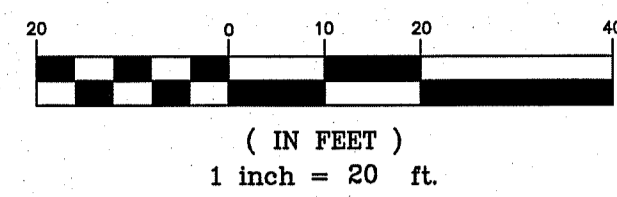




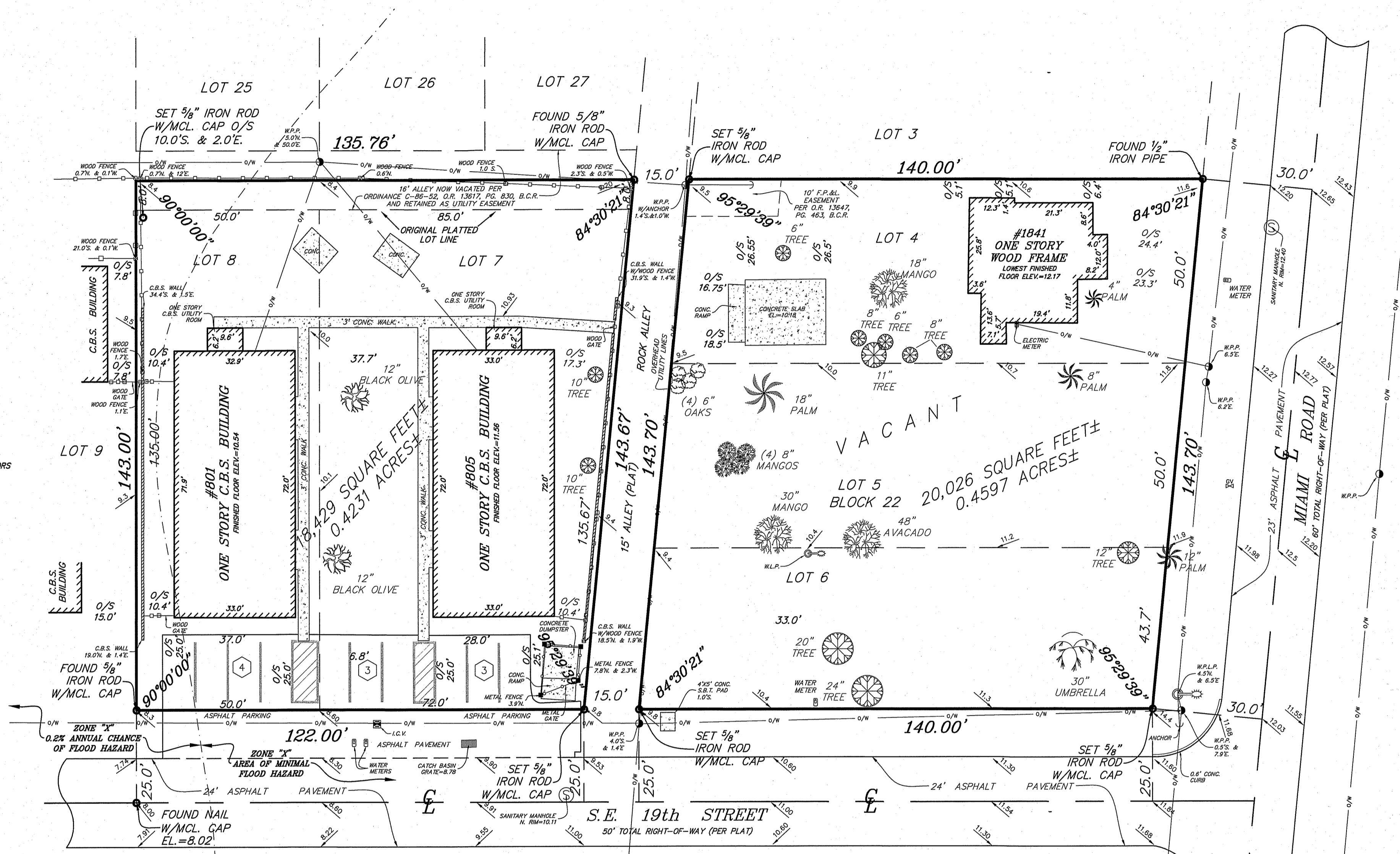
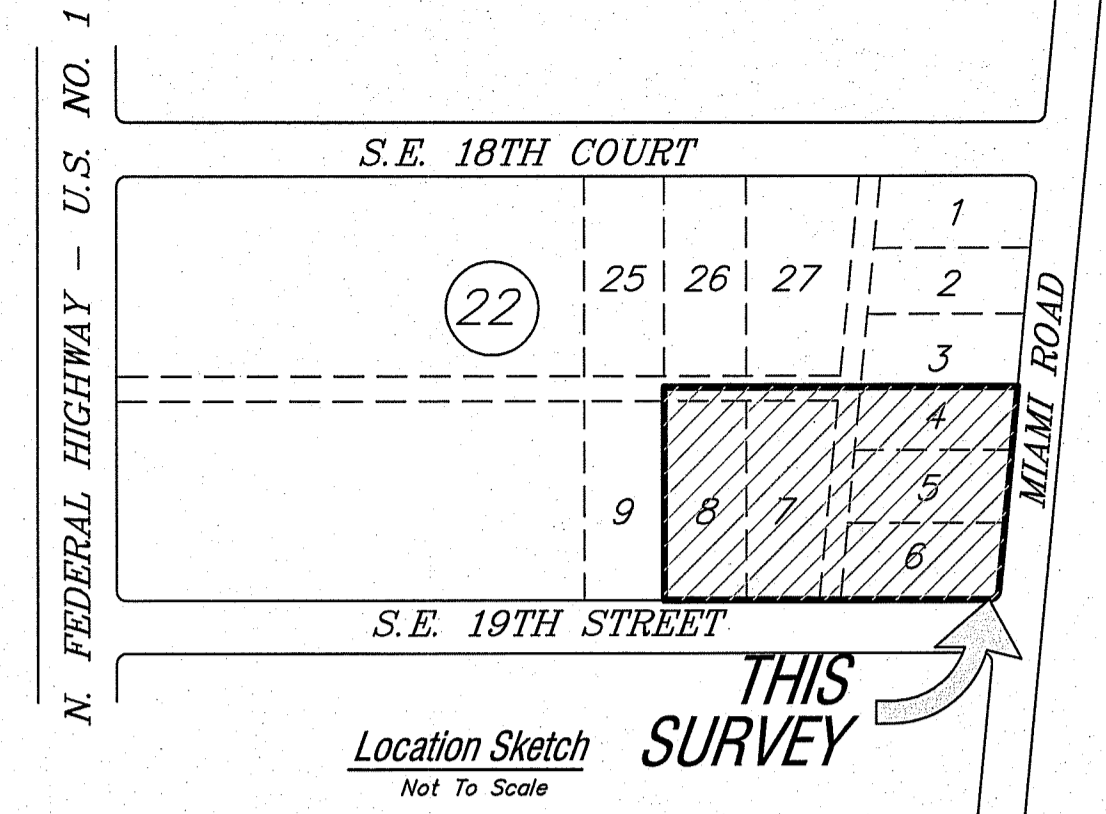
prepared by  
**McLAUGHLIN ENGINEERING COMPANY (LB#285)**  
 1700 N.W. 64th STREET, SUITE 400  
 FORT LAUDERDALE, FLORIDA, 33309  
 PHONE: (954) 763-7611 FAX: (954) 763-7615  
 WEB SITE: MECO400.COM, EMAIL: INFO@MECO400.COM

