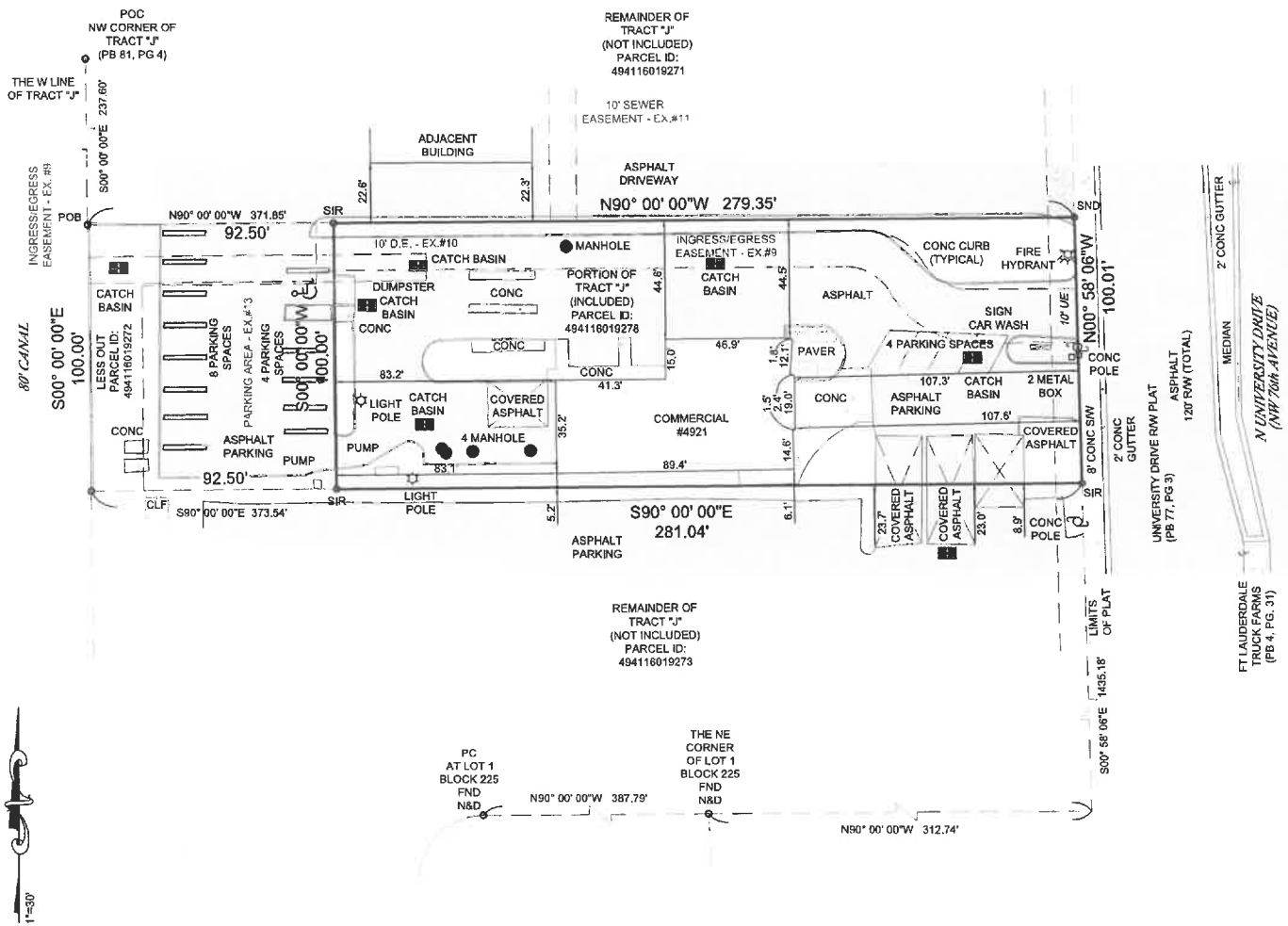
ALTA/ACSM LAND TITLE SURVEY

City Commission File:
Attachment C

LOCATION SKETCH



LEGAL DESCRIPTION:

THE NORTH 100.00 FEET OF THE SOUTH 1054.78 FEET OF TRACT "J" (AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID TRACT "J"), "CITY OF LAUDERHILL SECTION ONE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 81, AT PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF TRACT "J", "CITY OF LAUDERHILL SECTION ONE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 81, AT PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND RUN ON AN ASSUMED BEARING OF DUE SOUTH ALONG THE WEST LINE OF SAID TRACT "J" FOR 237.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE DUE SOUTH ALONG THE LAST DESCRIBED COURSE FOR 100.00 FEET; THENCE RUN DUE EAST FOR 373.54 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF AFORESAID TRACT "J"; THENCE RUN N 0° 58' 06" W ALONG THE SAID EAST LINE OF TRACT "J, FOR 100.01 FEET; THENCE RUN DUE WEST FOR 371.85 FEET TO THE POINT OF BEGINNING.
LESS THE WEST 92.50 FEET THEREOF.

