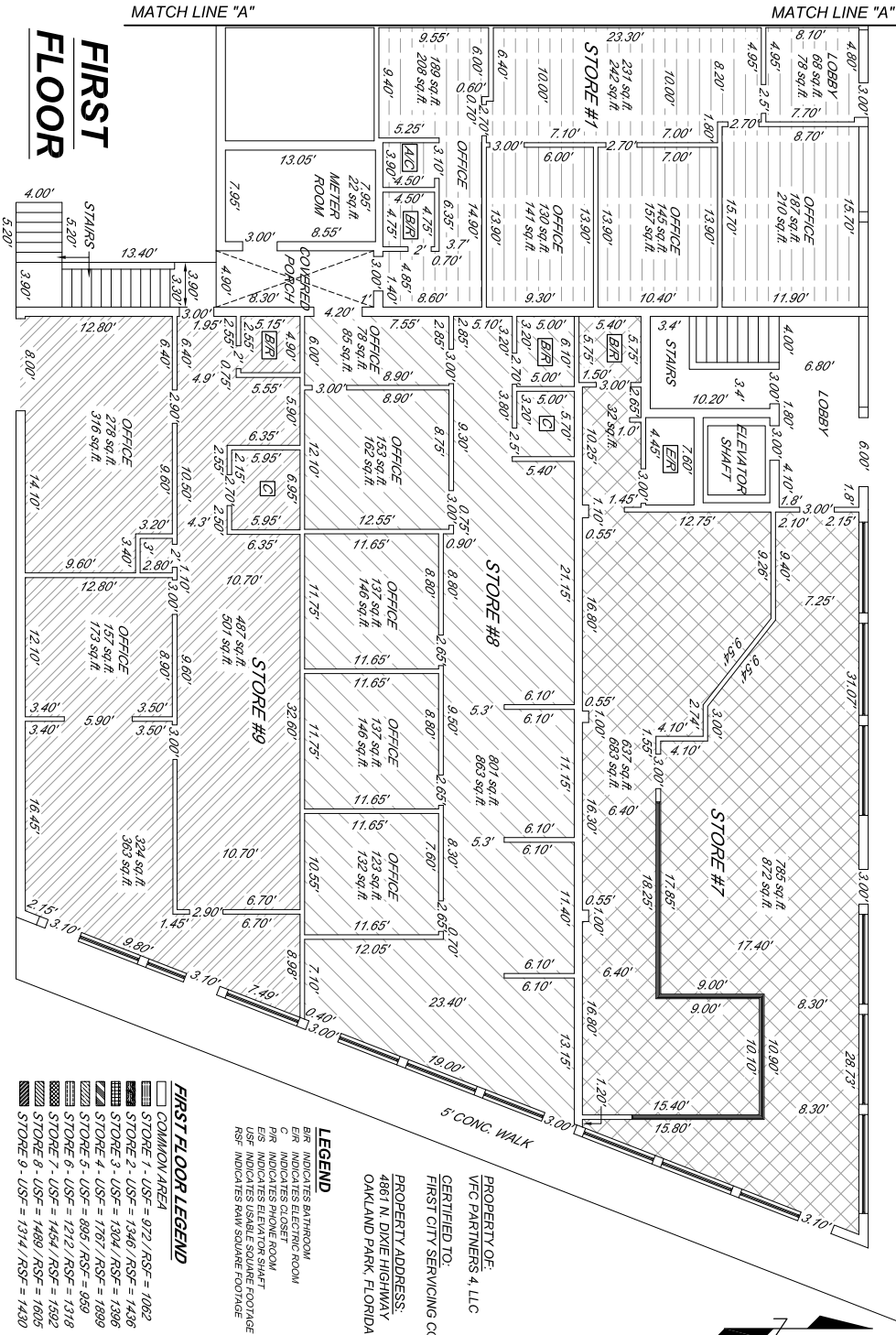


5" CONC. WALK



- FIRST FLOOR LEGEND**
- COMMON AREA
 - STORE 1 - USF = 921 / RSF = 1082
 - STORE 2 - USF = 1360 / RSF = 1436
 - STORE 3 - USF = 1394 / RSF = 1396
 - STORE 4 - USF = 1767 / RSF = 1899
 - STORE 5 - USF = 686 / RSF = 689
 - STORE 6 - USF = 1212 / RSF = 1318
 - STORE 7 - USF = 1464 / RSF = 1582
 - STORE 8 - USF = 1489 / RSF = 1605
 - STORE 9 - USF = 1314 / RSF = 1430

