

### SURVEYOR'S NOTES:

PROPERTY ADDRESS: 5130 N FEDERAL HIGHWAY, FORT LAUDERDALE, FLORIDA 33308

LOT 4, BLOCK 1, CORAL RIDGE COMMERCIAL BOULEVARD ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

### I. SITE INFORMATION:

a) THE PROPERTY IS BEING USED FOR COMMERCIAL PURPOSES. b) ALL VISIBLE UTILITIES SERVING THE BUILDING/PROPERTY AS SHOWN ON MAP OF SURVEY (IF ANY), SERVING THE SÚBJECT PROPERTY ENTER THROUGH ADJOINING PUBLIC STREET(S) AND/OR RECORDED PUBLIC UTILITY EASEMENT(S) c) property has direct vehicular and pedestrian access`álong´ n federal highway (front) and allèy´in d) NO ZONING CLASSIFICATION PROVIDED TO SURVEYOR BY CLIENT.

f) NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON e) NO PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES KNOWN TO SURVEYOR. g) NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

### h) PARKING SPACES ON SITE AS SHOWN ON THE MAP OF SURVEY. II. EASEMENTS, RIGHT OF WAYS AND ENCROACHMENT NOTES:

A. THE LANDS SHOWN HEREON HAVE BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES SUCH AS EASEMENTS, RIGHT-OF WAYS, RESERVATIONS, ETC. A REQUEST WAS MADE TO THE CLIENT TO FURNISH DOCUMENTS AS TO THESE MATTERS, A COPY OF THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1225329, DATED FEBRUARY 6, 2022, WAS PROVIDED.

THE FOLLOWING EXCEPTIONS ON SCHEDULE B-II OF SAID COMMITMENT WERE REVIEWED BY THE SURVEYOR AND HAVE THE FOLLOWING COMMENTS ON THE TITLE COMMITMENT TABLE SHOWN BELOW:

TITLE COMMITMENT TABLE	
EXCEPTION #	SURVEYOR'S COMMENTS
1	NO DEFECTS, LIENS, ENCUMBRANCES OR ADVERSE CLAIMS OR OTHER MATTERS OTHER THAN THE EXCEPTIONS LISTED ON THIS TITLE COMMITMENT KNOWN TO SURVEYOR.
2	a) NOT SURVEY RELATED (TAXES). b) NO UNRECORDED RIGHTS, INTERESTS OR CLAIMS KNOWN TO SURVEYOR. c) SEE MAP OF SURVEY OR ENCROACHMENTS NOTES BELOW FOR ENCROACHMENTS, VIOLATIONS OR ADVERSE CIRCUMSTANCES d) NO UNRECORDED EASEMENTS KNOWN TO SURVEYOR. e) NOT SURVEY RELATED (LIENS).
3	NO ADVERSE OWNERSHIP CLAIMS BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY KNOWN TO SURVEYOR
4	NOT SURVEY RELATED (LIENS).
5	NOT SURVEY RELATED (RIGHTS OF LEASES).
6	SEE MAP OF SURVEY FOR ALL PLAT MATTERS AFFECTING.
7	NOT RELATED SURVEY (NOTICE REGARDING DEED RESTRICTIONS).
8	NOT SURVEY RELATED (CONSEQUENCES FROM DISSOLVED FOR PROFIT CORPORATION (OCEAN MILE ASSOCIATION INC.))
9	SEE MAP OF SURVEY FOR LOCATION OF PARTY WALL.

### a) NO OFF-SITE EASEMENT PROVIDED TO SURVEYOR.

-NO VISIBLE ABOVE GROUND IMPROVEMENTS LOCATED ON SURVEYED PROPERTY ENCROACH ONTO ADJOINING PROPERTIES. III. GENERAL SURVEYOR NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN. 4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR 6. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OF PARTIES.

7. IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST 100TH OF A FOOT.

ELEVATIONS WHEN SHOWN HAVE BEEN MEASURED TO THE NEAREST 100TH OF A FOOT ON HARD SURFACES AND NEAREST TENTH. ). THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS

## 12. TYPE OF SURVEY: BOUNDARY SURVEY (ALTA/NSPS) 13. THE SURVEYED PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT.

