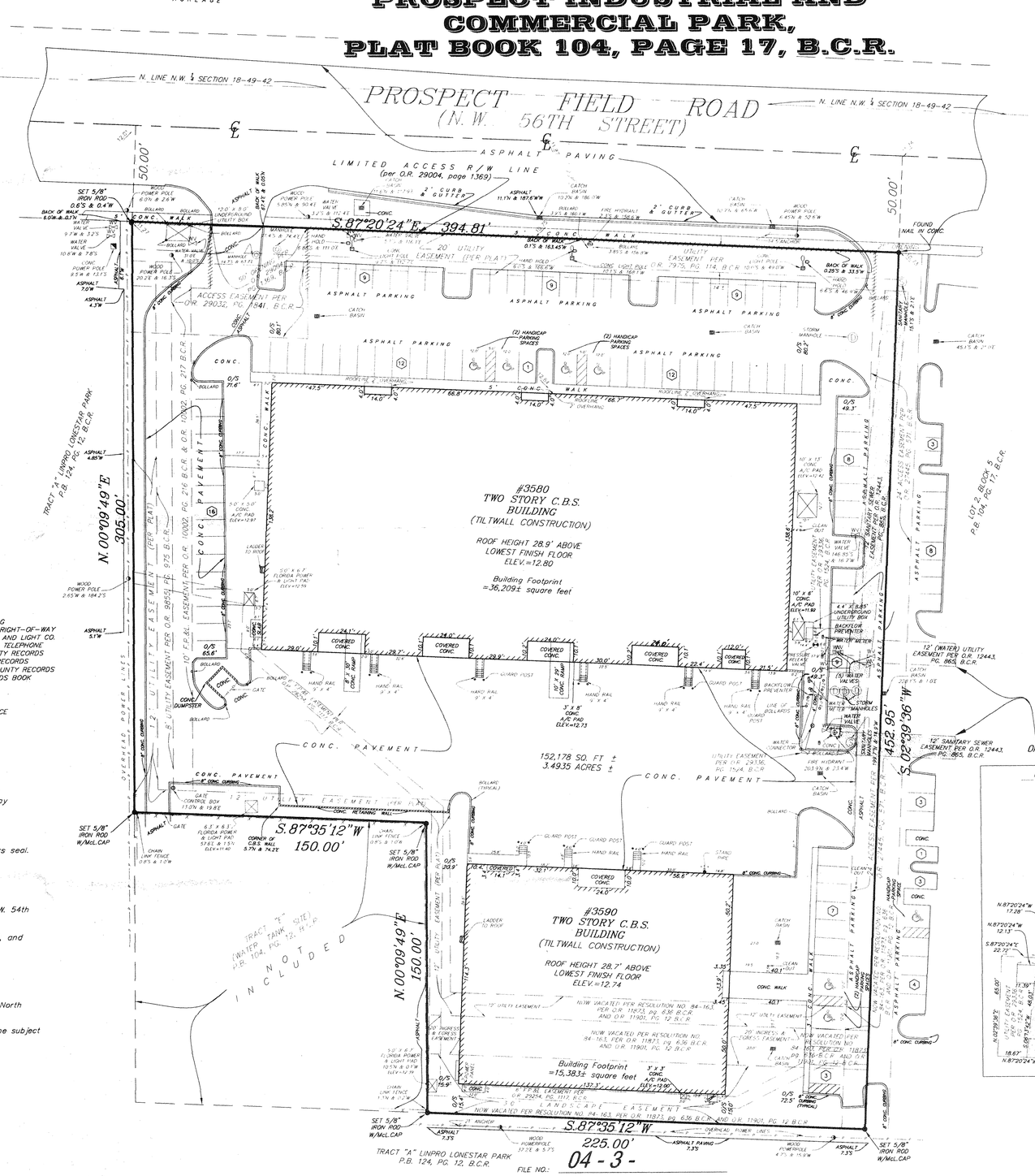
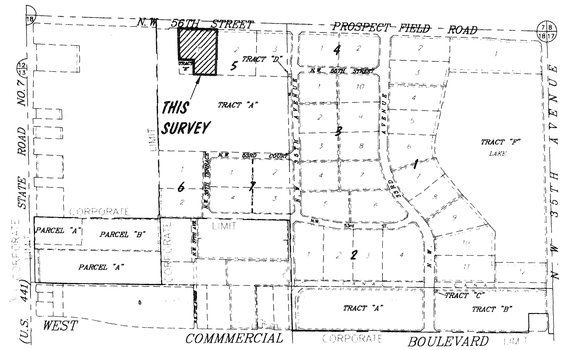
prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
PHONE: (954) 763-7611
FAX: (954) 763-7615

www.MEC0400.com

# ALTA/ACSM LAND TITLE SURVEY
## LOT 1, BLOCK 5
## PROSPECT INDUSTRIAL AND COMMERCIAL PARK,
## PLAT BOOK 104, PAGE 17, B.C.R.

GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.




