

IMMACULATE, BEAUTIFULLY RENOVATED STATE OF THE ART OFFICE BUILDING

940 South State Road 7, Plantation, Florida



- MAJOR VISIBILITY HIGH TRAFFIC- SOUTH STATE ROAD/ PRIME PLANTATION, FLORIDA LOCATION
- LAW FIRM /CURRENTLY OWNER OCCUPIED
- 1,778 SQUARE FEET, AMPLE PARKING FRONT AND BACK
- LOT SIZE 0.19 ACRE
- AC AND HEAT SYSTEM
- WIRED FOR SECURITY
- PRIVATE CONFERENCE ROOM
- 3 FULL OFFICES
- BRAND NEW KITCHEN AREA FOR ALL TO USE
- GORGEOUS RENOVATIONS
- STORAGE ROOM
- HANDICAP ACCESS
- CONVENIENT ENTRANCES THRU-OUT
- CALL FOR FURTHER INFORMATION



Marta Logusz P.A.

Realtor® | Florida 1st Commercial Services

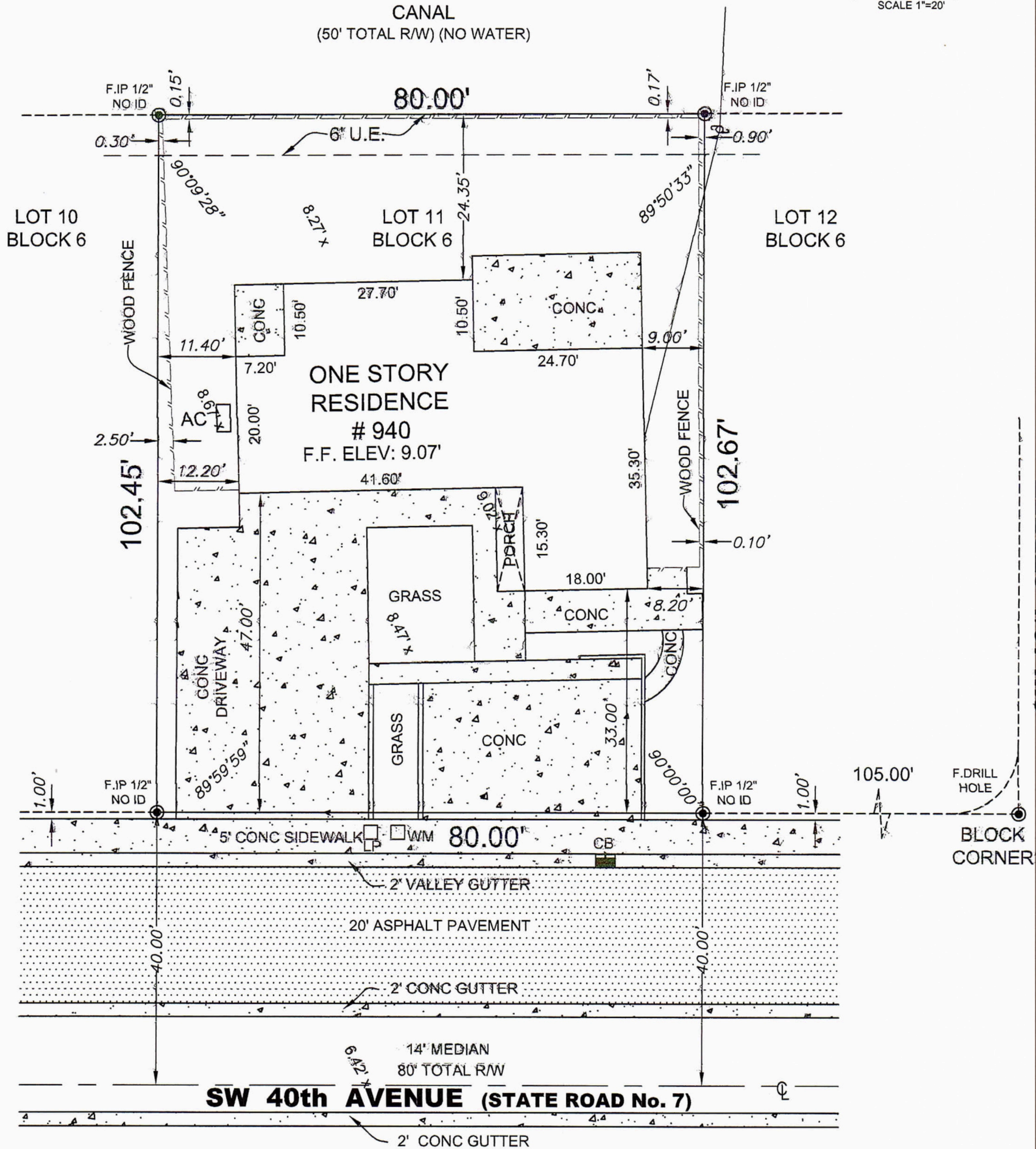
954-684-9358 Marta@martapa.com

Property Address: 940 SW 40th Ave, Plantation, FL 33317

Legal Description: Lot 11, Block 6 of "MELROSE PARK SECTION 7", according to the Plat thereof, recorded in Plat Book 39, at Page 35, of the public records of BROWARD County, Florida.



SKETCH OF SURVEY
(BOUNDARY SURVEY)
SCALE 1"=20'



BM USED: Broward Co. BM # 61 Elev: 8.61'

<p>LEGAL NOTES</p> <p><i>This Survey does not reflect or determine ownership; Examination of the Abstract of Title will have to be made to determine Recorded Instruments, if any, affecting the property; This Survey is subject to dedications, limitations, restrictions, reservations or easements of rec.; Legal Description provided by client; The Liability of this Survey is limited to the cost of the Survey; Underground Encroachments, if any, are not shown; This firm has not attempted to locate footing and/or foundations and/or underground improvements of any