



PARCEL "A"
DEVELOPMENT EAST
PB 122 / PG 23

BASIS OF BEARING
NORTH LINE OF
LOT OR TRACT 14
S88°46'17"E

Boundary Survey together with a Specific Purpose Survey of the southerly portion of the parking lot that lies in Parcel "A" for the or Resubdividing of the Parking Area

INVOICE #: 10-33692

PROPERTY ADDRESS:
301 & 315 SW 62ND AVENUE, HOLLYWOOD, FL 33024

LEGAL DESCRIPTION:
LOTS 22, 23, 24, 28 & 29 OF "LYNDON PARK" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALL COUNTY SURVEYORS

PROFESSIONAL SURVEYORS AND MAPPERS

License Number 6672

Phone: (954) 777-4747 - Fax (954) 777-2707
5950 W. Oakland Pk. Blvd. - Suite 108 - Lauderdale Hill, FL 33313

TOGETHER WITH:

LOT OR TRACT 14 OF "LYNDON ESTATES" ACCORDING TO THE UNRECORDED MAP OF LYNDON ESTATES, PLAT 1122, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LOT OR TRACT COMPRESES APPROXIMATELY THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13, WHICH IS 670 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 13, THENCE RUNNING SOUTH 27°11'6" EAST, A DISTANCE OF 710 FEET TO A POINT, WHICH IS THE POINT OF BEGINNING OF THE LAND REFERRED TO IN THE DEED DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13, THENCE RUNNING SOUTH 7°05'45" EAST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 322.14 FEET, THENCE NORTH 89°10'41" EAST, A DISTANCE OF 683.62 FEET, THENCE NORTH 21°1'6" WEST, A DISTANCE OF 325 FEET MORE OR LESS, TO THE POINT OF BEGINNING SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:
THE SOUTH PORTION OF THE PARKING AREA IN PARCEL "A" OF "DEVELOPMENT EAST" PLAT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATIONS:

YASHASMI, LLC.
FLOOD ZONE INFO:
COMMUNITY # 128113. SEE SKETCH
FLOOD ZONE "X" 0312 F
DATE OF FIRM: 8/18/82

LEGEND:

- X-X-X- DENOTES FENCE LINE
 - X-X-X- DENOTES WOOD FENCE LINE
 - PLAT
 - X-X-X- DENOTES ELEVATION SITE
- ABBREVIATIONS:
- AL - ARC LENGTH
 - C - CENTERLINE
 - CL - CALC FROM FIELD MEASURE
 - CR - PERMANENT CONTROL POINT
 - DB - DEED BOOK
 - DE - DRAINAGE EASEMENT
 - DM - DRAINAGE MAINTENANCE EASEMENT
 - EASE - EASEMENT
 - F.F. - FINISHED FLOOR
 - F.P. - FOUND
 - FPL - FLORIDA POWER & LIGHT
 - L - LEGAL
 - M - MEASURED
- OHC - OVERHEAD POWER CABLE
 - ORB - OFFICIAL RECORDS BOOK
 - P - PLAT
 - PC - POINT OF CURVATURE
 - PCC - POINT OF COMPOUND CURVATURE
 - PCP - PERMANENT CONTROL POINT
 - PK - PARKER VALON NAIL
 - R - PROPERTY LINE
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCEMENT
 - PPC - POINT OF REVERSE CURVATURE
 - PT - POINT OF TANGENCY
 - RT - RIGHT OF WAY
 - RP - RAUPIUS POINT
 - SBR - SOUTHERN BELL RISER
 - UE - UTILITY EASEMENT
 - WC - WITNESS CORNER
 - WM - WATER METER

NOTES:

1. THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
2. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
3. ELEVATION ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 1929).
4. FENCE TIES ARE NOT CENTERLINE OF FENCE.
5. IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIP SHALL HAVE PRECEDENCE OVER SCALE POSITIONS.
6. ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. UNLESS OTHERWISE SPECIFIED, THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
8. DATE OF ORIGINAL FIELD WORK: 2/10/09
9. ADD LOTS 22, 23, 24 TO THE SURVEY SKETCH 02/15/10

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY, SPECIFIC PURPOSE & TOPOGRAPHIC SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 47.022, FLORIDA STATUTES. BEARINGS, IF SHOWN, ARE BASED UPON AN ASSUMED MERIDIAN AND REFERENCE ON:

SIGNED: _____

GINO FULANO, PROFESSIONAL SURVEYOR & MAPPER
(NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)