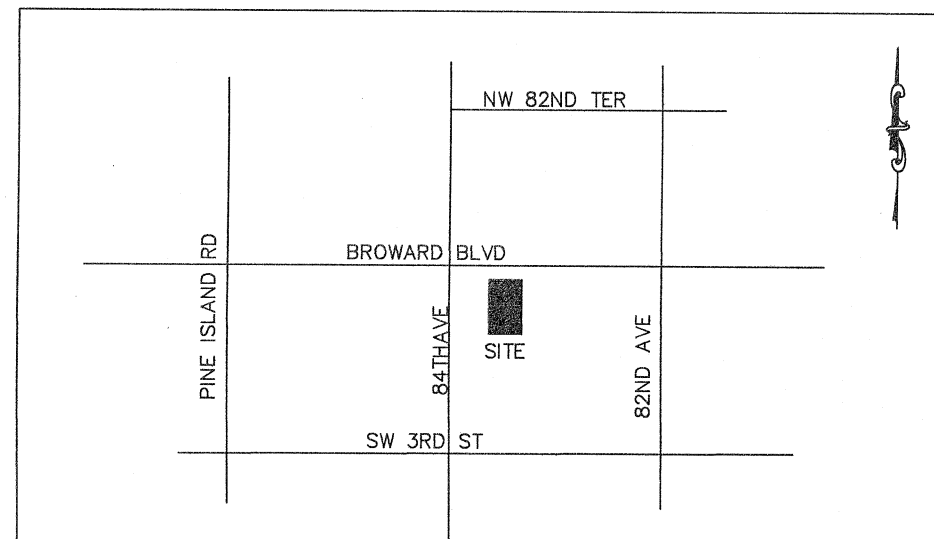


WEST BROWARD BOULEVARD

200' PUBLIC R/W - ASPHALT PAVEMENT WIDTH VARIES

VICINITY MAP



NOT TO SCALE

RECORD LEGAL DESCRIPTION

PARCEL 1

A PORTION OF TRACTS 1, 2 AND 3, BROWARD EXECUTIVE PARK WEST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 106, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 2; THENCE RUN SOUTH 01 DEGREES 38 MINUTES 57 SECONDS EAST ALONG THE EAST LINE OF SAID TRACTS 2 AND 3 FOR 306.43 FEET; THENCE RUN SOUTH 88 DEGREES 21 MINUTES 03 SECONDS WEST FOR 69.00 FEET; THENCE RUN NORTH 01 DEGREES 38 MINUTES 57 SECONDS WEST ALONG A LINE 69.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 3 FOR 64.00 FEET; THENCE RUN SOUTH 88 DEGREES 21 MINUTES 03 SECONDS WEST FOR 184.99 FEET; THENCE RUN NORTH 01 DEGREES 38 MINUTES 57 SECONDS WEST ALONG A LINE 253.99 FEET WEST OF AND PARALLEL WITH THE EAST LINES OF SAID TRACTS 2 AND 3 FOR 249.72 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 1; THENCE RUN NORTH 88 DEGREES 59 MINUTES 45 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACTS 1 AND 2 FOR 254.09 FEET TO THE POINT OF BEGINNING.

PARCEL 2

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 CONTAINED IN: DECLARATION OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 15471, PAGE 172 AND RECORDED IN CROSS EASEMENTS AND OPERATION AGREEMENT IN O.R. BOOK 15471, PAGE 181, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SCHEDULE B-2 EASEMENT NOTES

9. PROVISIONS OF THE PLAT OF BROWARD EXECUTIVE PARK WEST, RECORDED IN PLAT BOOK 106, PAGE 21 AND AGREEMENT RELATING TO THE NON-VEHICULAR ACCESS LINES RECORDED IN OFFICIAL RECORDS BOOK 23582, AT PAGE 298 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

10. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 9256, PAGE 406. APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

11. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN MAINTENANCE AGREEMENT FOR BROWARD EXECUTIVE PARK RECORDED IN OFFICIAL RECORDS BOOK 9671, PAGE 293. APPLIES AND AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, NOTHING TO PLOT.

12. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 9783, PAGE 502. APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

13. GRANT OF DRAINAGE AND UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 11400, PAGE 99. APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

14. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 15471, PAGE 172. APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

15. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN CROSS EASEMENTS AND OPERATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 15471, PAGE 181. APPLIES AND AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, NOTHING TO PLOT.

