BOUNDARY & TOPOGRAPHIC SURVEY
A PORTION OF THE SW 1/4 OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA.

SITE ADDRESS: 711 - 801 NORTH FEDERAL HIGHWAY, HALLANDALE BEACH, FLORIDA

SURVEYOR'S REPORT:
1. This is a boundary survey.
2. All field work, research and map preparation has been performed under my supervision and direction, employing appropriate survey techniques and applying appropriate survey principles. As a result, this Boundary Survey correctly shows the lands described herein. This Survey correctly depicts the location and type of all visible above-ground improvements and any other relevant matters affecting these lands. These lands are currently improved (Asphalt Paved Parking Lot - No Buildings/Structures).
3. Except as depicted herein, there are no other visible easements, right of ways and servitudes observed at the time of preparation of this survey that affect or encumber these lands.
4. Except as depicted herein, there are no observable above ground encroachments by the improvements on these lands upon adjacent parcels, streets, easements or right of ways. This survey shows that a portion of asphalt paved parking lot, power pole and light fixtures encroachings +/- 0.75 feet into the adjoining 13-foot platted public alley along the west line of Parcels "A" and "B." The parking lot located on these lands appears to overlap the public right of way of NE 8th Street along the north line thereof.
5. Only above ground evidence of valuable utilities have been located as part of this survey. Underground utilities, conduits and foundations are not located herein. There is no observable evidence of site usage as solid waste dumping, drainage and/or sanitary landfill on these properties and on the adjacent parcels. These properties have not been designated as wetlands per governing authority (Florida Department of Environmental Protection).
6. This survey has been made on an examination of an L.T.A. Title Insurance Commitment (The Title Commitment) issued by Old Republic National Title Insurance Company, Effective Date: February 10, 2016 at 8:00 AM, File No. (5016360-322) (Revision A), Agent File # 3, 820. Upon examination of Schedule B - II of said Title Commitment, the shape and location of each easement, right of way, servitude and any other applicable exception listed therein that affect these properties have been depicted on this survey and the following applies:

SCHEDULE B PART II EXCEPTIONS: All instruments of record examined are filed in the Public Records of Broward County, Florida.

The local description of these Properties, Parcels A and B, less right of ways as described herein and adjusted, form a mathematically closed geometric figure. There are no gates, gaps, overlaps and/or violations between said Parcels A and B. Distances and directions along the boundary lines as established based on the horizontal position of survey monuments and control points recovered and traversed during the field work, are in agreement with distances and directions from records. Any inconsistencies between deed calls and field measurements is within the admissible tolerance of an accurate survey of an urban parcel and are being noted in this survey.

8. According to current Federal Insurance Rate Map information these lands fall within a designated flood Zone "F," a non-flood flood area, usually located between the limits of the base flood and the 0.2-percent-annual-chance (100-year) flood. After Panel 0732H, Community Number 25140 (City of Hallandale Beach). Map revised date: August 18th, 2016. "SLIGHT PONDS OF THESE LANDS ADJACENT TO THE RIGHT OF WAY falls within a flood Zone "E'', with an established base flood elevation of 7 feet (NAVD 1988). See appropriate location of flood zone boundaries as scaled per FEMA map depicted on the survey.

9. The elevations shown herein are referred to North American Vertical Datum 1988 (NAVD/88) and are based on a closed level loop from and to Broward County Engineering Department Bench Mark 1011, Elevation: 0.130 feet (NGVD 1929) equal to 7.55 feet (NAVD/88)

10. As per City of Hallandale Beach published Zoning map [Latest Revision May 24, 2012], these lands are located within a General RAC Zoning (Commercial Recreational - Active - District).

More specific zoning information must be verified with City of Hallandale Beach Zoning officials.

11. Horizontal and vertical data (dimensions) are expressed in U.S. Survey feet. The horizontal positional accuracy obtained for closed geometric figures meets and exceeds the minimum requirement of 1 foot in 10,000 feet. The vertical positional accuracy of all identified features obtain 1/0 of a foot.

12. This survey map and the copies thereof, are not valid without the original signature and raised seal of the Florida Licensed Land Surveyor & Mapper. Additions or deletions to this survey map by others are prohibited, except with the written consent of the signing party. The intended plotting scale for this survey map is 1:20. This map is composed of three (3) sheets. One sheet is not valid without the other.

13. There might be additional restrictions that affect these Parcels "A" and "B", which might be found in the Public Records of this County.

