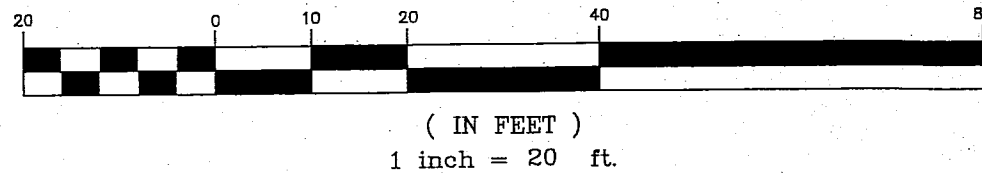




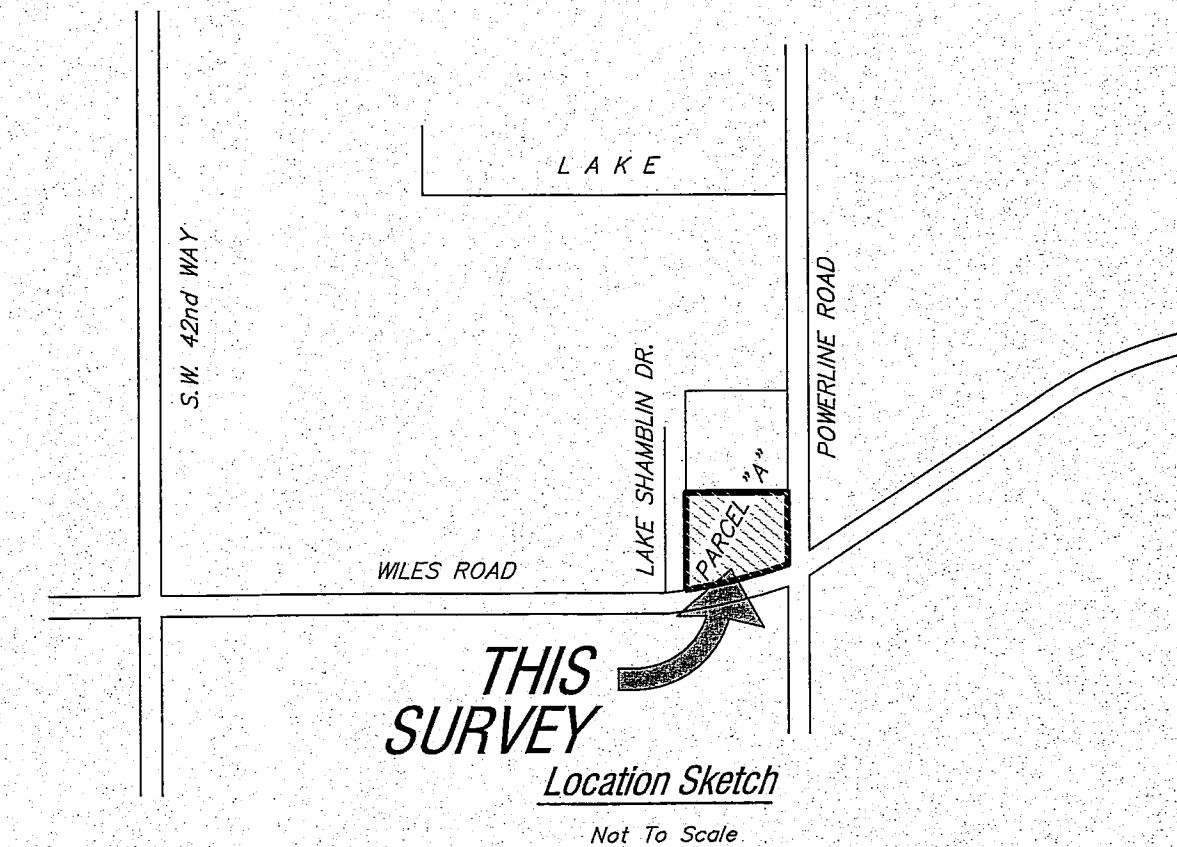
prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
400 J.W. McLaughlin AVENUE (N.E. 3rd AVENUE),
FORT LAUDERDALE, FLORIDA, 33301
PHONE: (954) 763-7611 FAX: (954) 763-7615

GRAPHIC SCALE



RECORD LAND SURVEY

A PORTION OF PARCEL 'A' YORK CHASE RONTO COMMERCIAL PLAT PLAT BOOK 123, PAGE 28. B.C.R.



