

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary Survey was on February 8, 2021.

SECTION 2) LEGAL DESCRIPTION:

A parcel of land in the Northwest Quarter of the Southwest Quarter of Section 19, Township 49 South, Range 42 East, Broward County, Florida:
 BEGINNING at the Northwest corner of the Southwest Quarter of said Section 19; THENCE run S.1°01'38"E., 150.00 feet (on an assumed bearing) along the West line of said Southwest Quarter; THENCE, run N.89°39'32"E., 203.01 feet along a line parallel with the North line of said Southwest Quarter; THENCE, run S.1°01'38"E., 354.35 feet to a point of intersection with the arc of a curve running Northeasterly to the left; THENCE, run Northeasterly 108.46 feet along the arc of said curve to the left, having a radius of 275 feet and a chord bearing or N.48°57'27"E., to a point of tangency; THENCE, run N.37°39'32"E., 208.29 feet along the tangent produced, to a point of curvature of a curve to the right; THENCE, run Northeasterly 254.58 feet along the arc of said curve to the right, having a radius of 325.00 feet; THENCE, run N.1°01'38"W., 147.52 feet to the North line of said Southwest Quarter; THENCE, run S.89°39'32"W., 633.05 feet along said North line of the Southwest Quarter to the POINT OF BEGINNING.

EXCEPTING THEREFROM the North 50.00 feet and the West 50.00 feet of said Southwest Quarter; situate in Broward County, Florida.

LESS THE FOLLOWING DESCRIBED PARCEL, TO-WIT:

COMMENCING at the Northwest corner of the Southwest Quarter of said section 19, Run S.01°26'25"E., along the West line of said Section 19, a distance of 150 feet; THENCE, N.89°14'45"E., a distance of 50.00 feet to the POINT OF BEGINNING; THENCE, continue N.89°14'45"E., to a distance of 5.79 feet to a point on a curve concave to the West and having a tangent bearing of N.00°25'33"W., through said point; THENCE, Northerly along said curve having a central angle of 01°57'34" and a radius of 5779.58 feet, a distance of 100.09 feet through an angle of 00°59'32"; THENCE, S.89°14'45"W., a distance of 6.61 feet to a point on a line 50.00 feet East of and parallel to the West line of said Section 19; THENCE, S.01°26'25"E., along said line, a distance of 100.00 feet to the POINT OF BEGINNING.

(Warranty Deed, dated December 3rd, 2020, recorded in Instrument # 116902391, Broward County Records).

Containing 119,348 Square Feet or 2.74 Acres, more or less, by calculations.

Property Address: 3900 N.W. 37th Street, Lauderdale Lakes, Florida, 33309.
 ID. # 4942 19 00 0083

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the "Standards of Practice for Land Surveying in the State of Florida", require for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