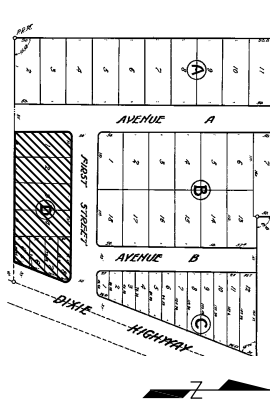
LEGEND

BER INDICATES BATHROOM
 ER INDICATES ELECTRIC ROOM
 C INDICATES CLOSET
 PR INDICATES PHONE ROOM
 E/S INDICATES ELEVATOR SHAFT
 ST INDICATES STAIRS
 RSF INDICATES RAW SQUARE FOOTAGE

PROPERTY ADDRESS:
 4861 N. DIXIE HIGHWAY
 OAKLAND PARK, FLORIDA 33334

CERTIFIED TO:
 FIRST CITY SERVICING CORP.
 VFC PARTNERS 4, LLC

PROPERTY OF:
 FIRST CITY SERVICING CORP.



LOCATION SKETCH
 NOT TO SCALE

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, IN BLOCK D, CAROLINA TERRACE AMENDED, ACCORDING TO THE MAP OR PLAN THEREON RECORDED IN PLAT BOOK 9, PAGE 42, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS AND EXCEPT: THAT PART OF LOTS 5, 6, 7 AND 8, IN BLOCK D, CAROLINA TERRACE AMENDED, ACCORDING TO THE MAP OR PLAN THEREOF AS RECORDED IN PLAT BOOK 9, PAGE(S) 42, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 1 THEREON, AS RECORDED IN PLAT BOOK 98, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID LOT 5; THENCE RUN 188°51'24" EAST ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 7.48 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; SAID POINT ALSO BEING ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF DIXIE HIGHWAY (S.R. 811), THENCE N19°26'02" EAST ALONG THE EAST LINE OF SAID LOTS 5, 6, 7 AND 8 AND SAID RIGHT OF WAY LINE A DISTANCE OF 103.22 FEET TO A POINT ON A CURVE IN SAID EXISTING RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A CHORD BEARING OF N35°51'17" WEST AND A RADIUS OF 10.00 FEET; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID EXISTING RIGHT OF WAY LINE, A DISTANCE OF 19.30 FEET, THROUGH A CENTRAL ANGLE OF 110°34'38" AND TO A POINT ON THE NORTH LINE OF SAID LOT 8; THENCE S00°52'11" EAST A DISTANCE OF 12.32 FEET; THENCE S18°11'45" WEST A DISTANCE OF 103.89 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

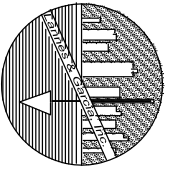
1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL, 2) LEGAL DESCRIPTION PROVIDED BY OTHERS, 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE UNDERLYING PLAT OF RECORD, 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD, 5) UNDERGROUND UTILITIES FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED, 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1989, 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED, 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE, 9) WALL MEASUREMENTS ARE TO FORM FACE OF WALL, 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY, 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS, 12) BEARINGS IF ANY SHOWN ARE BASED ON PLAT MERIDIAN AT: WA, 13) SQUARE FOOTAGE INDICATED AS FOLLOWS: IF BOTTOM NUMBER REFLECTED IS BASED UPON BOMA STANDARDS.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SPECIFIC PURPOSE SURVEY

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS OF THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 61617-6, FLORIDA ADMINISTRATIVE CODE SUBJUNCT TO SECTION 472-027, FLORIDA STATUTES; THERE ARE NO ENCUMBRANCES, OVERLAPS, EASEMENTS APPEARING ON THE PLAT, OTHER THAN AS SHOWN HERETO.

