

SHEET 2 OF 2 SHEETS



ALLISON ASSOCIATES, INC.

Professional Land Surveyors

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Lot 1, Block 6 "AMENDED PLAT OF A PORTION OF COUNTRY CLUB ESTATES - UNIT A" according to the plat thereof recorded in Plat Book 27, Page 34 of the Public Records of Broward County, Florida, less the following described parcel of land. Commencing at the Northwest corner of Lot 1 of Block 6 of COUNTRY CLUB ESTATES UNIT-A according to the plat thereof as filed in Plat Book 27, Page 34 of the Public Records of Broward County, Florida, run Easterly along the North line of said Lot 1 a distance of 248.63 feet to the POINT OF BEGINNING and the beginning of a curve concave to the Southwest thence Southeasterly along said curve, having a central angle of $119^{\circ}40'02''$ and a radius of 25 feet, a distance of 52.26 feet to a point of compound curvature, thence Southwesterly along a curve concave to the Northwest, having a central angle of $34^{\circ}50'37''$ and a radius of 130 feet, a distance of 79.06 feet to the end of said curve, and to the Southeast line of said Lot 1; thence Northeasterly along said Southeast lot line a distance of 119.32 feet to the beginning of a curve concave to the Southwest; thence Northwesterly along said curve having a central angle of $154^{\circ}36'39''$ and a radius of 20 feet, a distance of 53.97 feet to the end of said curve and to the North line of said Lot 1; thence Westerly along said North line a distance of 64.47 feet to the POINT OF BEGINNING. Less parcel described in the following: Commence at the Southwest corner of Lot 2, Block 6 of said plat; thence North $00^{\circ}31'10''$ West along the Westerly line of said Lot 2 for a plat distance of 218.00 feet to the Southerly Existing Right of Way line for State Road 842 (Broward Blvd.); thence North $89^{\circ}28'50''$ East along said Southerly Existing Right of Way line, a distance of 100.01 feet to the Northwest corner of said Lot 1 and the POINT OF BEGINNING; thence North $89^{\circ}28'50''$ East along said Southerly Existing Right of Way line, also being the Northerly line of said Lot 1, a distance of 248.63 feet to a curve concave Southwesterly, having a chord bearing of South $47^{\circ}36'42''$ East; thence Southeasterly along said curve, having a radius of 25.00 feet, through a central angle of $85^{\circ}48'55''$ for an arc distance of 37.44 feet to the end of said curve; thence South $89^{\circ}28'27''$ West, a distance of 64.51 feet; thence North $86^{\circ}21'14''$ West, a distance of 209.61 feet to the Westerly line of said Lot 1; thence North $00^{\circ}31'10''$ West along said Westerly line, a distance of 7.96 feet to the said Southerly Existing Right of Way line for State Road 842 (Broward Blvd.) and the POINT OF BEGINNING.

ABBREVIATIONS:

ADJ ADJACENT
A/C AIR CONDITIONER SLAB
AE ANCHOR EASEMENT
BBQ BARBEQUE PIT
BM BENCHMARK
BLO BUILDING
BLK BLOCK
BCR BROWARD COUNTY RECORDS
BSB BUILDING SET BACK
BSE BUFFER STRIP EASEMENT
(C) CALCULATED
CBDD CENTRAL BROWARD DRAINAGE DISTRICT
CFI CALCULATED FIELD TRAVERSE
CE CANAL EASEMENT
CME CANAL MAINTENANCE ESMIT
C CENTER LINE
CH CHORD
COL COLUMN
CONC CONCRETE
COM COMMERCIAL
CBS CONCRETE BLOCK STUCCO
C&G CONCRETE CURB & GUTTER
COR CORNER
C/W CONCRETE & WOOD
DCR DADE COUNTY RECORDS
DB DEED BOOK