Location Sketch
Not To Scale

## SETBACK, HEIGHT RESTRICTIONS
(INFORMATION AS PROVIDED BY CLIENT)

| | |
|---|---|
| ZONING: | CC |
| Maximum Height: | 150 feet. |
| Maximum Lot Size: | NONE |
| Maximum Lot Coverage: | 70% |
| Minimum Setbacks: | |
| Front Yard: | 40 feet |
| Corner Yard: | 40 feet |
| Side Yard: | 30 feet (when contiguous with Residential) |
| | 15 feet (all others) |
| Rear Yard: | 30 feet (when contiguous with Residential) |
| | 15 feet (all others) |

*Dimensional requirements may be subject to additional regulations, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.*

## LEGEND

| | |
|---|---|
| Δ = CENTRAL ANGLE (DELTA) | ELEV. = ELEVATION |
| R = RADIUS | O/S = OFFSET |
| A OR L = ARC LENGTH | A/C = AIR CONDITIONING |
| CH.BRG. = CHORD BEARING | ℄ = CENTERLINE OF RIGHT-OF-WAY |
| TAN.BRG. = TANGENT BEARING | F.P.L. = FLORIDA POWER AND LIGHT CO. |
| P.O.C. = POINT OF COMMENCEMENT | S.B.T. = SOUTHERN BELL TELEPHONE |
| P.O.B. = POINT OF BEGINNING | B.C.R. = BROWARD COUNTY RECORDS |
| W/McL CAP = WITH MCLAUGHLIN ENGINEERING CO. CAP | D.C.R. = DADE COUNTY RECORDS |
| P.R.M. = PERMANENT REFERENCE MONUMENT | P.B.R. = PALM BEACH COUNTY RECORDS |
| CONC. = CONCRETE | O.R. = OFFICIAL RECORDS BOOK |
| C.B.S = CONCRETE, BLOCK AND STUCCO | PG. = PAGE |
| I.C.V. = IRRIGATION CONTROL VALVE | R/W = RIGHT-OF-WAY |
| W.M. = WATER METER | C.O. = CLEAN OUT |
| B.F.P. = BACK FLOW PREVENTOR | C.L.F. = CHAIN LINK FENCE |

## NOTES:

1) 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.

2) Underground improvements if any not located.

3) This drawing is not valid unless sealed with an embossed surveyors seal.

4) Boundary survey information does not infer Title or Ownership.

5) All iron rods 5/8", unless otherwise noted.

6) Reference Bench Mark: Nail at intersection of N.W. 35th Terrace & N.W. 54th Street. Elev.=10.06 (Ref. dwd. 89-2-013.)

7) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: 10.06 , Elev.=12.80

8) This property lies in Flood Zone "AE", Elev.=8.0 Per Flood Insurance Rate Map No. 12011C0204 F Dated: August 18, 1992. Community Panel No. 125105 Index Map Dated: October 2, 1997.

9) Bearings Shown refer to record Plat 104/17, B.C.R. and assumes the North Line of Said Lot 1 as S.87°20'24"E.

10) There are 95 regular parking spaces and 6 handicapped spaces on the subject property.

## OFFICE NOTES

FIELD BOOK NO. TDS-48, Print, LB# 1084/61
JOB ORDER NO. T-9480
CHECKED BY:
DRAWN BY: S.P.

## Legal Description

Lot 1, in Block 5, of PROSPECT INDUSTRIAL AND COMMERCIAL PARK, according to the plat thereof, recorded in Plat Book 104, Page 17, of the public records of Broward County, Florida.

*There are no other easements, road reservations or rights-of-way of record affecting this property per Commonwealth Land Title Insurance Company Order No. 50178589CA, dated April 7, 2004 @ 8:00 a.m.*

## TITLE NOTES:

6) Easements Per Plat Book 104, Page 17, B.C.R. Affects this Property as shown. Resolution No. 84-163 per O.R. 11873, Page 636 B.C.R. and O.R. 11901, Page 17 B.C.R. affect this property and as shown.
7) Easement per O.R. 7975, Page 114 B.C.R. affects this property as shown.
8) Agreement per O.R. 8544, Page 926 B.C.R. affects this property – Nothing Plottable.
9) Restrictions, Reservations and Easements per O.R. 9093, Page 500 B.C.R. affects this property – Nothing Plottable.
10) Easement per O.R. 9855, Page 975 B.C.R. affects this property as shown.
11) Easement per O.R. 10002, Page 216 B.C.R. affects this property as shown.
12) Easement per O.R. 10002, Page 217 B.C.R. affects this property as shown.
13) Easement per O.R. 12443, Page 865 B.C.R. affects this property as shown.
14) Resolution No. 91-116 per O.R. 18517, Page 148 B.C.R. affects this property (No Easements contained within).
15) Access Easement per O.R. 27445, Page 571 B.C.R. affects this property as shown.
16) Agreement per O.R. 28448, Page 508 B.C.R. affects this property – Northing Plottable.
17) Agreement per O.R. 29004, Page 1369 B.C.R. affects this property as shown.
18) Access Easement per O.R. 29032, Page 1841 B.C.R. affects this property as shown.
19) Easement per O.R. 29254, Page 1117 B.C.R. affects this property as shown.
20) Easement per O.R. 29336, Page 1524 B.C.R. affects this property as shown.

## SURVEYOR'S CERTIFICATE

*To: 3580 & 3590 Buildings, LLC.; MOSKOWITZ, MANDELL, SALIM & SIMOWITZ, P.A.; COMMONWEALTH LAND TITLE INSURANCE COMPANY; and PRINCIPAL LIFE INSURANCE COMPANY its' successors and/or assigns as their interests may appear.*

*This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1-4, 6, 7(a)- (c), 8-10, 11(a) and 14-16 effect on the date of this certification, the undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".*

## CERTIFICATION

*We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.*

*Dated at Fort Lauderdale, Florida, this 17th day of May, 2004.*
*Revised this 21st Day of June, 2004.*

McLAUGHLIN ENGINEERING COMPANY

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

FILE NO.: 04 - 3 -

C:\Sheldon\T9480\dwg\T9480.dwg 06/21/2004 12:35:49 PM EDT