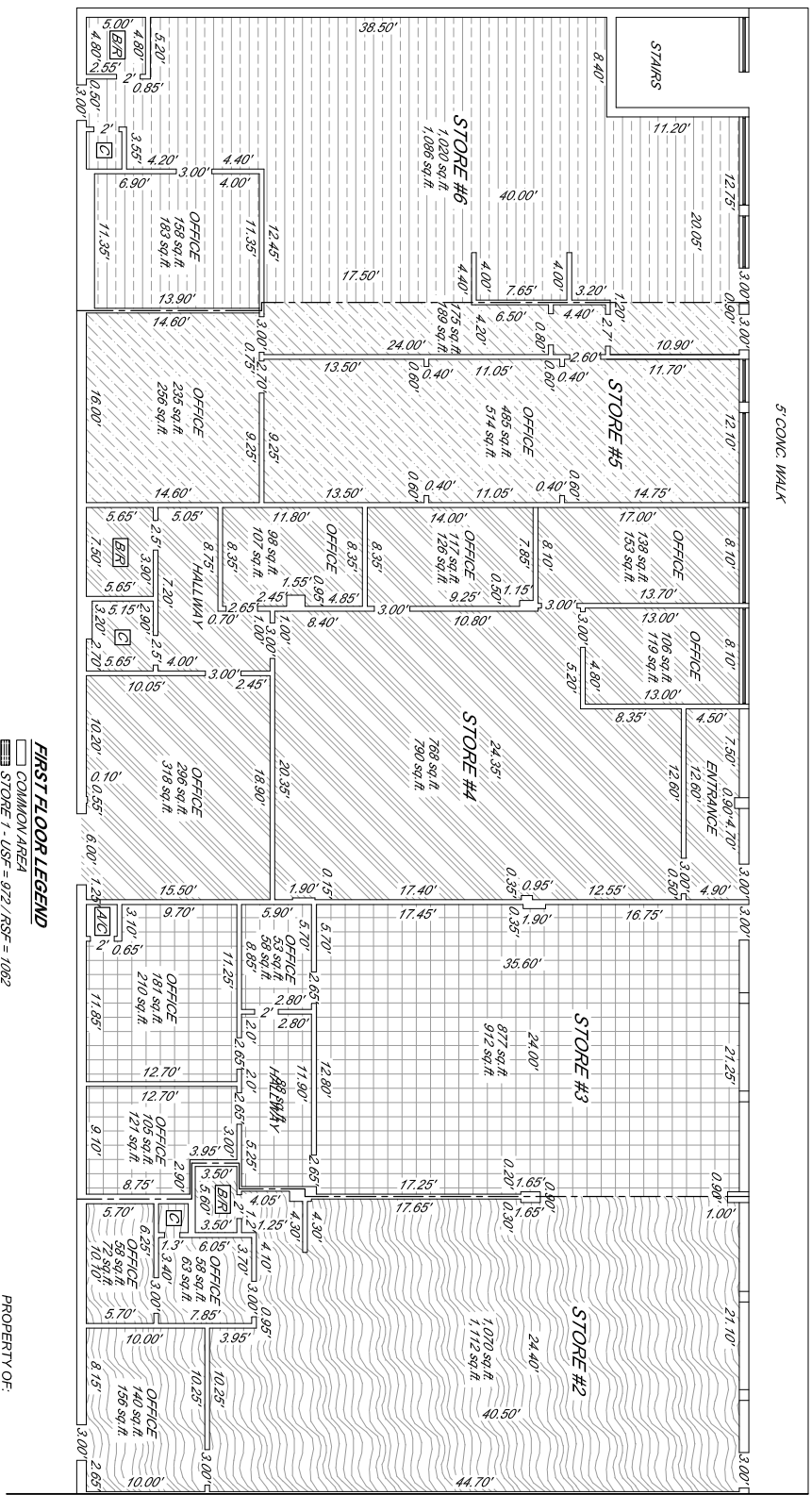
FRANCISCO F. FAJARDO #4787
 PROFESSIONAL SURVEYOR AND MAPPER
 REG. NO. 4787.



PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
 LB # 2098
 FRANCISCO F. FAJARDO PSM # 4767
 386 ALHAMBRA CIRCLE - SUITE C,
 CORAL GABLES, FLORIDA 33134
 PH (305) 666-7909 FAX (305) 559-3002

FIELD DATE: 04-22-2017
 SCALE: 1" = 10'
 DRAWN BY: M. PIO DWG. No.: 221569

5' CONC. WALK



FIRST FLOOR

SURVEYOR'S NOTES:

1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL. 2) LEGAL DESCRIPTION PROVIDED BY OTHERS. 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD. 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD. 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED. 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929. 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED. 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTERS OF WIRE. 9) WALL MEASUREMENTS ARE TO TYPICAL FACE OF WALL. 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE ENLARGED FOR CLARITY. 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS. 12) BEARINGS IF ANY SHOWN ARE BASED ON PLAT MERIDIAN AT: WA 13) SQUARE FOOTAGE INDICATED AS FOLLOWS: 1) BOTTOM NUMBER REFLECTED IS BASED UPON BOMA STANDARDS.

FIRST FLOOR LEGEND

[Symbol]	COMMON AREA
[Symbol]	STORE 1 - USF = 972 / RSF = 1082
[Symbol]	STORE 2 - USF = 1346 / RSF = 1436
[Symbol]	STORE 3 - USF = 1304 / RSF = 1396
[Symbol]	STORE 4 - USF = 1787 / RSF = 1899
[Symbol]	STORE 5 - USF = 469 / RSF = 499
[Symbol]	STORE 6 - USF = 1212 / RSF = 1318
[Symbol]	STORE 7 - USF = 1464 / RSF = 1592
[Symbol]	STORE 8 - USF = 1489 / RSF = 1605
[Symbol]	STORE 9 - USF = 1314 / RSF = 1430

LEGEND

[Symbol]	BAR INDICATES BATHROOM
[Symbol]	EUR INDICATES ELECTRIC ROOM
[Symbol]	ESR INDICATES ELEVATOR ROOM
[Symbol]	ES INDICATES ELEVATOR SHAFT
[Symbol]	USF INDICATES USABLE SQUARE FOOTAGE
[Symbol]	RSF INDICATES RAW SQUARE FOOTAGE

SPECIFIC PURPOSE SURVEY

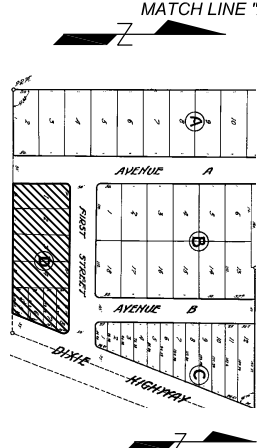
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 61617-4, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472-027, FLORIDA STATUTES. THERE ARE NO ENCUMBRANCES, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OTHER THAN AS SHOWN HERETO.

FRANCISCO F. FAJARO #4187
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER
REG. NO. 4787.