The parties listed above and their successors and/or assigns are entitled to rely on this survey and this certificate as being true and accurate. I also hereby certify that this survey of the herein described and referenced lands is true and correct to the best of my knowledge and belief and meets the minimum standards of practice and ethics as set forth by the Board of Land Surveyors and Mapmakers, in the applicable provisions of Chapter 95-17, Florida Administrative Code, pursuant to Section 72.027, Florida Statutes.
LEGAL DESCRIPTION

PARCEL B:

PARCEL 1:

All of Tract "C" of FEDERAL TRACTS, according to the Plat thereof, as recorded in Plat Book 10, Page 50 or the Public Records of Broward County, Florida. LESS the following:

All that part of Tract "C" of FEDERAL TRACTS, which lies East of the following described line:

Commencing on the Southwestern corner of said Tract "C"; thence due West along the South line of said Tract "C", a distance of 1,00 feet to a Point of Curve and the beginning of the Tract of land; thence Easterly along said curve and Southerly along said curve which runs to the Northwest, having a radius of 75 feet through a central angle of 90.00°, an arc distance of 25.00 feet to the end of said curve; thence due North 00°00'00" West a distance of 200.00 feet; thence along the West line of said Tract "C", 100.00 feet to the Southeastern corner of said Tract "C"; thence due North along said South line of said Tract "C", an arc distance of 100.00 feet to the Southeastern corner of said Tract "C", ALL as shown on the Plat of said Tract "C".

ALS0 LESS that portion thereof conveyed to City of Hallandale in Quit Claim Deed recorded conveyance 2944, in the Official Records Book 986, Page 85, of the Public Records of Broward County, Florida, being more precisely described as follows:

The East 100 feet of Tract "C" of the Plat of FEDERAL TRACTS, as recorded in Plat Book 10, Page 50 or the Public Records of Broward County, Florida. LESS the following:

That portion of said Tract "C", lying external to an arc of a circle which is congruent to the southwestern corner of said Tract "C", thence to the Southeastern corner of said Tract "C"; and said Arc is a line the (100.00) feet West of and parallel with the East line of said Tract "C" TOGETHER

That portion of said Tract "C", lying external to an arc of a circle which is congruent to the Southeastern corner of said Tract "C", thence to the western boundary line of said Tract "C", thence to the North line of said Tract "C" and thence to a line the (100.00) feet West of and parallel with the East line of said Tract "C" TOGETHER

PARCEL 2:

That portion of N.E. 7th Street lying South of said Tract "C", as recorded in Tract "C" of FEDERAL TRACTS, according to the Plat thereof, as recorded in Plat Book 10, Page 50 or the Public Records of Broward County, Florida.

The North half of that portion of N.E. 7th Street (being 25 foot wide right of way) on the City of Hallandale, Broward County, Florida, lying South of the line and extending to the southwesterly boundary line of the aforesaid Tract "C", thence along the West side of the Southern boundary line of said Tract "C" to the center line of N.E. 7th Street and thence along N.E. 7th Street to the South 25 feet right of way line of Federal Highway S.C.

The West 25 feet of said N.E. 7th Street (being 25 feet wide) extends to the West side of N.E. 7th Street.

The North boundary of Tract "C" of the Plat of FEDERAL TRACTS, as recorded in Plat Book 10, Page 50, or the Public Records of Broward County, Florida, lies along the Southeastern boundary line of the aforesaid Tract "C", thence along the Southeastern boundary line of said Tract "C" to the center line of N.E. 7th Street and thence along N.E. 7th Street to the South 25 feet right of way line of Federal Highway S.C.

The EAST boundary of Tract "C" of the Plat of FEDERAL TRACTS, as recorded in Plat Book 10, Page 50, or the Public Records of Broward County, Florida, lies along the Southeastern boundary line of the aforesaid Tract "C", thence along the Southeastern boundary line of said Tract "C" to the center line of N.E. 7th Street and thence along N.E. 7th Street to the South 25 feet right of way line of Federal Highway S.C.

The WEST boundary of Tract "C" of the Plat of FEDERAL TRACTS, as recorded in Plat Book 10, Page 50, or the Public Records of Broward County, Florida, lies along the Southeastern boundary line of the aforesaid Tract "C", thence along the Southeastern boundary line of said Tract "C" to the center line of N.E. 7th Street and thence along N.E. 7th Street to the South 25 feet right of way line of Federal Highway S.C.

