

BEGINNING at a point formed by the East line of the right—of—way of Federal Highway (U.S. #1) and the Northerly right—of—way of the street known as N.E. 34th Court;

Thence in a Northerly direction along the Easterly right—of—way line of U.S. #1, a distance of 140 feet to a point;

Thence in an Easterly direction and along the North line of said Tract B, a distance of 125 feet to a point; Thence in a Southerly direction on a line parallel to the said Easterly right—of—way line of U.S. Highway #1, a distance of 140 feet to a point on the Northerly right—of—way line of the said N.E. 34th Court; Thence westerly along to the North right—of—way line of said N.E. 34th Court, a distance of 125 feet to the Point of Beginning, a/k/a 3400 North Federal Highway, Lighthouse Point, Florida.

Less and except a portion of said "Tract B", described as follows:

That part of Tract B as shown on the Plat of Lighthouse Point Extension, as recorded in Plat Book 41, Page 41 of the Public Records of Broward County, Florida, lying in the northwest quarter (NW 1/4) of Section 19, Township 48 South, Range 43 East, Broward County, Florida, said part being more particularly described as follows:

Commence at the northeast corner of said northwest quarter (NW 1/4);

Thence South 88°46'00" West, along the north line of said northwest quarter (NW 1/4), a distance of 249.780 meters (819.49 feet) to the baseline of survey for State Road 5 (US 1 — Federal Highway) as shown on that Florida Department of Transportation Right of Way Map Number 86020-2518;

Thence South 06°51'23" West, along said baseline, a distance of 244.583 meters (802.44 feet);

Thence South 83°08'37" East, a distance of 21.946 meters (72.00 feet) to the easterly existing right of way line of State Road 5 (US 1 — Federal Highway), being the Point of Beginning and said point being also on a tangent curve concave northeasterly, having a chord bearing of South 42'03'27" East;

Thence southerly and easterly along said curve, having a radius of 6.000 meters (19.70 feet), through a central angle of 97°49′40″, an arc distance of 10.244 meters (33.61 feet) to the end of said curve;

Thence South 89°01'43" West, along the northerly existing right of way line for Northeast 34th Court, a distance of 6.881 meters (22.58 feet);

Thence North 06°51'23" East, along said easterly existing right of way line, a distance of 6.881 meters (22.58 feet) to the Point of Beginning. (AKA Parcel 106)

E SAMPLE ROAD NE 35 ST NE 34 CT NE 34 ST

LOCATION SKETCH

NOT TO SCALE **SURVEYOR'S REPORT:**

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing

The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Attorneys Title Fund Services, LLC, Title Commitment Title Commitment No. 488031 A1, effective date August 13, 2017, Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avirom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.

3. The land description shown hereon is in accord with the Title Commitment. Modified to replace "Begin" with "Commence".

No underground improvements were located. Distances and angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the north

line of Tract 'B' having a bearing of N90°00'00"E. 6. The entire property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 12011C 0188 H, dated 08/18/2014.

7. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the

This map is intended to be displayed at a scale of 1:240 (1" = 20'). Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.

10. Abbreviation Legend: A/C = Air conditioner; B.C.R. = Broward County Records; C = Calculated; $\Delta = Central Angle$; CB = Chord Bearing; CB = Chord Bearing= Centerline; CH = Chord Length; CONC. = Concrete; D = DEED; D.B. = Deed Book; F.B. = Field Book; F.D.O.T. = Florida Department of Transportation; ID. = Identification; L = Arc Length; L.B. = Licensed Business; M = Measured; O.R.B. = Official Records Book; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R = Radius; T = Tangent: W/CAP = With Surveyors Cap.

SUMMARY TABLE FOR:

SCHEDULE B, SECTION 2 EXCEPTIONS TITLE COMMITMENT

EXCEPTION NUMBER AND RECORDING INFORMATION			AFFECTS SUBJECT PROPERTY	AFFECTED AREA	
No. 6	P.B.	41/41	Yes	As Shown	
No. 7	O.R.B.	765/127	Yes	Blanket (All)	
No. 8	O.R.B.	841/235	Yes	As Shown	
No. 9	O.R.B.	46246/729	No		
No. 10	D.B.	571/146	?	Not Available	

CERTIFICATION:

This survey is certified to: Urgent Dental LLC, a Florida limited liability company; Old Republic National Title Insurance Company; Murdoch, Weires & Neuman PLLC.

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Florida Registration No. 3268 AVIROM & ASSOCIATES, INC. L.B. 3300

M & ASSOCIATES, INC. EYING & MAPPING ID AVENUE, SUITE 102 FON, FLORIDA 33432 392-2594, FAX (561) 394-7125 AVIROM & SURVEYIN 50 S.W. 2ND AVE BOCA RATON, FTEL. (561) 392-23 www.AVIROM-SL © 2017 AVIROM & A This sketch is the propand should not be rep



EXTENSION
SHTHOUSE POINT BOUNDARY SURV
A PORTION OF TRA
GHTHOUSE POINT E;
400 N. FEDERAL HIGHWAY, LIGHT
(P.B. 41, PG. 41, B.C.R
CITY OF LIGHTHOUSE POI

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10056-1	1" = 20	08/30/2017	J.S.B.	M.D.A.	PG.	Ą
					1798	-
JOB #:	SCALE	DATE:	BY:	CHECKED:	F.B.	SHEET

LIG

Said lands lying in the City of Lighthouse Point, Broward County, Florida and containing 17,234 square feet (0.3956 acres) more or less.