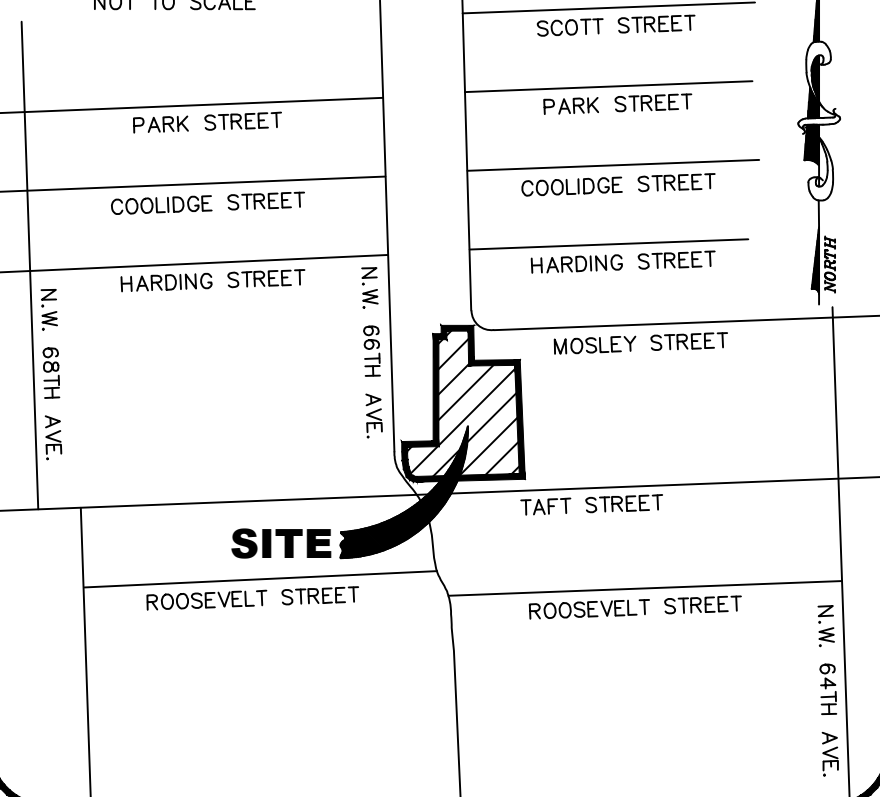
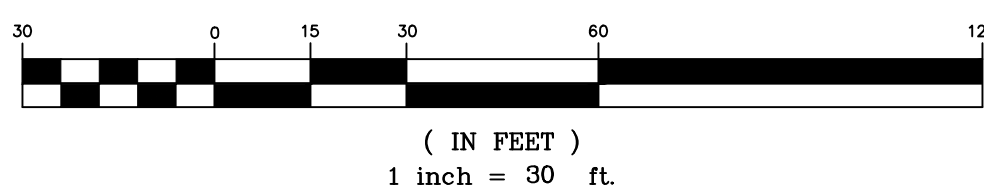


VICINITY MAP:
NOT TO SCALE

GRAPHIC SCALE



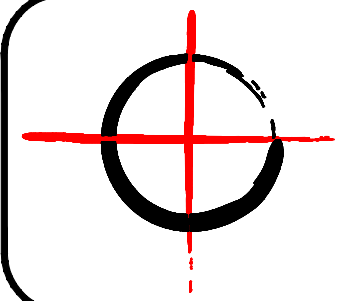
LEGEND:

