prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
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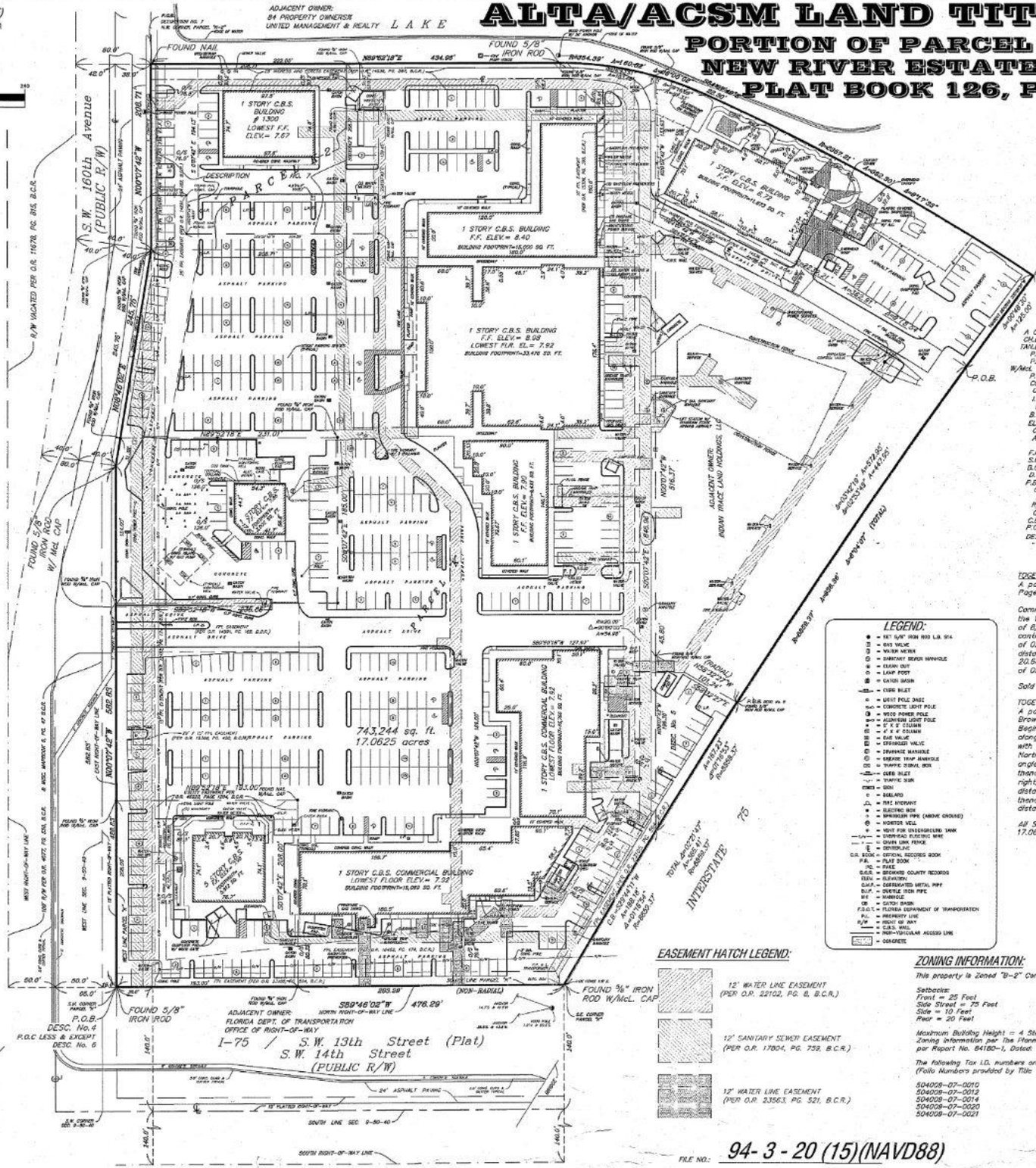
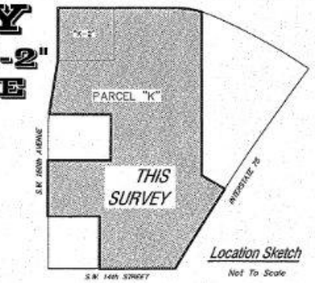
ALTA/ACSM LAND TITLE SURVEY

PORTION OF PARCEL "K" & PARCEL "K-2"
NEW RIVER ESTATES, SECTION NINE
PLAT BOOK 126, PAGE 46, B.C.R.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.