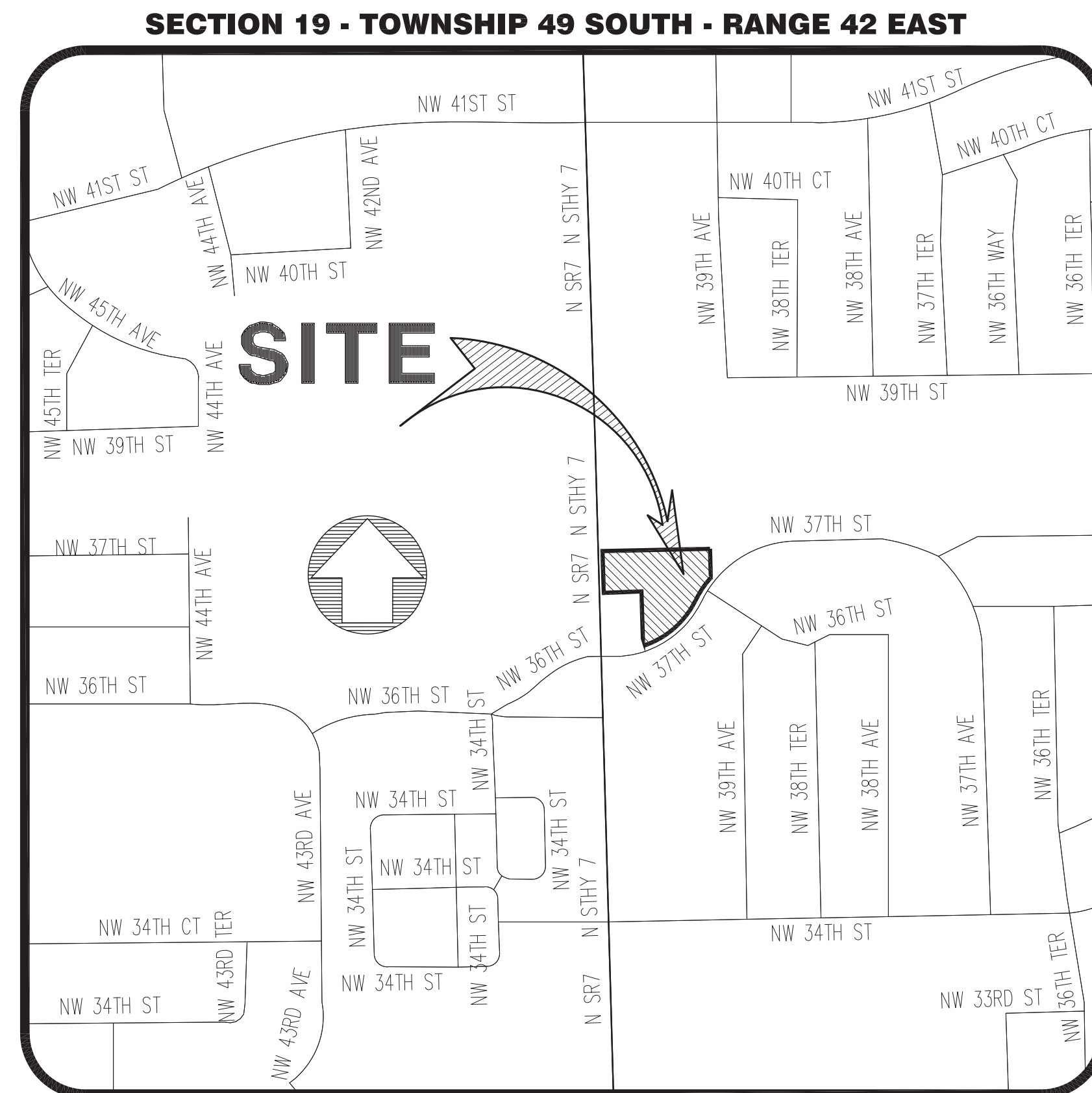
Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

BOUNDARY & TOPOGRAPHIC SURVEY

OF
3900 N.W. 37TH STREET,
LAUDERDALE LAKES, FLORIDA 33309



VICINITY MAP
NOT TO SCALE

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the West Line of Section 19-49-42, of the Public Records of Broward County, Florida; with an assumed bearing of S01°25'10"E, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "AH", Elev.=7 feet, as per Federal Emergency Management Agency (FEMA) Community Number 120043 (City of Lauderdale Lakes), Map Panel No. 12011C0362, Suffix H, Map Revised Date: August 18, 2014.

Legal Description was furnished by client.

Elevations as shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88). A Broward County's Benchmark Number 1349 was used its Elevation was converted by subtraction 1.59'.
 BM Elevations 12.34 (NGVD 1929) -1.59'= 10.75 (NAVD 88).

SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County. The Survey depicted here is not covered by a Professional Liability Insurance.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

1160 BAY HARBOR DEVELOPMENT LLC.

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

BENNY SUAREZ SURVEYING INC., a Florida Corporation
 Florida Certificate of Authorization Number LB8104

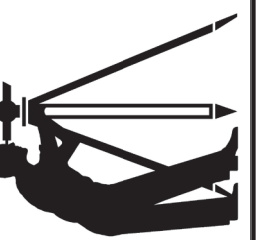
Benigno J.
Suarez

Digitally signed by Benigno J. Suarez
 Date: 2021.02.16 09:42:35 -05'00'

By: Benigno J. Suarez, PSM Date: _____
 Registered Surveyor and Mapper LS6583
 State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

BENNY SUAREZ SURVEYING INC.
 4170 S.W. 152nd PATH, MIAMI, FLORIDA 33185
 PH: (305)807-8319 Email: benysuarez@msn.com



No.	DATE	DESCRIPTION

TYPE OF PROJECT: **BOUNDARY & TOPOGRAPHIC SURVEY**
 PROJECT FOR: **1160 BAY HARBOR DEVELOPMENT LLC**
 ADDRESS: **3900 N.W. 37TH STREET, LAUDERDALE LAKES, FLORIDA 33309**

JOB No: 2021-018
DRAWN BY: L.M.
CHECKED BY: B.J.S.
FIELD BOOK: FILE
DATE: 02/16/2021
SCALE: AS SHOWN
SHEET: 1
1 OF 2