SITE ADDRESS

1901 SOUTH POWERLINE ROAD
DEERFIELD BEACH, FLORIDA

Legal Description

A portion of Parcel "A" of "YORK CHASE RONTO COMMERCIAL PLAT" according to the plat thereof as recorded in Plat Book 123, Page 28, in the public records of Broward County, Florida, more particularly described as follows:

Begin at the Southwest corner of said Parcel "A"; thence North 1° 32' 23" East along the West line of said Parcel "A", a distance of 203.09 feet; thence South 89° 00' 55" East, a distance of 286.01 feet to a point on the East line of said Parcel "A"; thence South 01° 32' 23" West along said East line a distance of 103.39 feet; thence South 30° 12' 08" West, continue along said Easterly line, 33.58 feet to a point on the arc of a non-tangent curve, concave to the Northwest, having a radius of 460.87 feet (a radial line to said point bears South 31° 08' 08" East); thence Southwesterly along the Southerly line of said Parcel "A" and the arc of said curve through a central angle of 32° 28' 53", an arc distance of 261.27 feet to a point of tangency; thence continue along said Southerly boundary, North 88° 39' 15" West, 22.64 feet to the Point of Beginning.

Said land lying and being in Broward County, Florida.

LESS AND EXCEPT that portion contained in agreed Order of Taking and Stipulated Final Judgment recorded in Official Records Book 37533, Page 486, described as follows:

LEGAL DESCRIPTION PARCEL 33

A portion of Parcel "A" of "YORK CHASE RONTO COMMERCIAL PLAT" as recorded in Plat Book 123, Page 28, of the public records of Broward County, Florida, being situated in the Southeast one-quarter (SE1/4) of Section 9, Township 48 South, Range 42 East, being more particularly described as follows:

Commence at the Southeast corner of said Section 9; thence South 89° 44' 36" West along the South line of said Section 9, a distance of 392.00 feet; thence North 00° 04' 05" West, 75.00 feet; thence North 89° 44' 36" East, along existing North right-of-way line of N. W. 48th Street, 22.64 feet to a point of curvature of a curve concave to the North, having a radius of 460.87 feet, thence Northeasterly along the arc of said curve, through a central angle of 05° 53' 58", an arc distance of 47.45 feet; thence North 00° 04' 05" West, a distance of 12.07 feet to the Point of Beginning; thence North 00° 04' 45" West, 3.95 feet to a point on the arc of a non-tangent curve concave to the North, having a radius of 1,086.00 feet (a radial line through said point bears South 14° 31' 02" East); thence Northeasterly along the arc of said curve, through a central angle of 10° 33' 06", an arc distance of 200.00 feet; thence South 00° 05' 52" East, 0.13 feet; thence South 30° 47' 09" West, 35.91 feet; thence South 75° 28' 55" West, 75.00 feet to a point on the arc of a non-tangent curve concave to the North, (a radial line through said point bears South 19° 39' 24" East) having a radius of 448.87 feet; thence Southwesterly along the arc of said curve, through a central angle of 12° 42' 26", an arc distance of 99.55 feet to the Point of Beginning.

Said lands lying in Broward County, Florida.

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 35-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

