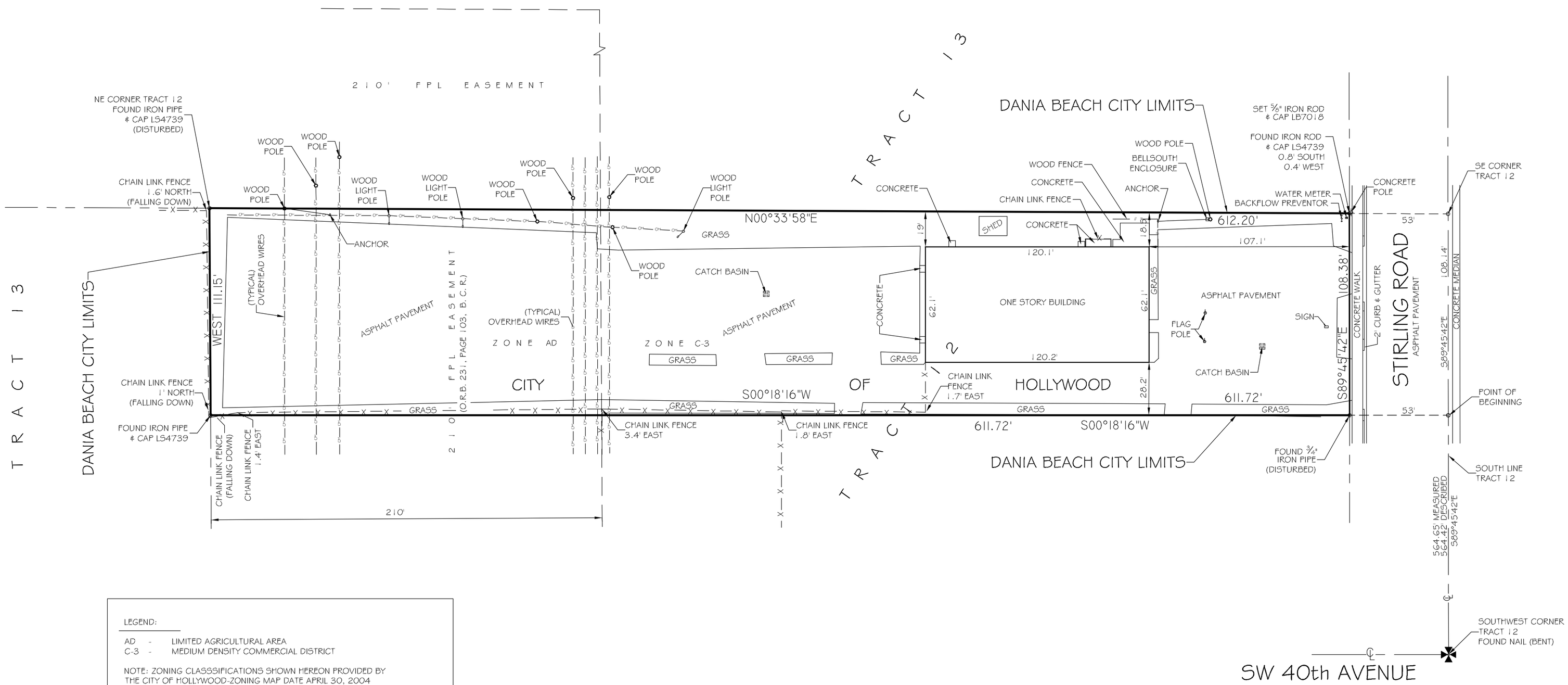
DESCRIPTION:

THAT PART OF TRACT 12, BLOCK 3, OF THE "SUBDIVISION OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:
FROM THE SOUTHWEST CORNER OF SAID TRACT 12, RUN ON AN ASSUMED BEARING OF SOUTH 89°45'42" EAST ALONG THE SOUTH LINE OF SAID TRACT 12, A DISTANCE OF 564.42 FEET TO A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°45'42" EAST ALONG SAID LINE 108.14 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 12; THENCE NORTH 00°33'58" EAST ALONG THE EAST LINE OF SAID TRACT 12, A DISTANCE OF 665.20 FEET TO THE NORTHEAST CORNER OF SAID TRACT 12; THENCE DUE WEST ALONG THE NORTH LINE OF SAID TRACT 12, A DISTANCE OF 111.15 FEET; THENCE SOUTH 00°18'16" WEST 664.72 FEET TO THE POINT OF BEGINNING, LESS THE SOUTH 53 FEET THEREOF.
SAID LANDS BEING LOCATED IN BROWARD COUNTY, FLORIDA.



LEGEND:

AD - LIMITED AGRICULTURAL AREA
C-3 - MEDIUM DENSITY COMMERCIAL DISTRICT

NOTE: ZONING CLASSSIFICATIONS SHOWN HEREON PROVIDED BY THE CITY OF HOLLYWOOD-ZONING MAP DATE APRIL 30, 2004

NOTES
1) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
3) ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
4) NORTH ARROW RELATIVE TO ASSUMED BEARING OF S89°45'42"E ALONG THE CENTERLINE OF STIRLING ROAD.

FEMA FLOOD INSURANCE RATE MAP							COMMUNITY NO.
CITY OF HOLLYWOOD BROWARD COUNTY, FLORIDA							N/A
PANEL NO.	SUFFIX	ZONE	FIRM DATE	BASE ELEV.	LOWEST FLR. ELEV	AVG. GRD.	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	

REVISION	DATE	BY
UP-DATE SURVEY	2-12-10	MRK

SKETCH OF
TOPOGRAPHIC SURVEY

JOB #: RN7406	DATE: 3/25/09	DRAWN BY: KAM
SCALE: 1"= 40'	FILE No.:	CHECKED BY: SKS

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

STEPHEN K. SEELEY, FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4574

GIBBS LAND SURVEYORS
2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FL 33020 (954) 923-7666
LICENSED BUSINESS NO. 7018