B.M.	=	BENCHMARK
B.C.R.	=	BROWARD COUNTY RECORDS
B.F.	=	BACK FLOW PREVENTER
BSS	=	BUS STOP SIGN
C	=	CALCULATED MEASUREMENT
C.L.	=	CENTERLINE
C.B.	=	CATCH BASIN
C.B.S.	=	CONCRETE BLOCK STRUCTURE
C.L.F.	=	CHAIN LINK FENCE
C.O.	=	CLEAN OUT
CONC.	=	CONCRETE
C.L.P.	=	CONCRETE LIGHT POLE
C.R.	=	CABLE RISER
D	=	DEED MEASUREMENT
E.S.	=	ELECTRIC SERVICE
ELEV.	=	ELEVATION
F.P.L.	=	FLORIDA POWER & LIGHT
G.A.	=	GUY ANCHOR
G.V.	=	GATE VALVE
L.P.	=	LIGHT POLE
M.H.	=	MANHOLE
NAVD	=	NORTH AMERICAN VERTICAL DATUM
NGVD	=	NATIONAL GEODETIC VERTICAL DATUM
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.M.	=	WATER METER
P.P.	=	POWER POLE
T.L.	=	TRAFFIC LIGHT
W.V.	=	WATER VALVE
A/C	=	AIR CONDITIONING UNIT
O/S	=	OFFSET
R/W	=	RIGHT-OF-WAY
H.C.P.	=	HANDI-CAPPED PARKING
F.H.	=	FIRE HYDRANT
U.P.	=	UTILITY POLE
S.E.	=	SPOT ELEVATION
⑩	=	ENCROACHMENT REFERENCE

LINE DATA:
L1: N02°14'49"W(C) 14.88'
L2: N87°37'44"E(C) 115.19'
L3: N87°38'44"E(C) 6.00'
L4: N02°15'01"W(C) 18.91'

GENERAL NOTES:

- 1) TYPE OF SURVEY: BOUNDARY
- 2) 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.
- 3) THE BROWARD COUNTY TAX I.D. NUMBERS FOR THE PROPERTY SHOWN HEREON ARE 5141-11-18-0020 AND 5141-11-00-0046 WHICH BOTH CURRENTLY SHOW TAFT REALTY LLC AS THE CURRENT OWNER.
- 4) THE AREA OF THE PROPERTY SHOWN HEREON IS 126,773 SQUARE FEET (2.9103 ACRES) MORE OR LESS.
- 5) THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING SOUTH 02°12'16" EAST ALONG THE MOST EASTERLY LINE OF THE SUBJECT PROPERTY.
- 6) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.
- 7) ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- 8) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "X(0.2%) WITH NO BASE FLOOD ELEVATION DETERMINED, AS SHOWN ON F.I.R.M. MAP 125113-0563-J, BEARING A MAP REVISION DATE OF 07/31/24 AND AN INDEX MAP REVISION DATE OF 07/31/24.
- 9) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- 10) UNLESS OTHERWISE NOTED, ALL FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- 11) THIS SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY.
- 12) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- 13) 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.
- 14) DATE FIELDWORK PERFORMED: 09/13/24 (FIELD BOOK 672, PAGE 22)
- 15) DRAWN BY: Q.D.I. CHECKED BY: J.P.



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

PROJECT ADDRESS: 6565 TAFT STREET
HOLLYWOOD, FLORIDA 33024

CERTIFY TO:

1. KOLO 24 LLC, A FLORIDA LIMITED LIABILITY COMPANY
2. MATTHEW B. WEALCATCH, P.A.
3. FIDELITY NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:

PARCEL 1: (FEE SIMPLE ESTATE)