PROPERTY OF:
VFC PARTNERS 4, LLC
CERTIFIED TO:
FIRST CITY SERVICING CORP.
PROPERTY ADDRESS:
4861 N. DIXIE HIGHWAY
OAKLAND PARK, FLORIDA 33334

LOCATION SKETCH

NOT TO SCALE



LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, IN BLOCK D, CAROLINA TERRACE AMENDED, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 42, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THAT PART OF LOTS 5, 6, 7 AND 8, IN BLOCK D, CAROLINA TERRACE AMENDED, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 42, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LLOYD PELHAM REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID LOT 5; THENCE RUN N88°51'24" EAST ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 7.48 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT ALSO BEING ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF DIXIE HIGHWAY (S.R. 871); THENCE N19°28'07" EAST ALONG THE EAST LINE OF SAID LOTS 5, 6, 7 AND 8 AND SAID RIGHT OF WAY LINE A DISTANCE OF 103.22 FEET TO A POINT ON A CURVE IN SAID EXISTING RIGHT OF WAY LINE, SAID CURVE BEING CONVEX SOUTHWESTERLY HAVING A CHORD BEARING OF N85°51'17" WEST AND A RADIUS OF 10.00 FEET; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID EXISTING RIGHT OF WAY LINE, A DISTANCE OF 110.3438' AND TO A POINT ON THE NORTH LINE OF SAID LOT 8; THENCE S00°52'11" EAST A DISTANCE OF 12.32 FEET; THENCE S18°11'45" WEST A DISTANCE OF 103.69 FEET TO THE POINT OF BEGINNING.

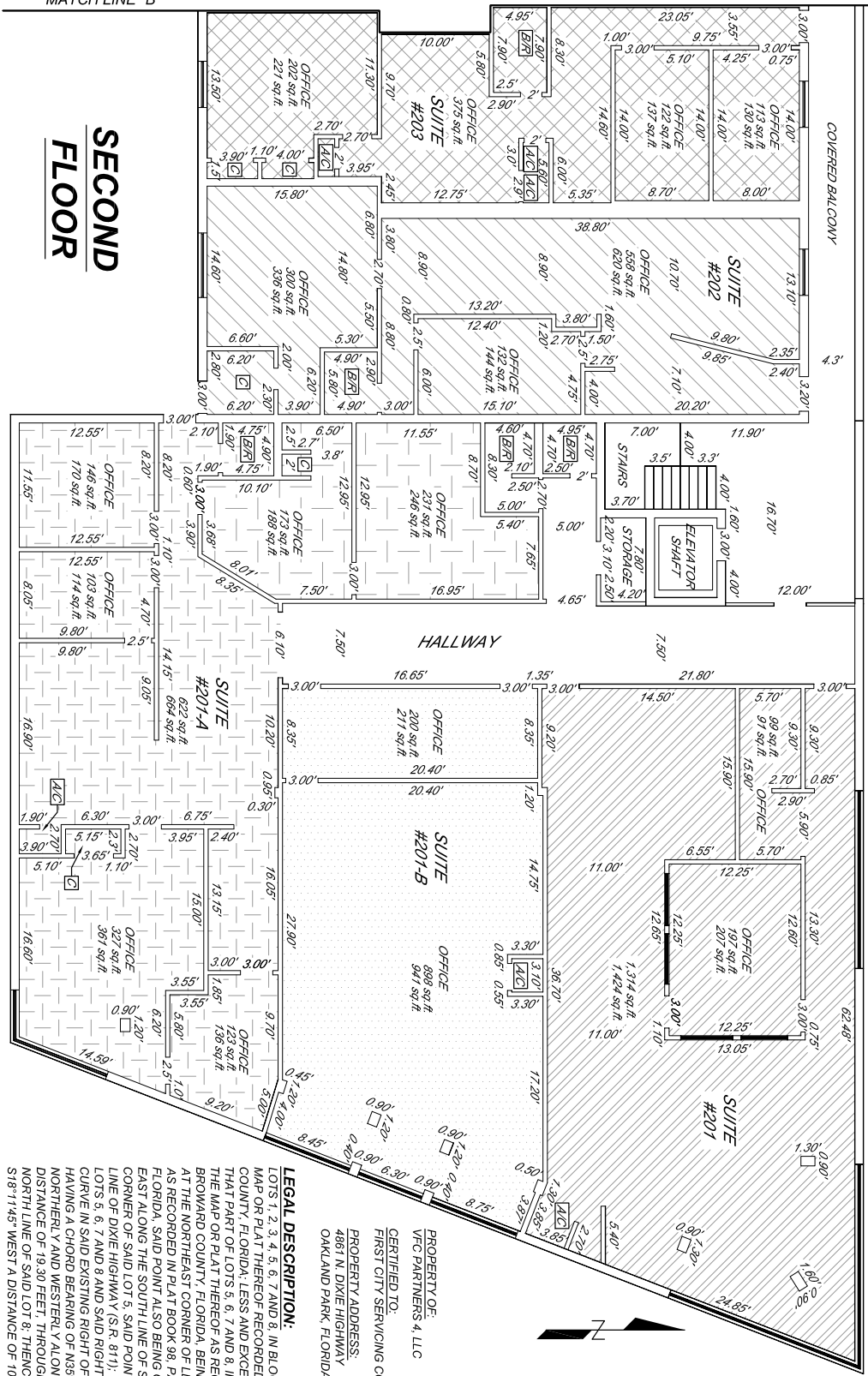
PROFESSIONAL SURVEYING AND MAPPING LANNES & GARCIA, INC.