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF FLORIDA, CERTIFIES TO:

JM MERAKI, LLC, a Florida Limited Liability Company
PARADISE BANK, a Florida banking corporation, its sicsesors and/or assigns, as their interest may appear.
EDGAR A. BENES, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7a, b1, c, 8, 9 & 19. OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 20, 2024.

DATE OF PLAT OF MAP: APRIL 24, 2024.

TITLE REVIEW CERTIFICATE:

A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WAS SUPPLIED FOR REVIEW (AGENT'S FILE REFERENCE 1493512) WITH AN EFFECTIVE DATE OF FEBRUARY 13, 2024 AT 11:00 PM. THE SCHEDULE B, SECTION II OF SAID COMMITMENT WAS REVIEWED FOR SURVEY RELATED ISSUES AND THE FINDINGS ARE AS FOLLOWS:

ITEMS 1-5: ARE GENERAL EXCEPTIONS AND THEREFOR NOT APPLICABLE TO REVIEW.

ITEM 6: PLAT OF CITY OF LAUDERHILL SECTION ONE, PLAT BOOK 81 & PAGE 4. *SHOWN HEREON WHERE APPLICABLE*

ITEM 7: MINERAL RIGHTS, DB.:457, PG.26 & ORB.:12231, PG.650. *BLANKET IN NATURE, DOES NOT EFFECT*

ITEM 8: NOT A SURVEY ITEM.

ITEM 9: RECIPROCAL EASEMENT - ORB.:15852, PG.106 - *AFFECTS SHOWN HEREON*

ITEM 10: DRAINAGE EASEMENT - ORB.:15852, PG.116 - *AFFECTS SHOWN HEREON*

ITEM 11: SEWER EASEMENT - ORB.:15852, PG.121 - *AFFECTS SHOWN HEREON*

ITEM 12: LIFT STATION AGREEMENT - ORB.:15852, PG.126 - *AFFECTS - NOTHING TO PLOT*

ITEM 13: PARKING AGREEMENT - ORB.:15852, PG.48 - *AFFECTS - SHOWN HEREON*

ITEMS 14: PER SCHEDULE B-II OF TITLE COMMITMENT STATES EXCEPTION #3 IS HEREBY DELETED IN ITS ENTIRETY.

SURVEYORS NOTES:

(1.) BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF PARCEL "J" (S 00°00'00" E) PER THE RECORD LEGAL AND ARE ASSUMED.
(2.) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
(3.) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
(4.) THIS SURVEY IS FOR CONVEYANCE PURPOSES ONLY.
(5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND/OR NEW DESIGN.
(6.) SQUARE FOOTAGE: 28019.14'
(7.) TOTAL NUMBER OF PARKING SPACES: 16 SPACES
(8.) THERE NO CEMETERY OR BURIAL GROUNDS ON OR ADJACENT TO SUBJECT PROPERTY
(9.) THIS PROPERTY HAS DIRECT ACCESS TO N UNIVERSITY DRIVE AND BOTH ROADS ARE PUBLIC

PROPERTY ADDRESS: 4921 N UNIVERSITY DRIVE, LAUDERHILL, FL 33351	**FLOOD ZONE: X**	**DATE OF SURVEY:**		**SCALE: 1" = 30'**	THIS SURVEYS MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 OF FLORIDA ADMINISTRATIVE CODE.
	BASE FLOOD: N/A	FIELD LOCATION OF IMPROVEMENTS	04/20/2024	**CADD: NM**	
	COMMUNITY #: 120044			**CHECKED BY: PLM**	PEDRO L. MARTINEZ, PSM STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 5443 **NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.**
	MAP/PANEL #: 12011C0345H			**INVOICE #: 24-60761**	
	DATE OF FIRM: 08/18/2014			**PAGE # 1 OF 2**	

ALL COUNTY SURVEYORS
PROFESSIONAL
SURVEYORS AND MAPPERS
LICENSE NO. 6677
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FAX: (954) 777-2707
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