GRAPHIC SCALE



# RECORD LAND SURVEY

## LOTS 4, 5, 6, 7, & 8, TOGETHER WITH THE ABUTTING 8 FEET OF VACATED ALLEYWAY LYING NORTH OF SAID LOTS 7 AND 8 OF BLOCK 22, EVERGLADES LAND SALES COMPANY'S FIRST ADDITION TO LAUDERDALE, PLAT BOOK 2, PAGE 15, B.C.R.



**LEGEND**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>A = CENTRAL ANGLE (DELTA)</li> <li>A/C = AIR CONDITIONING</li> <li>A.K.A. = ALSO KNOWN AS</li> <li>AL.P. = ALUMINUM LIGHT POLE</li> <li>ALTA = AMERICAN LAND TITLE ASSOCIATION</li> <li>A OR L = ARC LENGTH</li> <li>B.C.R. = BROWARD COUNTY RECORDS</li> <li>B.F.P. = BACK FLOW PREVENTOR</li> <li>B.H. = BULKHEAD</li> <li>B.L. = BASE LINE</li> <li>C.A.T.V. = CABLE TV TERMINAL OR BOX</li> <li>CALC. = CALCULATED</li> <li>C.B.S. = CONCRETE, BLOCK AND STUCCO</li> <li>C. = CENTERLINE OF RIGHT-OF-WAY</li> <li>CHORD = CHORD BEARING</li> <li>C.H.R.C. = CHORD BEARING</li> <li>C.C.L. = COASTAL CONSTRUCTION CONTROL LINE</li> <li>C.L.F. = CHAIN LINK FENCE</li> <li>C.L.P. = CONCRETE LIGHT POLE</li> <li>C.P.P. = CONCRETE POWER LIGHT POLE</li> <li>C.P. = CONCRETE</li> <li>CO. = COMPANY</li> <li>CONC. = CONCRETE</li> <li>C/D = CLEAN OUT</li> <li>D.B. = DEED BOOK</li> <li>DESC. = DESCRIPTION FROM FORMER DESCRIPTION</li> <li>DIA. = DIAMETER</li> <li>D.H. = DIAMETER AT BREAST HEIGHT</li> <li>ELEC. = ELECTRIC</li> <li>ELEV. OR EL. = ELEVATION</li> <li>FEET</li> <li>F.H. = FIRE HYDRANT</li> <li>F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION</li> <li>F.I.A.D. = FLORIDA INLAND NAVIGATION DISTRICT</li> <li>F.X.A. = FORMERLY KNOWN AS</li> <li>F.P.L. = FLORIDA POWER AND LIGHT CO.</li> <li>GAS VALVE</li> <li>G.T.M. = GREASE TRAP MANHOLE</li> <li>H.H. = HAND HOLE</li> <li>I.C.V. = IRRIGATION CONTROL VALVE</li> <li>INX. = INVERT</li> <li>L.P.G. = LIQUID PROPANE GAS</li> <li>LB. = LICENSED BUSINESS</li> <li>M.A.G. = MAGNETIC</li> <li>M.D.C.R. = MIAMI DADE COUNTY RECORDS</li> <li>MEAS. = FIELD MEASURE</li> <li>P. = PARKING SPACES</li> <li>N.V.A.L. = NON-VEHICULAR ACCESS LINE</li> </ul> | <ul style="list-style-type: none"> <li>M.H.W. = MEAN HIGH WATER</li> <li>MISC. = MISCELLANEOUS</li> <li>M.L.P. (S) = METAL LIGHT POLE</li> <li>M.O.R. = MORE OR LESS</li> <li>M.W. = MONITORING WELL</li> <li>N.S. = NATIONAL GEODETIC SURVEY</li> <li>N.S.P.S. = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS</li> <li>NVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)</li> <li>NVD88 = NORTH AMERICAN VERTICAL DATUM (1988)</li> <li>N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT</li> <li>NO. = NUMBER</li> <li>O.R. = OFFICIAL RECORDS BOOK</li> <li>O.S. = OFFSET</li> <li>O/W. = OVERHEAD UTILITY LINES</li> <li>PC. = PAGE</li> <li>P.B. = PLAT BOOK</li> <li>P.B.C.R. = PALM BEACH COUNTY RECORDS</li> <li>P.C. = POINT OF CURVE</li> <li>P.C.D. = POLLUTION CONTROL DEVICE</li> <li>P.I. = POINT OF INTERSECTION</li> <li>P.I.V. = POST INDICATOR VALVE</li> <li>P.O.B. = POINT OF BEGINNING</li> <li>P.O.C. = POINT OF COMMENCEMENT</li> <li>P.R.C. = POINT OF REVERSE CURVE</li> <li>P.R.M. = PERMANENT REFERENCE MONUMENT</li> <li>R. = RADIIUS</li> <li>R.C.P. = REINFORCED CONCRETE PIPE</li> <li>R/O.W. = RIGHT-OF-WAY</li> <li>S.B.T. = SOUTHERN BELL TELEPHONE</li> <li>SE. = SEWER VALVE</li> <li>S.H.W. = SEASONAL HIGH WATER LINE</li> <li>S.P. = STATE PLANE</li> <li>SQ.F.T. = SQUARE FEET</li> <li>T.A. = TANGENT</li> <li>TAN.BRG. = TANGENT BEARING</li> <li>T.O.S. = TOP OF STABLE</li> <li>U.M. = WATER METER</li> <li>W.M. = WATER METER</li> <li>W.P.L.P. = WOOD POWER STREET LIGHT POLE</li> <li>W.P.P. = WOOD POWER POLE</li> <li>W.M.C.L. CAP = WITH WITNESS CAP # 285</li> <li>W.M.C. = WITH WITNESS CAP # 285</li> <li>H.C.P. = HANDICAPPED PARKING SPACE</li> </ul> |
|--|---|