The SOUTH boundary of Tract "C" of the Plat of FEDERAL TRACTS, as recorded in Plat Book 10, Page 50, or the Public Records of Broward County, Florida, lies along the Southeastern boundary line of the aforesaid Tract "C", thence along the Southeastern boundary line of said Tract "C" to the center line of N.E. 7th Street and thence along N.E. 7th Street to the South 25 feet right of way line of Federal Highway S.C.

The NORTH portion of N.E. 7th Street lying South of said Tract "C", as recorded in Tract "C" of FEDERAL TRACTS, according to the Plat thereof, as recorded in Plat Book 10, Page 50, or the Public Records of Broward County, Florida.

The NORTH portion of said N.E. 7th Street lying South of said Tract "C", as recorded in Tract "C" of FEDERAL TRACTS, according to the Plat thereof, as recorded in Plat Book 10, Page 50, or the Public Records of Broward County, Florida.
SHEET NUMBER: 32-455(c)(1), EQUAL OR LESS THAN 10% OF TOTAL

SHEET TITLE:

CHECKED BY:

DRAWN BY:

PROJECT NUMBER:

CLIENT: HALLANDALE BEACH, FL

VEHICULAR USE AREA (V. U. A):             33,077  SQ. FT.      47.31 %

CIVIC OPEN SPACE:                                      3,494  SQ. FT.       5.00 %

BUILDING FOOTPRINT AREA:                    19,797  SQ. FT.     28.32 %

TOTAL PROVIDED:                                      61,385  SQ. FT.      87.80 %

IMPERVIOUS AREA:

CIVIC SPACE LANDSCAPE AREA:                 556  SQ. FT.      0.79 %

TOTAL PROVIDED:                                       8,532  SQ. FT.      12.20 %

ELECTRIC - FP & L

LICENSE NO. AA26001863

ARCHITECTURAL SITE PLAN
NOTE: CONTRACTOR SHALL SUBMIT MONUMENT SIGN UNDER SEPARATE PERMIT WITH REQUIRED SHOP DRAWINGS WITH ARCHITECT'S OR ENGINEER'S OF RECORD APPROVED STAMP TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.

1. 12" x 1/2" x 1/2" ALUMINUM FRAME MOUNTED IN 1/2" DEPTH (TOP)
2. A-FABRICATED ILLUMINATED SIGN STRUCTURE ANODIZED ALUMINUM
3. ALUMINUM ACCENT DECORATIVE PIECE 1/2" x 12" x 3/8" ALUMINUM ANGLE FRAME
4. 1/2" x 1/2" x 1/2" STEEL ANGLE FRAME
5. PRE-ENGRAVED SIGNS
6. 1/2" x 1/2" x 1/2" ALUMINUM POST WITH ROUND BASE
7. DOUBLE SIDED ALUMINUM CANTEpõur ALUMINUM FRAME 1/2" x 1/2" x 1/2" STEEL ANGLE FRAME
8. 1/8" THICK COATED BOARD
9. Y-1 1/2" x 1/2" x 1/2" ALUMINUM DECORATIVE PIECE
10. METAL ANGLE FRAME
11. 1/2" x 1/2" x 1/2" STEEL ANGLE FRAME
12. 1/2" x 1/2" x 1/2" ALUMINUM DECORATIVE PIECE
13. EXTENSION DISCONNECT SWITCH
14. SIGNS 1 1/2" x 1/2" x 1/2" STEEL ANGLE FRAME
15. 1/8" THICK COATED BOARD
16. ALUMINUM DECORATIVE PIECE
17. FLUSH CONCRETE FOUNDATION 2" x 2" x 4" x 4" x 4"

NOTE: CONTRACTOR SHALL SUBMIT MONUMENT SIGN UNDER SEPARATE PERMIT WITH REQUIRED SHOP DRAWINGS WITH ARCHITECT'S OR ENGINEER'S OF RECORD APPROVED STAMP TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.
1. SIMULATED STUCCO FINISH
2. SIMULATED WOOD
3. BALCONY
4. STOREFRONT GLASS
5. TYPICAL STUCCO CONTROL JOINT
6. WALL MOUNTED EXTERIOR LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS)
7. STUCCO BAND
8. CONCRETE PAINT FINISH
9. RAILING

NOT USED

LEDGER

VILLAGE AT ATLANTIC SHORES

ATLANTIC VILLAGE 1, LLC.