prepared by
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TOPOGRAPHIC SURVEY

Lots 2, 3, 4, 5, and 6, Block "A" and Block "F"
Plat Book 1, Page 27, B.C.R.
City of Hollywood
Broward County, Florida

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

ELEV. = ELEVATION
O/S = OFFSET
A/C = AIR CONDITIONING
℄ = CENTERLINE OF RIGHT-OF-WAY
F.P.L. = FLORIDA POWER AND LIGHT CO.
S.B.T. = SOUTHERN BELL TELEPHONE
B.C.R. = BROWARD COUNTY RECORDS
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
C.O. = CLEAN OUT
SAN. = SANITARY
INV. = INVERT
W/McL. CAP = WITH McLAUGHLIN ENGINEERING CO. CAP
P.R.M. = PERMANENT REFERENCE MONUMENT
CONC. = CONCRETE
C.B.S = CONCRETE, BLOCK AND STUCCO
I.C.V. = IRRIGATION CONTROL VALVE
W.M. = WATER METER
B.F.P. = BACK FLOW PREVENTOR
D.B.H. = DIAMETER @ BREAST HEIGHT
W/F = WETFACE OF SEAWALL CAP
(M.) = MEASURED
(P.) = PLAT
O/H = OVERHEAD POWER & UTILITY LINES
X = CHAIN LINK FENCE
W/DISC = SURVEY BY OTHERS, UNABLE TO IDENTIFY

TREE SYMBOLS

INDICATES DIAMETER± (D.B.H.)
(INSIDE PROPERTY) – (OUTSIDE PROPERTY)
(SHOWN ON SURVEY)

PALM TREE	103	64
MAHOGANY	3	0
BUTTONWOOD	5	2
UNKNOWN TREE	5	0
SEA GRAPE	CLUSTER	1
BLACK OLIVE	0	1
OAK TREE	0	3

Gross Areas

Portion of Block "A" 20,464 Square Feet (0.4700 Acres)

Portion of Block "F" 270,370 Square Feet (6.2070 Acres)

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 embossed 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: BM #3942, concrete marker with brass disc on North side of East end of Harding Street @ 7.6' South of Southeast corner of Tide apartment building, Elevation = 9.36

7) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: 6.42 , Elev.=6.42

8) This property lies in Flood Zones "AE", Base Elev.=6', Elev.=7', Elev.=8', Elev.=9', and Elev.=10', Zone "VE", Elev.=11', Elev.=12', and Elev.=13'. Per Flood Insurance Rate Map No. 12011C0317 G, Dated: July 21, 1995. Community Panel No. 125113, Index Map Dated: October 2, 1997. Flood Zones shown hereon are approximate.

9) Bearing and coordinates shown hereon refer to State Plane Miscellaneous Map Book 6, Page 10, Broward County Records. South Line of Block "F" (P.B. 1, Pg. 27, B.C.R.) as South 88°06'30" West.

10) Mean High Water and Seasonal High Water Lines based on the Department of Environment Protection Division of State Lands Point ID:812