DU&ME DRAINAGE, UTILITY & MAINTENANCE EASEMENT
DH DRILL HOLE
ESMT EASEMENT
E/P EDGE OF PAVEMENT
E/W EDGE OF WATER
EL ELEVATION
FF FINISH FLOOR @ FRONT DOOR
FE FLOODPLAIN EASEMENT
FND FOUND
GF GARAGE FLOOR
H/W HEADWALL
INV INVERT
IE INGRESS & EGRESS
IP IRON PIPE
IPIC IRON PIPE IN CONCRETE
IP&C IRON PIPE & CAP
I/R IRON ROD
IR&C IRON ROD & CAP
LME LAKE MAINTENANCE EASEMENT
LAE LIMITED ACCESS EASEMENT
LF LOWEST FLOOR
MAINT MAINTENANCE

(M) MEASURED
N/D NAIL & DISK
NGVD NATIONAL GEODETIC VERTICAL DATUM
NR NON RADIAL
NA NOT APPLICABLE
NIC NOT INCLUDED
NTS NOT TO SCALE
NVA NON-VEHICULAR ACCESS LINE
O/S OFF SET
ORB OFFICIAL RECORDS BOOK
ON ON LINE
OPT OPTIONAL
PG PAGE
PBCR PALM BEACH COUNTY RECORD
PAVT PAVEMENT
PCP PERMANENT CONTROL POINT
PRM PERMANENT REFERENCE MONUMENT
(P) PLAT
PB PLAT BOOK
PCC POINT OF COMPOUND CURVATURE

PC POINT OF CURVATURE
PI POINT OF INTERSECTION
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
R PROPERTY LINE
RGE RANGE
RP RADIUS POINT
(R) RECORD
RES RESIDENCE
R/W RIGHT OF WAY
REE ROOF ENCROACHMENT EASEMENT
SEC SECTION
SLE STREET LIGHT EASEMENT
SND SET NAIL & DISK
S/W SIDEWALK
S/WR SIDEWALK RESERVATION
STY STORY
TOB TOP OF BANK
TWP TOWNSHIP
TR TRACT
TWH TOWNHOME
UNR UNREADABLE
UE UTILITY EASEMENT
UEA UTILITY EASEMENT ACCESS
U&ME UTILITY & MAINTENANCE EASEMENT

ADDRESS: 4050 W. BROWARD BLVD., PLANTATION, FL. 33317

CERTIFIED TO:

PROJECT TEAMWORK INC.-BROWARD
SHUTTS & BOWEN LLP
LAWYERS TITLE INSURANCE COMPANY

BOUNDARY SURVEY

NOTES: FILE #000/637

- ① LANDS SHOWN HEREON WERE ABSTRACTED FOR EASEMENTS, OWNERSHIP AND/OR RIGHTS-OF-WAY OF RECORD STATED ABOVE WITH COMMITMENT NO. 6 SHOWN ON SURVEY
- ② ALL EASEMENTS SHOWN ARE PER RECORD PLAT UNLESS OTHERWISE NOTED.
- ③ THE BOUNDARY LINES SHOWN HEREON ARE BASED ON THE LEGAL DESCRIPTION FURNISHED BY THE CLIENT. NO SEARCH OF THE PUBLIC RECORDS BY ALLISON ASSOC., INC. TO VERIFY OWNERSHIP.
- ④ BUILDING TIES ARE 90° OR RADIAL TO THE PROPERTY LINE.
- ⑤ UNDERGROUND OR INTERIOR IMPROVEMENTS ARE NOT LOCATED EXCEPT AS NOTED.
- ⑥ BEARINGS BASED ON RECORD PLAT WITHIN THIS DESCRIPTION.
- ⑦ ALL ELEVATIONS ARE BASED ON N.G.V.D. 1929 AND SHOWN THUS

DATE OF LAST FIELD WORK: 2/7/00, 9-15-03

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 61G17, FLORIDA ADMINISTRATION CODE.

ROBERT L. ALLISON
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION No. 4278

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

JOB NO: 00/38

F.B./PG: 66/68

FILE NO: 827-34

SHEET 1 OF 2 SHEETS