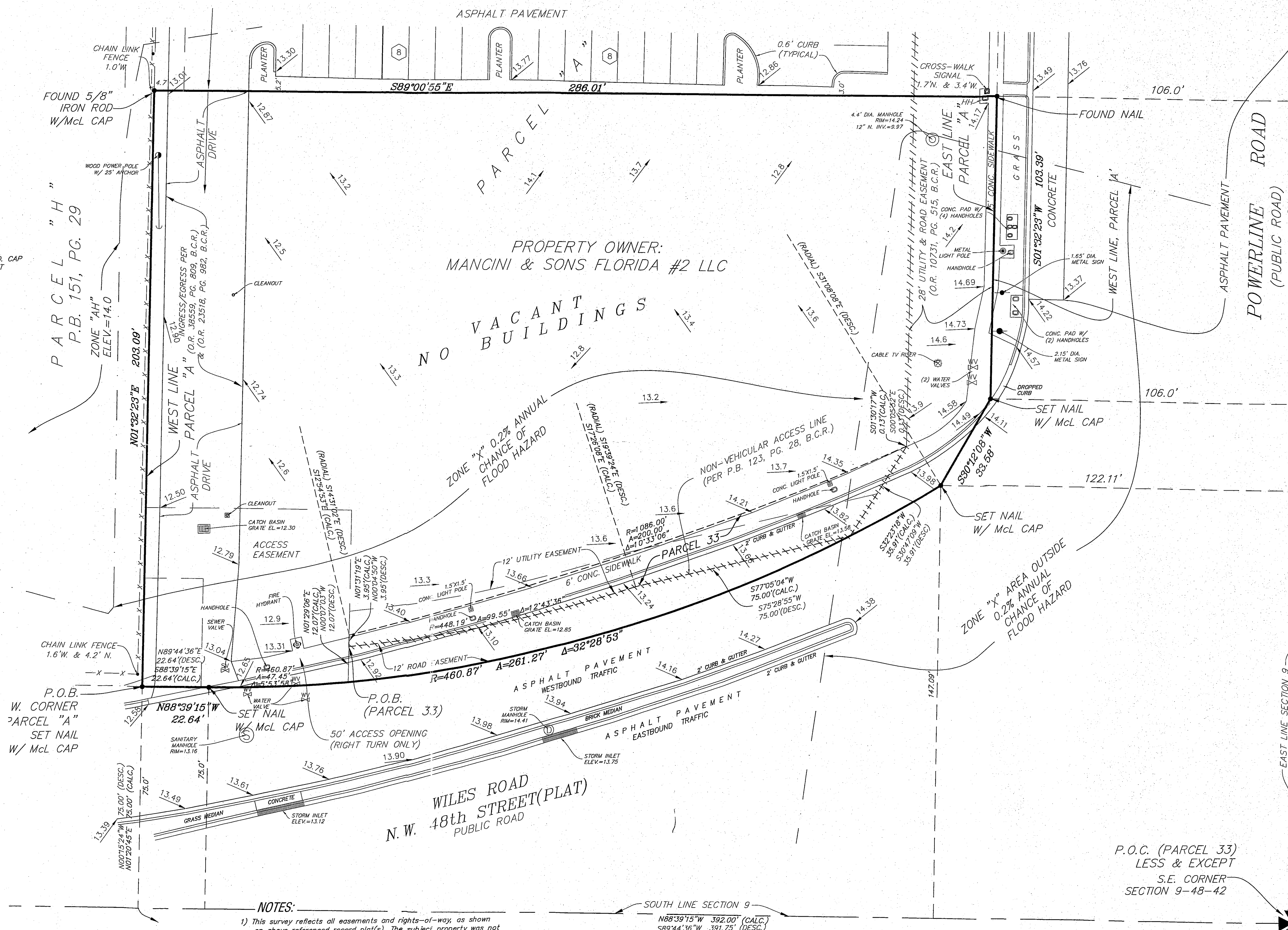
Dated at Fort Lauderdale, Florida, this 2nd day of March, 2015.

McLAUGHLIN ENGINEERING COMPANY

SCOTT A. McLAUGHLIN
Professional Surveyor & Mapper No. 5842
State of Florida

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
- SQ. FT. = SQUARE FEET
- AC = ACRES
- DESC. = DESCRIPTION
- CALC. = CALCULATED
- ELEV. = ELEVATION
- O/C = OFFSET
- A/C = AIR CONDITIONING
- C = 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
- P.C. = PAGE
- R/W = RIGHT-OF-WAY
- C.O. = CLEAN OUT
- C.L.F. = CHAIN LINK FENCE
- P.C.D. = POLLUTION CONTROL DEVICE
- SV = SEWER VALVE
- MEAS. = MEASURED
- CALC. = CALCULATED



NOTES:

- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- Underground improvements if any not located.
- This drawing is not valid unless sealed with an embossed surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- All iron rods 5/8", unless otherwise noted.
- Reference Bench Mark: Broward County Benchmark #1092, Elevations: 13.45 (NAVD88), 11.88 (NAVD88).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: 13.45, Elev. = 12.62
- This property lies in Flood Zones "X", 0.2% Annual chance of Flood Hazard and "K", Area outside 0.2% Annual chance of Flood Hazard Per Flood Insurance Rate Map No. 1201100167 H Dated: August 18, 2014. Community Panel No. 125101.
- Bearings shown hereon refer to record plat (12/1/28) and assume the East line of Parcel "A" as South 01°32'23" West.
- 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 (Corpscan 6.0.1) obtained from <http://www.tech.army.mil/>

OFFICE NOTES

FIELD BOOK NO. TDS, LB# 335/56
JOB ORDER NO. V-0048
CHECKED BY: _____
DRAWN BY: RDR
C:\RUD\2015\00048\dwg\0048.dwg 3/13/2015 4:03:52 PM EDT

FILE NO: 15-3- (NAVD88)