Location Sketch
Not To Scale

TITLE NOTES:

There are no other Easements, Rights-of-way, or road reservations of record affecting this property per First American Title Insurance Company Commitment File No. 1082-3341859 Rev. A, effective date April 30th, 2015 at 8:00AM.
9) Easements and Dedications per Plat Book 126, Page 46 and O.R. Book 22102, Page 20 of the Public Records of Broward County, Florida affect this property as shown.
10) Reservations per Deed Book 458, Page 493 of the Public Records of Broward County, Florida as affected by O.R. Book 13501, Page 367 of the Public Records of Broward County, Florida and Partial Release per O.R. Book 13504, Page 572 of the Public Records of Broward County, Florida affect this property (nothing plottable, this property is released from reservation).
11) Resolution per O.R. Book 3438, Page 60 of the Public Records of Broward County, Florida affects this property (nothing plottable).
12) Ordinance No. 77-36(2) per O.R. Book 7340, Page 895 of the Public Records of Broward County, Florida affects this property (nothing plottable).
13) Agreement per O.R. Book 14759, Page 23 of the Public Records of Broward County, Florida does not affect this property.
14) Easement per O.R. Book 14536, Page 587 of the Public Records of Broward County, Florida affects this property as shown.
15) Agreement per O.R. Book 5832, Page 92 of the Public Records of Broward County, Florida and assignment per O.R. Book 5848, Page 772 of the Public Records of Broward County, Florida affects this property.
16) Agreement per O.R. Book 5832, Page 62 of the Public Records of Broward County, Florida and assignment per O.R. Book 5998, Page 772 of the Public Records of Broward County, Florida affects this property.
17) Covenants and Restrictions per O.R. Book 8812, Page 63 and amended per O.R. Book 8003, Page 805 of the Public Records of Broward County, Florida; O.R. Book 9429, Page 170 of the Public Records of Broward County, Florida; O.R. Book 9598, Page 685 of the Public Records of Broward County, Florida; O.R. Book 10584, Page 125 of the Public Records of Broward County, Florida; O.R. Book 12276, Page 506 of the Public Records of Broward County, Florida; O.R. Book 13267, Page 375 of the Public Records of Broward County, Florida; O.R. Book 13501, Page 377 of the Public Records of Broward County, Florida; O.R. Book 20166, Page 171 of the Public Records of Broward County, Florida; O.R. Book 20169, Page 174 of the Public Records of Broward County, Florida; O.R. Book 14794, Page 316 of the Public Records of Broward County, Florida affects this property.
18) Easement per O.R. Book 10452, Page 174 of the Public Records of Broward County, Florida affects this property as shown.
19) Easement per O.R. Book 10749, Page 338 of the Public Records of Broward County, Florida affects this property as shown.
20) Easement per O.R. Book 14891, Page 182 of the Public Records of Broward County, Florida affects this property as shown.
21) Covenants and Restrictions per O.R. Book 14942, Page 872 of the Public Records of Broward County, Florida and amended per O.R. Book 16928, Page 899 of the Public Records of Broward County, Florida; O.R. Book 28582, Page 130 of the Public Records of Broward County, Florida; O.R. Book 40462, Page 628 of the Public Records of Broward County, Florida; and O.R. Book 41512, Page 1242 of the Public Records of Broward County, Florida affects this property.
22) Easement per O.R. Book 15308, Page 390 of the Public Records of Broward County, Florida affects this property as shown.
23) Easement per O.R. Book 15308, Page 420 of the Public Records of Broward County, Florida affects this property as shown.
24) Agreement per O.R. Book 15051, Page 740 of the Public Records of Broward County, Florida affects this property.
25) Agreement per O.R. Book 15507, Page 715 of the Public Records of Broward County, Florida affects this property.
26) Easement per O.R. Book 16036, Page 975 of the Public Records of Broward County, Florida and O.R. Book 22102, Page 8 of the Public Records of Broward County, Florida affects this property as shown.
27) Agreement per O.R. Book 22303, Page 235 of the Public Records of Broward County, Florida affects this property as shown.
28) Agreement per O.R. Book 22269, Page 514 of the Public Records of Broward County, Florida affects this property.
29) Easement per O.R. Book 23563, Page 521 of the Public Records of Broward County, Florida affects this property as shown.
30) Agreement per O.R. Book 23868, Page 48 of the Public Records of Broward County, Florida and O.R. Book 28554, Page 294 of the Public Records of Broward County, Florida affects this property.
31) Easement per O.R. Book 23105, Page 594 of the Public Records of Broward County, Florida affects this property as shown.
32) Easement per O.R. Book 17804, Page 757 of the Public Records of Broward County, Florida affects this property as shown.
34) Easement per O.R. Book 40462, Page 634 of the Public Records of Broward County, Florida and O.R. Book 41512, Page 1237 of the Public Records of Broward County, Florida affects this property (blanket easement)
35) intentionally deleted.