OFFICE NOTES

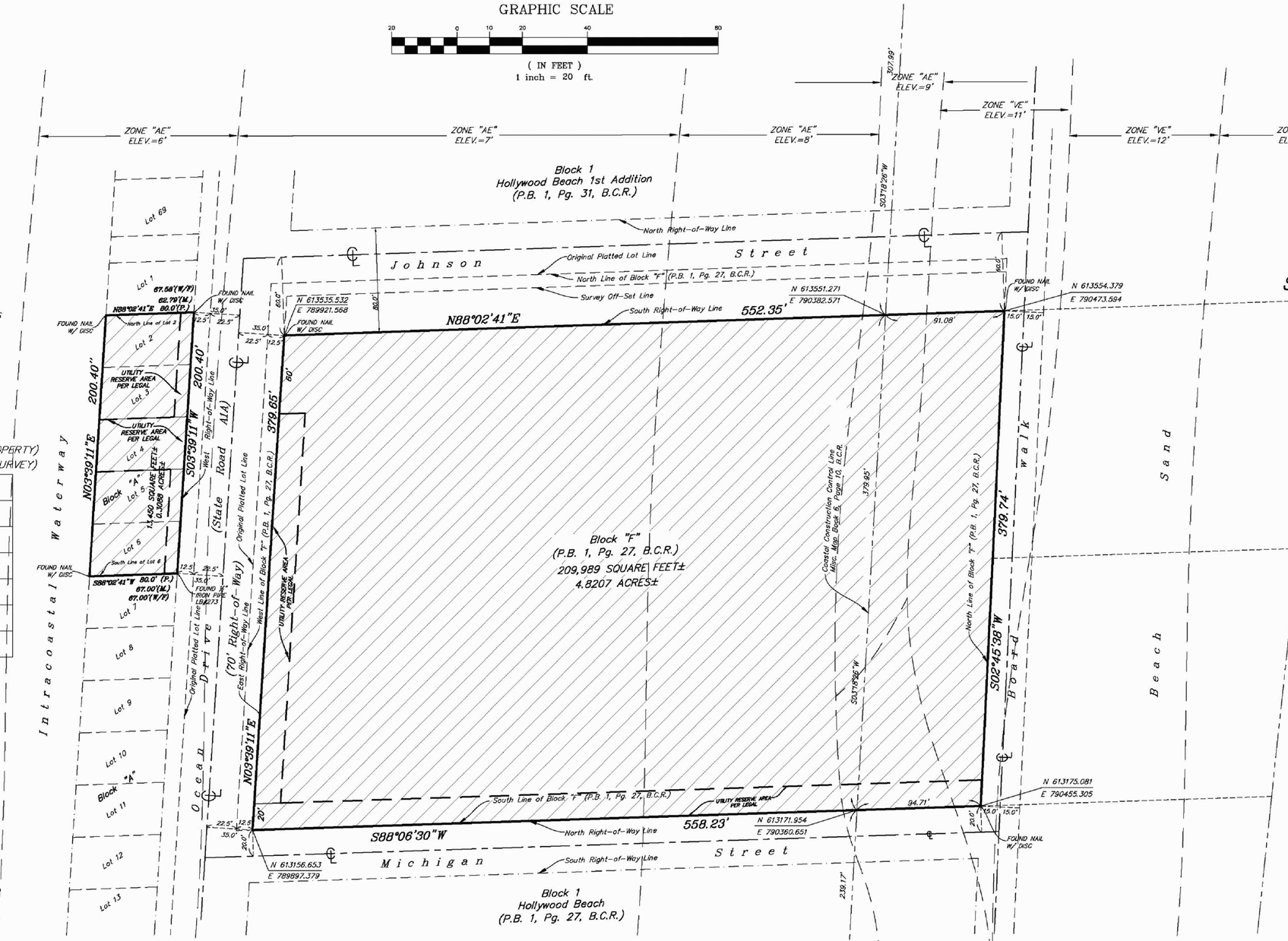
FIELD BOOK NO. TDS #/Worksheets, Print, LB# 273/55, LB# 282/58, LB#300/18

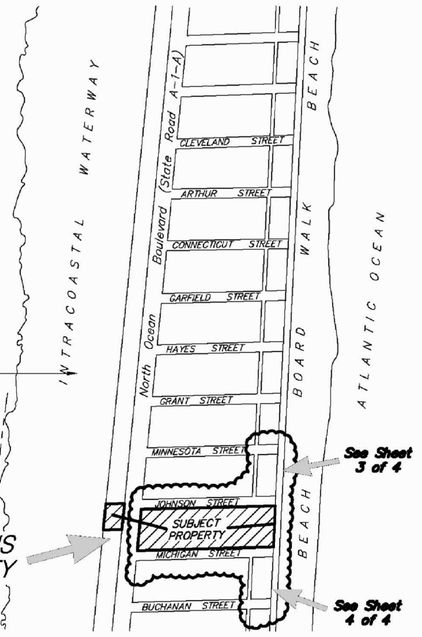
JOB ORDER NO. U-4168, U-4424, U-4695(NGVD29), U-4713, U-5905

CHECKED BY:

DRAWN BY: DRP, S.W., RDR

C:\RUDY\2010\U5905\dwg\U5905(NGVD29).dwg 6/22/2010 10:43:53 AM EDT





Location Map
Not To Scale

Title Notes:

There are no other Easements, Road Reservations of Rights-of-Ways of Record affecting this property per Chicago Title Insurance Company Owners and Encumbrance Report File No. 500805120, dated July 28, 2008.