SURVEYOR'S CERTIFICATE

CERTIFIED TO:

FIRST AMERICAN TITLE INSURANCE COMPANY
TGI FRIDAY'S INC., A NEW YORK CORPORATION
PEMBROKE DEVELOPMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6B, 7(A)(B)(C), 8, 9, 11(A), 13, 14, 16, 17, 18, 19 AND 21 OF TABLE A THEREOF. THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE FIELD WORK WAS COMPLETED ON 9/23/2014.

DATE OF PLAT OR MAP: 09/26/2014

Milton R. Gill 09/26/2014
MILTON R. GILL DATE OF SIGNATURE
PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA REGISTRATION # 5455
MCGILLAMERICAN SURVEYING.COM
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR ITS ELECTRONIC EQUIVALENT

No.	REVISIONS	Date
1	CLIENT COMMENTS	10/7/14
2	REVISED C.T.P.	10/24/14
3	CLIENT COMMENTS	11/7/14
4		
5		

COORDINATED BY:
SMITH-ROBERTS
NATIONAL CORPORATION
100 NE 5th Street
OKLAHOMA CITY, OK 73104
800.411.2010
www.smith-roberts.com

ALTA/ACSM LAND TITLE SURVEY

CLIENT PROJECT NO.

TGI FRIDAYS
STORE # 78
80 SW 84TH AVENUE
PLANTATION, BROWARD COUNTY, FLORIDA

AMERICAN SURVEYING INC.



L.B. #7168

4847 NORTH FLORIDA AVENUE

TAMPA, FLORIDA 33603

PH. (813)234-0103 • FAX (813)234-0108

ASI PROJECT NO. 09001914

Sheet No. 1 of 1

Scale 1" = 20 ft

LAND AREA:

66,916± SQUARE FEET
OR
1.5362± ACRES

LEGEND

- Manhole
- Sanitary Sewer Manhole
- Drainage Manhole
- Telephone Manhole
- Electric Manhole
- Water Meter
- Water Valve
- Gas Meter
- Gas Valve
- Electric Transformer
- Telephone Riser
- Traffic Control Box
- Grate Inlet
- Traffic Sign
- Utility Pole
- Guy Wire
- Light Pole
- Fire Hydrant
- Electric Switch Box
- Sewer Cleanout
- OVERHEAD UTILITY LINE
- WOOD FENCE LINE
- CHAIN LINK FENCE
- Bollard
- Backflow Preventer
- Well
- Vault
- Handicap Parking
- Parking
- Transformer box
- TRANS
- SIR = SET IRON ROD
- PIR = FOUND IRON ROD
- FCM = FOUND CONCRETE MONUMENT
- SND = SET NAIL & DISK LB 7168
- FFK = FOUND PARKER KAYLON NAIL (TYP)
- WF = WOOD FENCE
- CLF = CHAIN LINK FENCE
- (P) = PLAT MEASUREMENT
- (F) = FIELD MEASUREMENT
- O.R. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK

GENERAL SURVEY NOTES:

- BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF BROWARD BLVD, BEARING N89°59'43"E., PER PLAT.
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMMITMENT # 1002-120556-RTT, DATED AUGUST 20, 2014, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFLECTED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 0535H, WITH A DATE OF IDENTIFICATION OF 08/18/14, FOR COMMUNITY NO. 12011C, IN BROWARD COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 89, INCLUDING 4 DESIGNATED HANDICAP SPACES.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND AVAILABLE, ACCORDING TO HILLSBOROUGH COUNTY. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS WERE LOCATED AS A PART OF THIS SURVEY. ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE AS SHOWN HEREON. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.
- THE ZONING INFORMATION SHOWN HEREON WAS OBTAINED BY THIS SURVEYOR FROM THE CITY OF PLANTATION WEBSITE. NO ZONING INFORMATION WAS SUPPLIED TO THIS SURVEYOR BY THE INSURER AS REQUIRED UNDER TABLE "A" ITEMS 6(A) AND 6(B). NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES; COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.
- NO VISIBLE EVIDENCE OF HUMAN CEMETERIES OR BURIAL GROUNDS WAS FOUND ON SITE AT TIME OF SURVEY.
- SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO BROWARD BLVD AND SW 84TH AVE, BOTH BEING PUBLIC RIGHT-OF-WAYS.
- TO THE BEST OF MY KNOWLEDGE, THE APPROPRIATE AUTHORITIES WERE NOT CONTACTED TO DELINEATE OR VERIFY THE EXISTENCE OF ANY WETLAND AREAS ON SUBJECT PROPERTY, THEREFORE NO WETLAND AREAS WERE LOCATED AS A PART OF THIS SURVEY.