NOTES:

1) Boundary survey information does not infer Title or Ownership.
2) This property lies in Flood Zone "AH", Elev.=8.0, Per Flood Insurance Rate Map No. 12011C0530 H, Dated: August 18, 2014. Community Panel No. 120328.
3) Bearings shown hereon refer to record plat (126/46) and assume the South line of said Parcel "K" as North 89°46'02" East.
4) Underground improvements if any not located.
5) This drawing is not valid unless sealed with an embossed surveyors seal.
6) Boundary survey information does not infer Title or Ownership.
7) All iron rods 5/8", unless otherwise noted.
8) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: Elev. =6.33
9) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from http://www.tech.army.mil/

OFFICE NOTES

FIELD BOOK NO. Print, 105, PRINT
JOB ORDER NO. U-6399, V-0257, V-0733
CHECKED BY:
DRAWN BY: RDR, RT, RDR
C:\RUDY\2015\V0733\dwg\V0733.dwg 10/23/2015 2:03:47 PM EDT

Legal Description

A portion of Parcel "K" and Parcel "K-2", NEW RIVER ESTATES, SECTION NINE, according to the plat thereof, as recorded in Plat Book 126, Page 46, of the Public Records of Broward County, Florida, more fully described as follows:

(Description No. 4)
Beginning at the Southwest corner of said Parcel "K"; thence North 00°07'42" West, along the West line of said Parcel "K", a distance of 582.63 feet; thence North 08°46'02" East, along said West line, a distance of 245.75 feet; thence North 00°07'42" West, along the West line of said Parcel "K-2", a distance of 208.71 feet; thence North 89°52'18" East, a distance of 434.95 feet to a point of curve; thence Southeasterly along a curve to the right, with a radius of 354.39 feet and a central angel of 16°43'51", an arc distance of 103.48 feet; thence South 00°07'42" East, along a line 589.97 feet East of (as measured at right angles) and parallel with the West line of Section 9-50-40, a distance of 846.60 feet to a point on a curve; thence Southwesterly along a curve to the left, whose chord bears South 29°44'11" West, with a radius of 8659.37 feet and a central angle of 01°16'54", an arc distance of 198.18 feet; thence South 68°45'02" West, along the South line of said Parcel "K", a distance of 476.29 feet to the Point of Beginning.

