDA POWER & LIGHT RECORDED DECEMBER 31, 1985 IN O.R. BOOK 13080, PAGE 9.
(AFFECTS, AS SHOWN.)
- 13) — UTILITY EASEMENT FROM MARGATE REALTY CORPORATION TO THE CITY OF MARGATE DATED AUGUST 7, 1978 AND RECORDED SEPTEMBER 19, 1978 IN O.R. BOOK 7773, PAGE 778.
(UNABLE TO PLOT, REQUIRES PALM BEACH FARMS CO., PLAT #43, AS RECORDED IN PLAT BOOK 2, PAGES 45-54.)
- 14) — EASEMENT TO FLORIDA POWER & LIGHT DATED SEPTEMBER 14, 1989 AND RECORDED ON OCTOBER 9, 1989 IN O.R. BOOK 16827, PAGE 917.
(UNABLE TO PLOT, INSUFFICIENT LEGAL DESCRIPTION.)
- 15) — WATER EASEMENT TO MUNICIPALITY OF MARGATE DATED FEBRUARY 22, 1990 AND RECORDED APRIL 11, 1990 IN A.R. BOOK 17324, PAGE 59.
(AFFECTS, AS SHOWN.)
- 16) — AGREEMENT BY AND BETWEEN BROWARD COUNTY AND ABUNDANT LIFE OF CHRISTIAN CENTRAL CHURCH DATED MARCH 5, 1992 AND RECORDED MARCH 30, 1992 IN O.R. BOOK 19315, PAGE 957.
(AFFECTS, CONTAINS NO PLOTTABLE ITEMS.)
- 17) — EASEMENT TO FLORIDA POWER & LIGHT DATED APRIL 28, 1992 AND RECORDED MAY 19, 1992 IN O.R. BOOK 19497, PAGE 739.
(AFFECTS, AS SHOWN.)

△ FENCE APPEARS TO ENCROACH OVER PROPERTY LINE BY AS MUCH AS 8.8'.

LAND AREA

508,571± SQUARE FEET
11.675± ACRES

PARKING

REGULAR= 302
HANDICAP= 9
TOTAL= 311

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLINE, THIS PROPERTY IS PARTIALLY LOCATED IN ZONE "X" (SHADED) AND IN ZONE "AE" ON FLOOD INSURANCE RATE MAP NUMBER 120110C355H, WHICH BEARS AN EFFECTIVE DATE OF 08/18/2014 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTHERLY BOUNDARY LINE WHICH BEARS S 89°40'09" W PER GPS COORDINATE OBSERVATIONS FLORIDA STATE PLANE, EAST ZONE NAD83.
LATITUDE = 26°14'54.7491" LONGITUDE = -80°11'34.2243"
CONVERGENCE ANGLE = 00°21'25.19491"

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND UTILITIES ARE SHOWN.

2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE TRUE AND CORRECT TO THE BEST OF THE SIGNING PARTY'S KNOWLEDGE AND BELIEF. ANY OTHER INFORMATION IS SPECIFICALLY REFERENCED HEREON.

3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE SET FORTH IN THE CERTIFICATION OF THE NATIONAL ASSOCIATION OF PUBLIC SURVEYORS.

4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO NW 15TH STREET, A DEDICATED PUBLIC STREET OR HIGHWAY.

5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES OR SUBJECT PROPERTY.

6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS OR GAPS OVERLAPPING.

8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.

9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A PUBLIC SURVEYOR. THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REJECTIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

11. NO CLAIM WAS MADE TO DRAINAGE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.

12. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF NW 15TH STREET AND 102ND AVENUE.

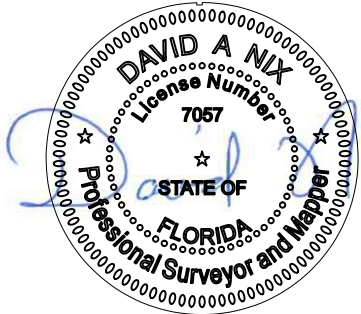
13. DISTANCES SHOWN ON PLAT ARE GRID, COMBINED SCALE FACTOR (GRID TO GROUND) = 0.999978570.

AEI JOB #417611
ABUNDANT LIFE CHRISTIAN ACADEMY
1490 NORTH BANKS ROAD
BROWARD COUNTY MARGATE, FLORIDA



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WALNUT CREEK, CA, 94597
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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, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 1/30/2020. DATE OF PLAT OR MAP: 02/05/2020.