A PORTION OF TRACT "B" OF "DRIFTWOOD PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 26, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST 1/4 (NE 1/4) OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE WESTERLY ALONG THE NORTH LINE OF SAID TRACT "B" A DISTANCE OF 600.00 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EAST LINE OF SAID TRACT "B" A DISTANCE OF 130.00 FEET; THENCE WESTERLY AND PARALLEL WITH THE NORTH LINE OF SAID TRACT "B" A DISTANCE OF 420.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY AND PARALLEL WITH THE EAST LINE OF SAID TRACT "B" A DISTANCE OF 343.87 FEET TO AN INTERSECTION WITH A LINE BEING PARALLEL WITH AND 10.00 FEET NORTH OF THE SOUTH LINE OF SAID TRACT "B"; THENCE WESTERLY ALONG SAID PARALLEL LINE (ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS RECORDED IN OFFICIAL RECORDS BOOK 10217, PAGE 50, BROWARD COUNTY RECORDS) A DISTANCE OF 286.67 FEET TO AN INTERSECTION WITH THE WEST LINE OF TRACT "B"; SAID WEST LINE ALSO BEING THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 11; THENCE CONTINUE WESTERLY ALONG A LINE BEING PARALLEL WITH AND 35.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) A DISTANCE OF 71.49 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE RUN WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 28.00 FEET AND A CENTRAL ANGLE OF 67°08'00" FOR 32.81 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 22°59'27" FOR 90.29 FEET TO A POINT OF TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE (AS OCCUPIED) OF NORTH 66TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 2312, PAGE 322, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 14.88 FEET TO AN INTERSECTION WITH A LINE BEING PARALLEL WITH AND 155.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4); THENCE EASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 115.19 FEET TO SAID WEST LINE OF TRACT "B"; THENCE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF 383.81 FEET TO AN INTERSECTION WITH A LINE BEING PARALLEL WITH AND 120.00 FEET SOUTH OF THE MOST NORTHERLY LINE OF TRACT "B"; THENCE EASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 116.80 FEET TO AN INTERSECTION WITH A LINE BEING PARALLEL WITH AND 1205.00 FEET WEST OF THE CENTER LINE OF NORTH 64TH AVENUE AS SHOWN ON SAID PLAT; THENCE SOUTHERLY ALONG SAID PARALLEL LINE A DISTANCE OF 130.00 FEET TO A LINE BEING PARALLEL WITH AND 125.00 FEET SOUTH OF THE CENTER LINE OF MOSLEY STREET AS SHOWN ON SAID PLAT; THENCE EASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 150.00 FEET TO AN INTERSECTION WITH A LINE BEING PARALLEL WITH AND 1055.00 FEET WEST OF SAID CENTER LINE OF NORTH 64TH AVENUE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF TRACT "B" OF "DRIFTWOOD PLAZA" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE WESTERLY ALONG THE NORTH LINE OF SAID TRACT "B" A DISTANCE OF 600.00 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EAST LINE OF SAID TRACT "B" A DISTANCE OF 130.00 FEET; THENCE WESTERLY AND PARALLEL WITH THE NORTH LINE OF SAID TRACT "B" A DISTANCE OF 420.00 FEET; THENCE NORTHERLY AND PARALLEL WITH THE WEST LINE OF THE CENTER LINE OF NORTH 64TH AVENUE 30.00 FEET; THENCE WESTERLY, ALONG A LINE PARALLEL WITH AND 125.00 FEET SOUTH OF THE CENTER LINE OF MOSLEY STREET A DISTANCE OF 150.00 FEET; THENCE NORTHERLY ALONG A LINE PARALLEL WITH AND 1205.00 FEET WEST OF THE CENTER LINE OF NORTH 64TH AVENUE AS SHOWN ON SAID PLAT, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY ALONG A LINE BEING PARALLEL WITH AND 120.00 FEET SOUTH OF THE MOST NORTHERLY LINE OF TRACT "B" A DISTANCE OF 116.80 FEET TO THE WEST LINE OF TRACT "B"; THENCE SOUTHERLY ALONG SAID WEST LINE OF TRACT "B" A DISTANCE OF 18.91 FEET; THENCE EASTERLY ALONG A LINE BEING PARALLEL WITH AND 138.91 FEET SOUTH OF THE MOST NORTHERLY LINE OF TRACT "B" A DISTANCE OF 6.00 FEET; THENCE NORTHERLY ALONG A LINE BEING PARALLEL WITH AND 6.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF TRACT "B" A DISTANCE OF 10.91 FEET TO AN INTERSECTION OF A LINE BEING PARALLEL WITH AND 128.00 FEET SOUTH OF THE MOST NORTHERLY LINE OF TRACT "B"; THENCE EASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 110.80 FEET TO AN INTERSECTION WITH A LINE BEING PARALLEL WITH AND 1205.0 FEET WEST OF THE CENTER LINE OF NORTH 64TH AVENUE AS SHOWN ON SAID PLAT; THENCE NORTHERLY ALONG SAID PARALLEL LINE A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (NON-EXCLUSIVE EASEMENT ESTATE)

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT RIGHTS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT FOR PARKING, AND FOR INGRESS AND EGRESS RECORDED APRIL 10, 2012 IN OFFICIAL RECORDS BOOK 48653, PAGE 801, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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 THE STANDARDS OF PRACTICE UNDER RULE 6J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.



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

REVISIONS:

REVISION	DATE	CHECKED BY

PROJECT NAME:

JOB NO.: 24-1581