TOGETHER WITH:
(Description No. 5)
Commencing at the Northeast corner of said Parcel "K"; thence Southwesterly on the Easterly line of said Parcel "K", and on the Westerly line of Interstate 75, and also on a curve to the left, whose tangent bears South 35°09'31" West, with a radius of 8,859.37 feet and a central angle of 03°42'15", an arc distance of 572.95 feet, to the Point of Beginning; thence continuing Southwesterly on said Easterly line and on said curve to the left, with a radius of 8,859.37 feet, a central angle of 01°04'53", an arc distance of 167.23 feet, to a point; thence North 00°07'42" West, a distance of 196.10 feet; thence South 58°32'27" East, radial to aforementioned Easterly line of Parcel "K", a distance of 101.24 feet, to the Point of Beginning.

TOGETHER WITH:
A portion of Parcel "K", NEW RIVER ESTATES, SECTION NINE, according to the Plat thereof, as recorded in Plat Book 126, Page 46, of the Public Records of Broward County, Florida, more fully described as follows:

Commencing at the Northeast corner of said Parcel "K"; thence Southwesterly on the Easterly line of said Parcel "K", and on the Westerly line of Interstate 75, and also on a curve to the left, whose tangent bears South 35°09'31" West, with a radius of 8,859.37 feet and a central angle of 00°48'30", an arc distance of 125.00 feet, to the POINT OF BEGINNING; thence continuing Southwesterly on said Easterly line and on said curve to the left, with a radius of 8,859.37 feet, a central angle of 02°53'48", an arc distance of 447.95 feet, to a point; thence North 58°32'27" West, radial to aforementioned curve, a distance of 101.24 feet; thence North 00°07'42" West, a distance of 516.37 feet; thence South 64°07'42" East, a distance of 20.69 feet, to a point of curve; thence Southeasterly on a curve to the right, with a radius of 2,232.21 feet, a central angle of 09°18'54", an arc distance of 362.91 feet, to the POINT OF BEGINNING.

Said land situate lying and being in the City of Sunrise, Broward County, Florida.

TOGETHER WITH:
A portion of Parcel "K", NEW RIVER ESTATES, SECTION NINE, as recorded in Plat Book 126, Page 46 of the Public Records of Broward County, Florida, more fully described as follows:
Beginning at the Northeast corner of said Parcel "K"; thence Southwesterly along the Easterly line of said Parcel "K", and along the Westerly right-of-way line of Interstate 75, and along a curve to the left, whose chord bears South 34°45'36" West, with a radius of 8859.37 feet and a central angle of 0°48'30" an arc distance of 125.00 feet to a point on a curve; thence Northwesterly along a curve to the left, whose chord bears North 53°28'14" West, with a radius of 2232.21 feet and a central angle of 09°18'54", an arc distance of 362.91 to a point of tangency; thence North 64°07'42" West, a distance of 20.69 feet; thence North 00°07'42" West, a distance of 133.93 feet to a point on a curve; thence Southeasterly along a curve to the right, whose chord bears South 68°45'46" East, with a radius of 354.39 feet and a central angle of 09°16'09", an arc distance of 57.33 feet to a point of tangency; thence South 64°07'42" East, a distance of 22.30 feet to a point of curve; thence Southeasterly along a curve to the right, with a radius of 2357.21 feet and a central angle of 09°17'33", an arc distance of 382.30 feet to the Point of Beginning.

All Said land situate, lying and being in the City of Sunrise, Broward County, Florida and containing 743,244 sq. ft. or 17.0625 acres more or less.