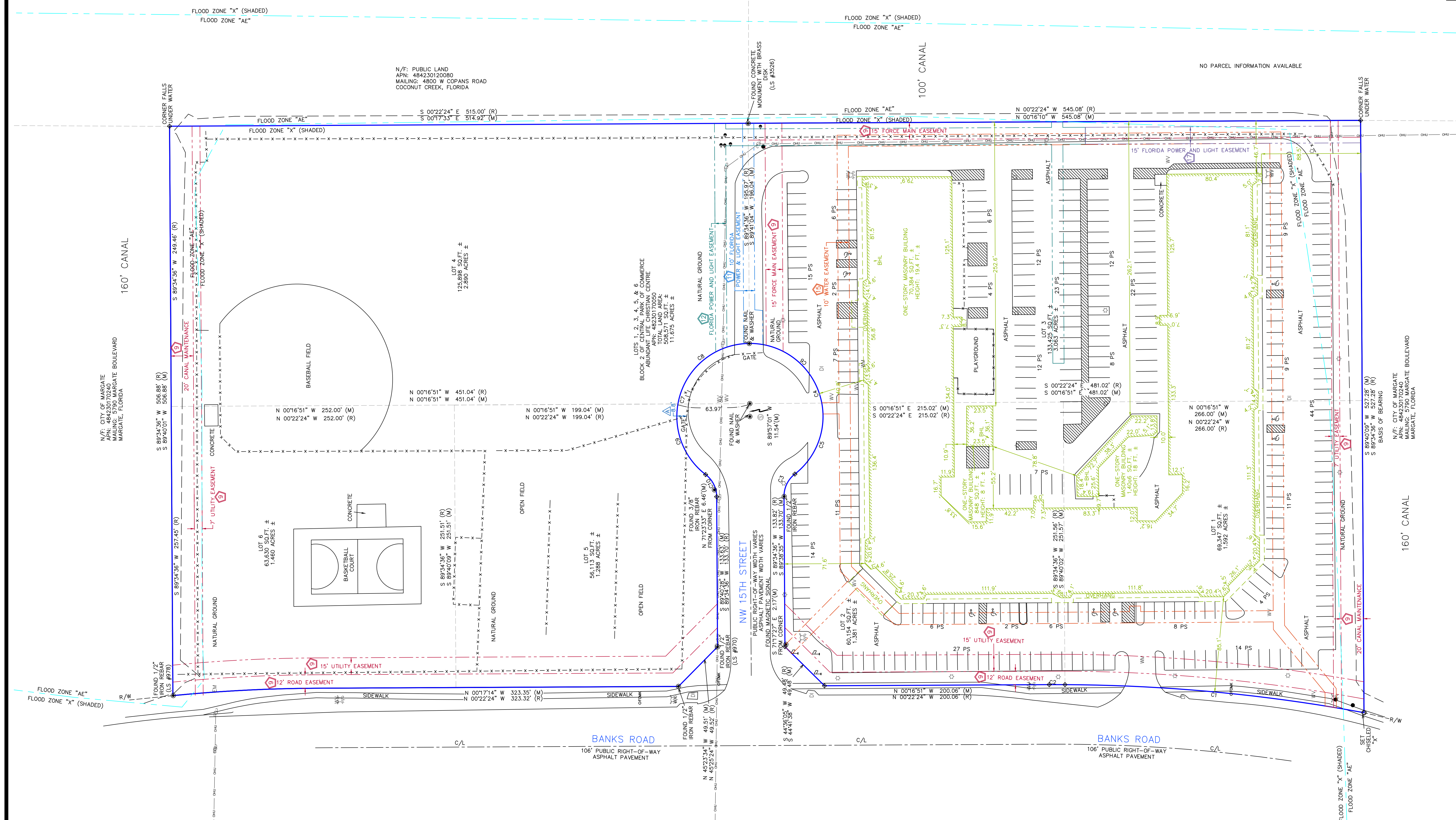


SURVEYOR: DAVID A. NIX
PROFESSIONAL LAND SURVEYOR NO.: 7057
STATE OF FLORIDA

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER: 20-390
			SCALE: 1" = 40'
			DRAWN BY: LQ
			APPROVED BY: TS

SURVEYED BY:

BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703.
SURVEY@BLEWINC.COM



MEASURED CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1503.00' (R)	267.67' (M)	107°12'14"	S 05°21'14" W	267.32' (M)
C2	1503.00' (R)	13.97' (M)	0°31'57"	N 00°00'52" W	13.97' (M)
C3	25.00' (M)	22.98' (M)	52°39'45"	N 64°09'46" W	22.18' (M)
C4	65.00' (M)	161.68' (M)	142°31'00"	S 70°47'07" W	123.11' (M)
C7	65.00' (M)	161.42' (M)	142°17'24"	S 71°33'03" E	123.02' (M)
C10	25.00' (M)	22.83' (M)	52°19'21"	N 63°30'29" E	22.04' (M)

RECORD CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1503.00' (R)	267.67' (R)	107°12'14"	N/A	N/A
C2	1503.00' (R)	13.97' (R)	0°31'58"	N/A	N/A
C3	25.00' (R)	22.83' (R)	52°19'48"	N/A	N/A
C5	65.00' (R)	70.87' (R)	62°28'11"	N/A	N/A
C6	65.00' (R)	22.83' (R)	79°51'37"	N/A	N/A
C8	65.00' (R)	90.47' (R)	79°45'02"	N/A	N/A
C9	65.00' (R)	70.99' (R)	62°34'47"	N/A	N/A

LEGEND

SQ.FT. SQUARE FEET

NO PARKING AREA

HANDICAP PARKING SPACE

PARKING SPACE(S)

BUILDING HEIGHT LOCATION

MEASURED RECORD

NOW OR FORMERLY RIGHT-OF-WAY

CENTERLINE OF ROAD

CLEAN OUT

WATER METER

ELECTRIC METER

FOUND MONUMENT (AS FOUND)

SET MONUMENT (AS FOUND)

GM DI WV EB

MANHOLE

STORM MANHOLE

SANITARY MANHOLE

UTILITY POLE

GUY ANCHOR

LIGHT POLE

FIRE HYDRANT

SIGN

BOLLARD

FIBER OPTIC UTILITY MARKER

FLAGPOLE

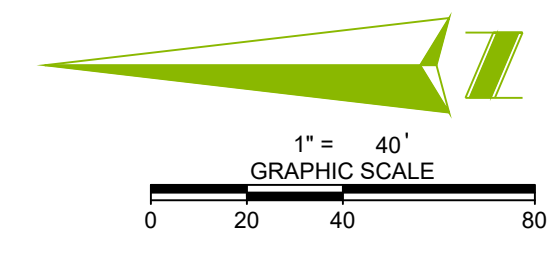
OVERHEAD UTILITY LINE

CHAINLINK FENCE

BOUNDARY LINE

EASEMENT LINE

FLOOD ZONE LINE



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COORDINATED BY:

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ALTA/NSPS LAND TITLE SURVEY

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