**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 authorized 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: City of Fort Lauderdale BM # SE 480, Elevation = 10.912 (NAVD88).
- 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: 3.87'±, Elev. = 9.87'
- 8) This property lies in Flood Zones "X", 0.2% Annual Chance of Flood Hazard and Area of Minimal Flood Hazard per Flood Insurance Rate Map No. 12011C0557 H, Dated: August 18, 2014, Community Panel No. 125105.
- 9) Underground Utility locations shown hereon, if any, are based upon paint marks on the ground, provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- 10) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

**OFFICE NOTES**

FIELD BOOK NO. 1086/88, 69, 70, 71 & 72, PRINT, LB# 401/22-23, TDS  
 JOB ORDER NO. U-0399, U-1151, V-6518  
 CHECKED BY: \_\_\_\_\_  
 DRAWN BY: NATE, KT

**Legal Description:**

Lots 4, 5, 6, 7, and 8, Together with the abutting 8 feet of vacated alleyway lying North of said Lots 7 and 8 of Block 22, EVERGLADES LAND SALES COMPANY'S FIRST ADDITION TO LAUDERDALE, according to the plat thereof, recorded in Plat Book 2, Page 15, of the public records of Dade County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing xxx,xxx square feet or x.xxxx acres, more or less.

**SURVEYOR'S CERTIFICATE**

Re: Survey prepared by McLaughlin Engineering Company under Job Order No. U-0399, U-1151 dated August 18, 2006.

This Certificate and the attached survey (captioned above) are made for the benefit of 801 SE 19th Street, LLC, a Florida limited liability company, Fidelity National Title Insurance Company, Mann Wolf Plyer LLP, Banesco USA, ISAOA ATIMA, Snyder International Law Group, I hereby certify:

1. That the survey was made on the ground and is correct.
2. That the survey shows the location of the perimeter of the land by courses and distances.
3. That the survey shows the location of all easements and rights-of-way, including all easements and rights-of-way shown as exceptions on the Mortgage Title Insurance Commitment TS-52454 (2164-999450), dated August 3, 2006, at 8:00 a.m., written on First American Title Insurance Company.
4. That the survey shows established building lines and setback restrictions.
5. That the survey shows lines of streets abutting the land and the width thereof, and that ingress and egress to the subject property is provided by SE 19th Street & Miami Road the same being a dedicated public right-of-way maintained by the City of Ft. Lauderdale and the State of Florida.
6. That the survey shows the improvements to the extent constructed, if applicable, and the relation of the improvements by distances to the perimeter of the land, the established building lines and street lines.
7. That if the land is described as being on a filed map or plat, a legend relating the survey to said map or plat is on the survey.
8. That the survey shows any visible coastal body of water or navigable waterway within 150 feet of the land, if applicable.
9. The existing visible improvements do not encroach upon any easements, or rights-of-way, except as shown on survey.
10. The subject property does not visibly serve any adjoining property for drainage, ingress or egress or any other purpose.
11. That the property is not within a special flood hazard area as shown in the most recent Flood Hazard Boundary Maps prepared by the Department of Housing and Urban Development. This Property lies in Flood Zone "X", Base Elevation= N/A, in Community 125105 on Panel for 12011C 0218F.
12. That the survey represented hereon meets the Minimum Technical Standards for Land Surveying in the State of Florida as adopted by the Department of Professional Regulation, Board of and Surveyors, Rule 21 HH-6, and the Florida Board of Land Surveyors pursuant to 472.027 of the Florida Statutes.

Dated: 8/24/06

**TITLE NOTES:**

- There are no other easements, road reservations, or rights-of-way of record affecting this property per First American Title Insurance Company Office File No. TS-52454, (2164-999450) dated August 3rd, 2006 at 8:00 A.M.
- 10) Easement per O.R. 13647, Page 463 B.C.R. affects this property as shown
  - 12) Ordinance per O.R. 13617, Page 830 B.C.R. affects this property as shown
  - 13) Restrictions per O.R. 41244, Page 11, B.C.R. affect this property (Nothing Plottable)

**CERTIFICATION:**

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 27th day of January, 2005.  
 Revised street name this 13th day of April, 2005.  
 Resurveyed this 27th day of May, 2005.  
 Revised title information added this 18th day of August, 2006.  
 Resurveyed this 1st day of December, 2021.  
 Revised to add certifications this 17th day of March, 2022.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN  
 Registered Land Surveyor No. 5269  
 State of Florida.

FILE NO. 05-3-018(22)