LEGEND

Δ =	CENTRAL ANGLE (DELTA)
R =	RADIUS
A, OR L =	ARC LENGTH
CH.BRG. =	CHORD BEARING
TAN.BRG. =	TANGENT BEARING
P.O.C. =	POINT OF COMMENCEMENT
P.O.B. =	POINT OF BEGINNING
W/McL. CAP. =	WITH MCLAUGHLIN ENGINEERING CO. CAP
P.R.M. =	PERMANENT REFERENCE MONUMENT
CONC. =	CONCRETE
C.B.S. =	CONCRETE, BLOCK AND STUCCO
I.C.V. =	IRRIGATION CONTROL VALVE
W.M. =	WATER METER
B.F.P. =	BACK FLOW PREVENTOR
ELEV. =	ELEVATION
O/S =	OFFSET
A/C =	AIR CONDITIONING
℄ =	CENTERLINE OF RIGHT-OF-WAY
F.P.L. =	FLORIDA POWER AND LIGHT CO.
S.B.T. =	SOUTHERN BELL TELEPHONE
B.C.R. =	BROWARD COUNTY RECORDS
D.C.R. =	DADE COUNTY RECORDS
P.B.R. =	PALM BEACH COUNTY RECORDS
O.R. =	OFFICIAL RECORDS BOOK
PG. =	PAGE
R/W =	RIGHT-OF-WAY
C.O. =	CLEAN OUT
C.L.F. =	CHAIN LINK FENCE
P.C.D. =	POLUTION CONTROL DEVICE
DESC. =	DESCRIPTION

LEGEND:

- SET 5/8" IRON ROD L.B. 285
- GAS VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- CLEAN OUT
- LAMP POST
- CATCH BASIN
- CURB INLET
- LIGHT POLE BASE
- CONCRETE LIGHT POLE
- WOOD POWER POLE
- ALUMINUM LIGHT POLE
- 8" X 8" COLUMN
- 4" X 4" COLUMN
- GAS VALVE
- STRAINER VALVE
- DRAINAGE MANHOLE
- GREASE TRAP MANHOLE
- TRAFFIC SIGNAL BOX
- CURB INLET
- TRAFFIC SIGN
- SIGN
- BOLLARD
- FIRE HYDRANT
- ELECTRIC BOX
- SPRINKLER PIPE (ABOVE GROUND)
- MONITOR WELL
- VENT FOR UNDERGROUND TANK
- OVERHEAD ELECTRIC WIRE
- CHAIN LINK FENCE
- DEFLECTOR
- O.R. BOOK = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- B.C.R. = BROWARD COUNTY RECORDS
- ELEV. = ELEVATION
- C.M.P. = CORRUGATED METAL PIPE
- D.I.P. = DUCTILE IRON PIPE
- M.H. = MANHOLE
- C.B. = CATCH BASIN
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- P.L. = PROPERTY LINE
- R/W = RIGHT OF WAY
- C.B.S. WALL
- NON-VEHICULAR ACCESS LINE
- CONCRETE

EASEMENT HATCH LEGEND:

- 12' WATER LINE EASEMENT (PER O.R. 22102, PG. 8, B.C.R.)
- 12' SANITARY SEWER EASEMENT (PER O.R. 17804, PG. 759, B.C.R.)
- 12' WATER LINE EASEMENT (PER O.R. 23563, PG. 521, B.C.R.)

ZONING INFORMATION:

This property is Zoned "B-2" Community Business District.

Setbacks:
Front = 25 Feet
Side Street = 75 Feet
Side = 10 Feet
Rear = 20 Feet

Maximum Building Height = 4 Stories
Zoning information per the Planning and Zoning Resource Company, per Report No. 84180-1, Dated: 05/06/2015.

The following Tax I.D. numbers are included in this survey: (Folio Numbers provided by Title Company)

504008-07-0010
504008-07-0012
504008-07-0014
504008-07-0020
504008-07-0021

ALTA/ACSM CERTIFICATION:

To Trace Associates, LLP; Regions Bank, an Alabama banking corporation, its successors and/or assigns; Greenspoon Marder, P.A. and 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c)(number of stories only), 8, 9, 11(a), 13, 16(none observed), 17(none observed), 18(none observed), 19(none observed), and 20(a) of Table A thereof.

The field work was completed on April 29, 2015.

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 25th day of April, 1994.
Revised to add F.P.L. easement this 28th day of April, 1994.
Resurveyed this 22nd day of March, 1997.
Revised description this 28th day of March, 1997.
Resurveyed this 10th day of August, 2005.
Additional information added this 30th day of August, 2005.
Resurveyed this 29th day of April, 2015.
Resurveyed this 14th day of September, 2015.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FILE NO.: 94-3-20 (15)(NAVD88)