LB # 2088
FRANCISCO F. FAJARO PSM # 4767
385 ALHAMBRA CIRCLE - SUITE C,
CORAL GABLES, FLORIDA 33134
PH (305) 666-7909 FAX (305) 559-3002

FIELD DATE: 04-22-2017 SCALE: 1" = 10' DRAWN BY: M. PIO DWG. NO.: 221568

MATCH LINE "B"

MATCH LINE "B"



SECOND FLOOR

SURVEYOR'S NOTES:

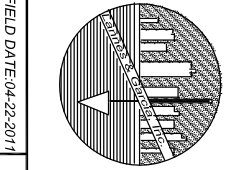
- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
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- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
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- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS.
- 12) BEAMS IF ANY SHOWN ARE BASED ON PLAT MERIDIAN AT N/A.
- 13) SQUARE FOOTAGE INDICATED AS FOLLOWS: IF BOTTOM NUMBER REFLECTED IS BASED UPON BOMA STANDARDS.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SPECIFIC PURPOSE SURVEY

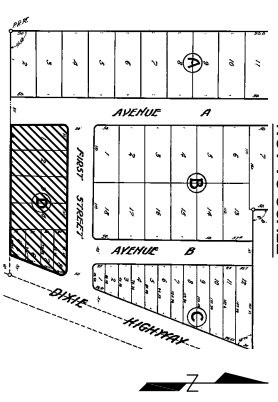
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FRANCISCO F. FAJARDO #4178
PROFESSIONAL SURVEYOR AND MAPPER
REG. NO. 4781.



PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4178
388 ALHAMBRA CIRCLE - SUITE C,
CORAL GABLES, FLORIDA 33134
PH (305) 666-7909 FAX (305) 559-3002