LIST OF POSSIBLE ENCROACHMENTS

NONE TO NOTE AT TIME OF SURVEY.

ZONING INFORMATION

SEE SURVEYOR'S NOTE #10

ZONED AS: SPI-3 (SPECIAL PUBLIC INTEREST)

MINIMUM LOT SIZE - 5,000 SQ. FT.

MINIMUM LOT WIDTH - 50'

MINIMUM LOT DEPTH - NONE

MAXIMUM LOT COVERAGE - 30%

MAXIMUM HEIGHT - 150'

SETBACKS

FRONT:

A STREET: BUILD-TO ZONE OF BETWEEN FIVE (5) AND TEN (10) FEET

B STREET: BUILD-TO ZONE OF BETWEEN TEN (10) AND TWENTY (20) FEET

C STREET: SETBACK OF FORTY (40) FEET MINIMUM, PROVIDED HOWEVER, A MINIMUM ONE HUNDRED-FOOT SETBACK SHALL BE PROVIDED ON THE WEST SIDE OF "C" STREET UNIVERSITY DRIVE NORTH OF SW 10TH STREET AND SOUTH OF BROWARD BOULEVARD

D STREET: SETBACK OF TWENTY (20) FEET MINIMUM

UNDESIGNATED STREET: SETBACK OF TWENTY (20) FEET MINIMUM

SIDE:

SAME AS FRONT, BASED ON THE CLASSIFICATION OF THE ENFRONTING SIDE STREET. SIDE SETBACKS FOR ADJACENT LOTS ON THE SAME BLOCK MAY BE ZERO (0) FEET, SUBJECT TO RESPECTING ANY EXISTING EASEMENTS OR LIFE SAFETY CODE REQUIREMENTS.

IF AT LEAST ONE (1) OTHER ENFRONTING STREET OF EQUAL OR HIGHER CLASSIFICATION IS DESIGNATED AS THE PRIMARY FRONTAGE, THE BUILD-TO REQUIREMENT FOR THE STREET DESIGNATED AS THE SIDE STREET IS WAIVED.

REAR:

SAME AS FRONT, EXCEPT THAT IF AT LEAST ONE (1) OTHER ENFRONTING STREET OF EQUAL OR HIGHER CLASSIFICATION IS DESIGNATED AS THE PRIMARY FRONTAGE, THE BUILD-TO REQUIREMENT FOR THE STREET DESIGNATED AS THE REAR STREET IS WAIVED.

PARKING REQUIREMENT

THE PARKING REQUIREMENTS FOR HOTEL BARS, BARS, RESTAURANT BARS, FAST FOOD RESTAURANTS, HIGH TURNOVER, SIT-DOWN RESTAURANTS, AND LOW TURNOVER, SIT-DOWN RESTAURANTS SHALL BE ONE (1) PARKING SPACE PER EACH FOUR (4) SEATS, WHICH PARKING REQUIREMENT SHALL APPLY REGARDLESS OF ANY OTHERWISE AVAILABLE ALTERNATIVE FORMULA SUCH AS THE PLANNED SHOPPING CENTER PARKING FORMULA SET FORTH IN SUBSECTION (35), OR A SHARED PARKING FORMULA SET FORTH IN SUBSECTION (36) BELOW. IF DETAILED FLOOR AND SEATING PLANS ARE NOT PROVIDED AT THE TIME OF SITE PLAN APPROVAL FOR RESTAURANT OR BAR USES, ONE (1) PARKING SPACE SHALL BE PROVIDED FOR EACH EIGHTY-FIVE (85) SQUARE FEET OF GROSS FLOOR AREA.

PHASE II

S.W. 84TH AVENUE
200' PUBLIC R/W - ASPHALT PAVEMENT WIDTH VARIES