nature; If shown, Bearings are referred to an Assumed Meridian; If shown, Elevations are referred to National Geodetic Vertical Datum of 1929 (NGVD 1929)</i></p>	<p>FOR:</p> <p>Homeowner Legal Solutions, LP Robert L Gioia, PA Old Republic National Title Insurance Co.</p> <p><small>Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper (LB# 8000)</small></p>	<p>Date of Field Work 01-18-2017</p> <p><i>Arturo R. Toirac</i> Arturo R. Toirac PLSM 3102</p> <p>Order No 17136</p>
<p>LEGEND AND ABBREVIATIONS</p> <p>A=Arc Length; AC=Air Conditioner; BC=Block Corner; BM=Bench Mark; BOB=Basis Of Bearings; CB=Catch Basin; CI=Clear; CONC=Concrete; Dr=Drive; E=East; Elev=Elevation; FDH=Found Drill Hole; FIR=Found Iron Rod; FFE=Finished Floor Elevation; FH=Fire Hydrant; FIP=Found Iron Pipe; FN=Found Nail; FT=Feet; LB=Licensed Business; LFE=Lowest Floor Elevation; LP=Light Pole; N=North; NGVD 1929=National Geodetic Vertical Datum of 1929; NTS=Not To Scale; OE=Overhead Cables; OH=Over Hang; Pb=Plat Book; PC=Point of Curvature; PCP=Permanent Control Point; PL=Planter or Property Line; PLS=Professional Land Surveyor; PLSM=Professional Land Surveyor and Mapper; POB=Point Of Beginning; PRM=Permanent Reference Monument; R=Radius; (R)=Recorded Dimension; R/R=Rail Road; R/W=Right OfWay; Sec=Section; T=Tangent; S=South; SIP=Set Iron Pipe With Cap Stamped PLS 3102; UE=Utility Easement; UP=Utility Pole; UTU=Utility; W=West; WF=Wood Fence; WM=Water Meter; WV=Water Valve; C=Centerline; -x- =Chain Link; = Concrete Wall; ° =Degrees; Δ=Central Angle; ∅=Diameter; ' =Minutes; \" =Seconds; ##= Wood Fence</p>		