SCALE: 1" = 10'
DRAWN BY: M. PIO
DWG. NO.: 221569



LOCATION SKETCH
NOT TO SCALE

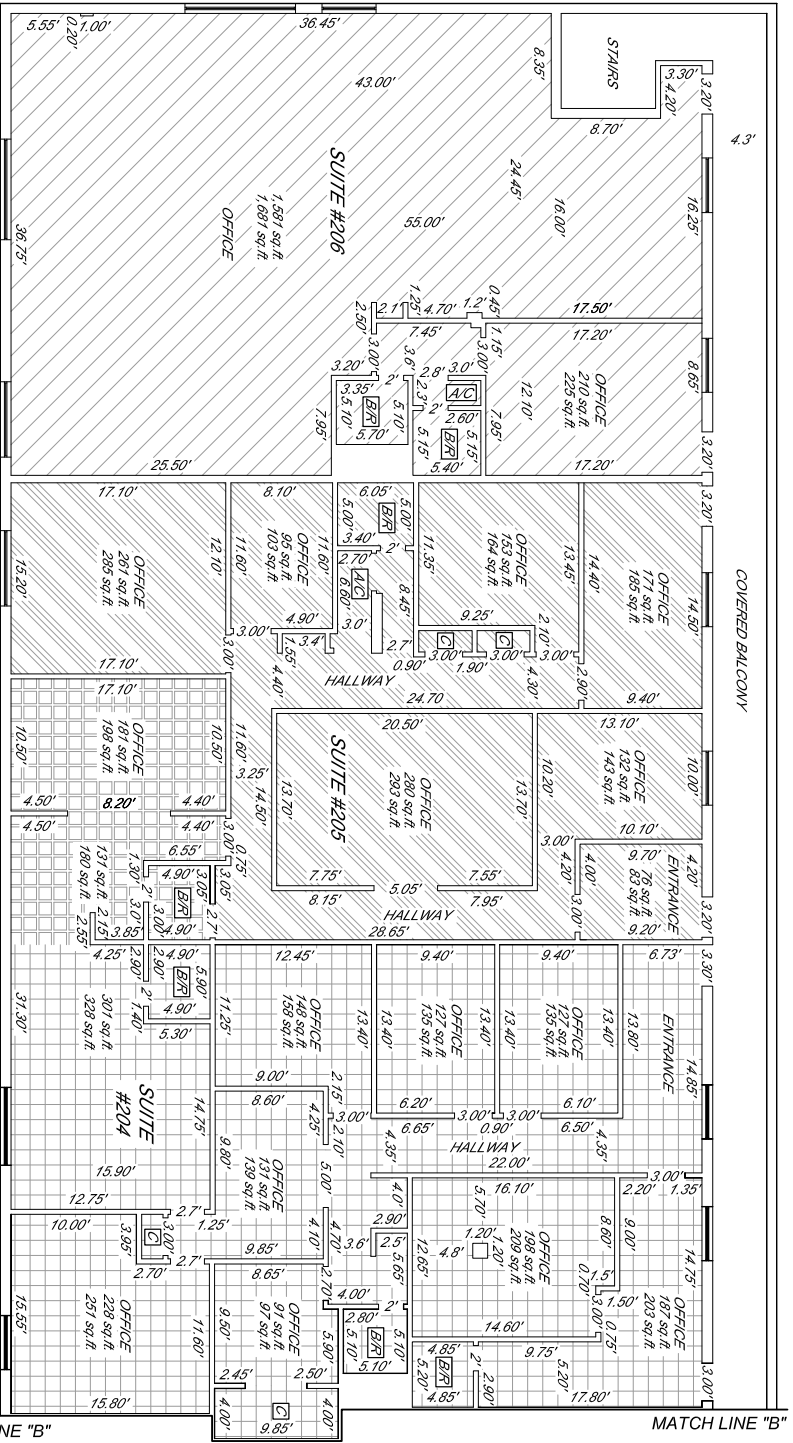
- SECOND FLOOR LEGEND**
- COMMON AREA
 - SUITE 206 - USF = 1646 / RSF = 2040
 - SUITE 208 - USF = 1674 / RSF = 1686
 - SUITE 204 - USF = 1951 / RSF = 2126
 - AREA SERVING SUITE 204 - USF = 342 / RSF = 377
 - SUITE 209 - USF = 888 / RSF = 993
 - SUITE 202 - USF = 1019 / RSF = 1134
 - SUITE 201 - USF = 1610 / RSF = 1730
 - SUITE 201-A - USF = 1107 / RSF = 1163
 - SUITE 201-B - USF = 1771 / RSF = 1937
- LEGEND**
- BR INDICATES BATHROOM
 - ER INDICATES ELEVATOR
 - ER INDICATES ELEVATOR SHAFT
 - ES INDICATES ELEVATOR SHAFT
 - USF INDICATES USABLE SQUARE FOOTAGE
 - RSF INDICATES RAW SQUARE FOOTAGE

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, IN BLOCK D, CAROLINA TERRACE AMENDED, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 42, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS AND EXCEPT:

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COVERED BALCONY



SECOND FLOOR

- SECOND FLOOR LEGEND**
- COMMON AREA
 - ▨ SUITE 206 - USF = 1846 / RSF = 2040
 - ▩ SUITE 205 - USF = 1514 / RSF = 1688
 - ▧ SUITE 204 - USF = 1951 / RSF = 2126
 - ▦ AREA SERVING SUITE 204 - USF = 342 / RSF = 377
 - ▤ SUITE 203 - USF = 868 / RSF = 903
 - ▥ SUITE 202 - USF = 1019 / RSF = 1134
 - ▧ SUITE 201-A - USF = 1610 / RSF = 1730
 - ▩ SUITE 201-B - USF = 1107 / RSF = 1163
 - ▨ SUITE 201-C - USF = 1771 / RSF = 1837

- LEGEND**
- INDICATES BATHROOM
 - INDICATES ELECTRIC ROOM
 - INDICATES CLOSET
 - INDICATES PHONE ROOM
 - INDICATES ELEVATOR SHAFT
 - INDICATES STAIRS
 - INDICATES RAW SQUARE FOOTAGE

PROPERTY ADDRESS:
4861 N. DIXIE HIGHWAY
OKLAIND PARK, FLORIDA 33334

PROPERTY OF:
VFC PARTNERS 4, LLC

CERTIFIED TO:
FIRST CITY SERVICING CORP.

SURVEYOR'S NOTES:

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- 12) BEARINGS IF ANY SHOWN ARE BASED ON PLAT MERIDIAN AT N/A.
- 13) SQUARE FOOTAGE INDICATED AS FOLLOWS: (1) BOTTOM NUMBER REFLECTED IS BASED UPON BOMA STANDARDS.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SPECIFIC PURPOSE SURVEY

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 61617-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT, OTHER THAN AS SHOWN HEREON.

FRANCISCO F. FAJARO #4787
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REG. NO. 4787.

LANNES & GARCIA, INC.

PROFESSIONAL SURVEYING AND MAPPING

LB # 2088

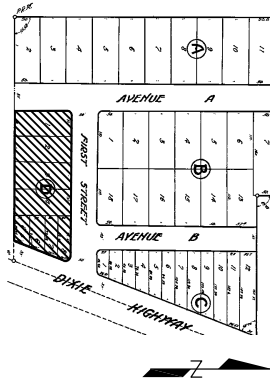
FRANCISCO F. FAJARO PSM # 4767
368 ALHAMBRA CIRCLE - SUITE C,
CORAL GABLES, FLORIDA 33134
PH (305) 666-7909 FAX (305) 559-3002

SCALE: 1" = 10'
DRAWN BY: M. PIO
DWG. NO.: 221569

FIELD DATE: 04-22-2017

LOCATION SKETCH

NOT TO SCALE



LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, IN BLOCK D, CAROLINA TERRACE AMENDED, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 42, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS AND EXCEPT THAT PART OF LOTS 5, 6, 7 AND 8, IN BLOCK D, CAROLINA TERRACE AMENDED ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE(S) 42, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT/D-PANELM REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID LOT 5; THENCE RUN N88°51'24" EAST ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 7.48 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, SAID POINT ALSO BEING ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF DIXIE HIGHWAY (S.R. 811); THENCE N19°26'02" EAST ALONG THE EAST LINE OF SAID LOTS 5, 6, 7 AND 8 AND SAID RIGHT OF WAY LINE A DISTANCE OF 103.22 FEET TO A POINT ON A CURVE IN SAID EXISTING RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A CHORD BEARING OF N35°51'17" WEST AND A RADIUS OF 10.00 FEET; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID EXISTING RIGHT OF WAY LINE, A DISTANCE OF 19.30 FEET, THROUGH A CENTRAL ANGLE OF 71°0'34.38" AND TO A POINT ON THE NORTH LINE OF SAID LOT 8; THENCE S00°52'11" EAST 81.145' WEST A DISTANCE OF 103.69 FEET TO THE POINT OF BEGINNING.