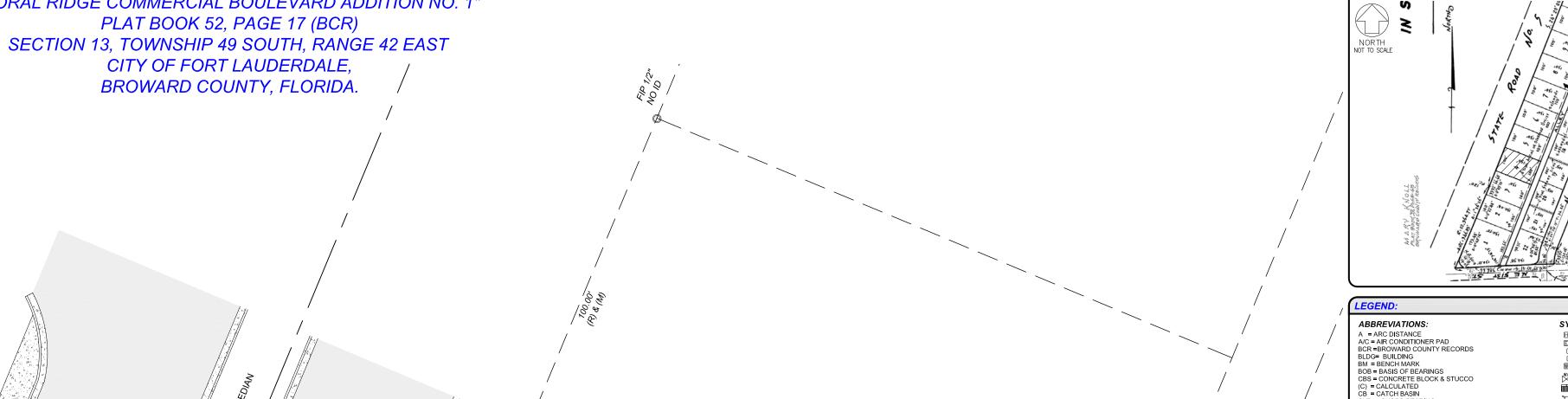
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 08/18/14 AND INDEX MAP REVISED ON 08/18/14 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE X BASE FLOOD ELEVATION N/A COMMUNITY NAME & NUMBER FORT LAUDERDALE 125105 MAP & PANEL NUMBER 12011C0378
SUFFIX H

# ALTA/NSPS LAND TITLE SURVEY

(BOUNDARY SURVEY)

LOT 4 BLOCK 1, OF "CORAL RIDGE COMMERCIAL BOULEVARD ADDITION NO. 1" PLAT BOOK 52, PAGE 17 (BCR)

E COMMERCIAL BOULEVARD



suarez surveying & mapping, inc.

13350 SW 131st Street, Suite 103, Miami, Florida 33186 Tel: 305.596.1799 www.suarezsurveying.com

HH = HAND HOLE
EB = ELECTRIC BOX
T = TELEPHONE RISER
= CABLE TV RISED CABLE TV RISER

WATER METER WV = WATER VALVE = CURB INLET CB = CATCH BASIN
CHB = CHORD BEARING
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
CONC = CONCRETE
DE = DRAINAGE EASEMENT
DME = DRAINAGE & MAINTENANCE EASEMENT
DW = DRIVE-WAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF PAVEMENT = FIRE HYDRANT = LIGHT POLE = DRAIN GV = GAS VALVE  $\begin{array}{ll} (00') & = \mathsf{ORIGINAL\ LOT\ DISTANCE} \\ \Delta & = \mathsf{CENTRAL\ ANGLE} \end{array}$ EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FOOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FIP = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FN = FOUND NAIL (NO ID)
FND = FOUND NAIL & DISK
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
LE = LANDSCAPE EASEMENT
LME = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR=MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ML = MONUMENT LINE
OH = OVERHANG = CATCH BASIN = UTILITY POLE = CONC. POLE = SEWER MANHOLE = COMMUNICATION MANHOLE = FPL MANHOLE \_\_\_ = S**i**GN \_\_\_\_ = ANCHOR = GUARD RAIL
= IRON FENCE
= WOOD FENCE MH =MAN HOLE
ML = MONUMENT LINE
OH = OVERHANG
ORB = OFFICIAL RECORDS BOOK
O/S = OFF-SET
(P) = PLAT
PBC = PALM BEACH COUNTY
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PK = PARKER KAELON (SURVEY NAIL)
PL = PLANTER
POB = POINT OF BEGINNING
PCC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT OF WAY
RES. = RESIDENCE
SIP = SET IRON PIPE
SND = SET NAIL & DISK (PK)
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP)= TYPICAL
TM = TOWNSHIP MAP
UB = UTILITY BOX
UE = UTILITY BOX
UE = WALL MAINTENANCE DRAINAGE EASEMENT
SURFACE: ///// = LIMITED ACCESS RIGH = BOUNDARY LINE  $_{\sim}0.00$  = ELEVATION SURFACE: ASPHALT CONCRETE PAVERS BUILDING TILES WOOD COVER

HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE STANDARDS O PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUE. TO: ISATECH INVESTMENTS CORPORATION, A FLORIDA CORPORATION; CITY NATIONAL BANK OF FLORIDA, ISAOA; PHILLIPS CANTOR AND SHALEK, P.A.; BRUCE HORNSTEIN, P.A.; OLD REPUBLIC NATIONAL

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND

TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS FROM TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON THE 9th OF MARCH, 2022.

DATE OF PLAT OR MAP: 17th OF MARCH, 2022. AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE

ATTESTING REGISTERED

SURVEYOR AND MAPPER



PROFESSIONAL SURVEYOR & MAPPER STATE OF FLORIDA LIC. # 6220