1) Rights-of-way per O.R. Book 3024, Page 487 of the Public Records of Broward County, Florida; O.R. Book 3379, Page 317 of the Public Records of Broward County, Florida; and O.R. Book 3360, Page 98 of the Public Records of Broward County, Florida affect this property as shown.
2) Easement per O.R. Book 3409, Page 82 of the Public Records of Broward County, Florida affects this property as shown.
3) Easement per O.R. Book 3442, Page 287 of the Public Records of Broward County, Florida affects this property as shown.
4) Ordinance No. 0-72-39 per O.R. Book 7489, Page 390 of the Public Records of Broward County, Florida affects this property as to Zoning Change.
5) Easements per O.R. Book 7612, Page 681 of the Public Records of Broward County, Florida affects this property as shown.
6) Ordinance No. 86-90 per O.R. Book 14022, Page 900 of the Public Records of Broward County, Florida affects this property as to Land Use Change.

Legal Description

Lots 2, 3, 5 and 6, LESS the East 12.50 feet thereof, of Block "A", "HOLLYWOOD BEACH", according to the plat thereof recorded in Plat Book 1, Page 27 of the Public Records of Broward County, Florida; and subject to a right-of-way reserve area unto the owner across the West 10 feet of the East 22.5 feet of said Lots;

Together with:

Lots 4, LESS the East 12.50 feet thereof of Block "A", "HOLLYWOOD BEACH", according to the plat thereof recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida; and subject to a right-of-way reserve area unto the owner across the West 10 feet of the East 22.5 feet of said Lot 4; and subject to a utility reserve area unto owner across all of said Lot 4 LESS the East 12.5 feet thereof:

AND: Block "F"

Block "F", LESS the West 12.5 feet and LESS the North 40.00 feet thereof, "HOLLYWOOD BEACH", according to the plat thereof as recorded in Plat Book 1, Page 27 of the Public Records of Broward County, Florida; and subject to a right-of-way reserve area unto the owner across the East 10 feet of the West 22.5 feet of said Block "F"; and subject to a utility reserve area unto owner across the East 20 feet of the West 32.5 feet LESS the South 60 feet of the North 100 feet thereof, and the South 20 feet of said Block "F".

Uses within the utility and right-of-way reserve areas shall be subject to specific approval from the owner and generally shall be limited to walkways, landscaping, signage, lighting and other similar elements consistent with utility and right-of-way uses.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida and containing 223,439 square feet or 5.1295 acres more or less.

CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 6th day of March, 2008.
Additional topographic elevations added this 12th day of March, 2008.
Revised to added contours line this 30th day of April, 2008.
Additional locations and elevations taken added 21st day of May, 2008.
Title Commitment information added this 26th day of August, 2008.
Revised to add Beach Profiles this 27th day of August, 2008.
Revised to identify Utility Reserve Areas this 8th day of September, 2008.
Revised to further identify Utility Reserve Areas this 17th Day of September, 2008.
Grass Areas added this 23rd day of September, 2008.
Resurveyed this 9th day of June, 2010.

McLAUGHLIN ENGINEERING COMPANY

SCOTT A. McLAUGHLIN
Professional Surveyor & Mapper No. 5842
State of Florida.

FILE NO.: 08 - 3 - 009(NGVD29) (10)

Sheet 1 of 4

adache group architects

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OWNER:
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3501 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

MARGARITAVILLE HOLLYWOOD BEACH RESORT
300 JOHNSON STREET
HOLLYWOOD BEACH, FLORIDA

SEAL:

ISSUED FOR: TAC REVIEW
DATE: 9/03/2010

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
SURVEY

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DATE:
SCALE: NA
DRAWN BY: SW
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:
A-0.0.05

Drawing name: K:\94-08A\A-Architecture\01-Construction Docs\01-Drawings\01-Plot Sheets\A0-Cover\A-0.0.05.dwg Layout Name: A-0.0.05 Plotted by: jbuist Plotted on: Aug 30, 2010 - 12:14pm