

LEGAL DESCRIPTION

A PORTION OF TRACT "E", INDUSTRIAL "100" UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

PARCEL 1:  
COMMENCE AT THE SOUTHEAST CORNER OF TRACT "E", INDUSTRIAL "100", UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND RUN ON AN ASSUMED BEARING OF NORTH 00° 53'25" WEST ALONG THE EAST LINE OF SAID TRACT "E" FOR 329.65 FEET MEASURED (328.90 FEET DEEDS); THENCE RUN SOUTH 89° 09'40" WEST FOR 982.63 FEET, A PORTION OF THE LAST DESCRIBED COURSE BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF LINE OF N.W. 15TH STREET AS DESCRIBED IN RESOLUTION NO. 81-110 AND 81-89 BY THE CITY OF LAUDERHILL; THENCE RUN NORTH 00° 48'38" WEST FOR 203.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°48'38" WEST FOR 204.06 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 16TH STREET; THENCE RUN NORTH 89°13'47" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE AS DESCRIBED IN RESOLUTION NO. 81-110 BY THE CITY OF LAUDERHILL, SAID SOUTH RIGHT-OF-WAY LINE BEING PARALLEL WITH THE NORTH LINE OF SAID TRACT "E" FOR A DISTANCE OF 97.71 FEET; THENCE RUN SOUTH 00° 48'38" EAST FOR 203.94 FEET; THENCE RUN SOUTH 89° 09'40" WEST FOR 97.71 FEET TO THE POINT OF BEGINNING.

PARCEL 2:  
COMMENCE AT THE SOUTHEAST CORNER OF TRACT "E", INDUSTRIAL 100, UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND RUN ON AN ASSUMED BEARING OF NORTH 00° 53'25" WEST ALONG THE EAST LINE OF SAID TRACT "E" FOR 329.65 FEET MEASURED (328.90 FEET DEEDS); THENCE RUN SOUTH 89° 09'40" WEST FOR 1080.33 FEET, A PORTION OF THE LAST DESCRIBED COURSE BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF N.W. 15TH STREET AS DESCRIBED IN RESOLUTION NO. 81-110 AND 81-89 BY THE CITY OF LAUDERHILL; THENCE RUN NORTH 00° 47'10" WEST FOR 203.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00° 47'10" WEST FOR 204.17 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 16TH STREET; THENCE RUN NORTH 89° 13'47" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.W. 16TH STREET AS DESCRIBED IN RESOLUTION NO. 81-110 BY THE CITY OF LAUDERHILL, SAID SOUTH RIGHT-OF-WAY LINE BEING PARALLEL WITH THE NORTH LINE OF SAID TRACT "E" FOR A DISTANCE OF 97.53 FEET; THENCE RUN SOUTH 00° 48'38" EAST FOR 204.06 FEET; THENCE RUN SOUTH 89° 09'40" WEST FOR 97.61 FEET TO THE POINT OF BEGINNING.

NOTES

- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE DIGITAL SIGNATURE OR SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- TITLE INFORMATION IS LISTED ON THIS SHEET.
- BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF NORTH 00°53'25" WEST, ALONG THE EAST LINE OF TRACT E.
- ELEVATIONS SHOWN HEREON ARE BASED ON BROWARD COUNTY BENCHMARK #2842 - ELEVATION = 10.54' (NGVD 1929) AS TRANSFORMED TO NAVD 1988 (ELEVATION = 8.96 NAVD 1988). ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD 1988.
- NO UNDERGROUND UTILITIES HAVE BEEN SHOWN HEREON.
- ACCORDING TO THE BROWARD COUNTY PROPERTY APPRAISER, THIS SITE HAS AN ADDRESS OF NW 16 ST, LAUDERHILL, FL 33311.
- THIS SITE CONTAINS 39849 SQUARE FEET (0.915 ACRES). MORE OR LESS.
- FLOOD INFORMATION:  
A. COMMUNITY NUMBER : 120044  
B. PANEL NUMBER : 12011C0364J  
C. DATE : 7/31/2024  
D. ZONE : X (0.2%)

TITLE INFORMATION

TITLE COMMITMENT #1564339  
PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT DATE: SEPTEMBER 3, 2024 AT 11:00 PM  
SCHEDULE B-II

NO.	BOOK/PAGE	DESCRIPTION	APPLIES?	PLOTTED?
5	PB 85/2	PLAT	YES	YES
6	ORB 5101/10	RESTRICTIONS IN DEED	YES	NO
7	ORB 3843/404	RESOLUTION	N.P.	NO
8	ORB 6165/164	DEVELOPERS AGREEMENT	YES	NO
9	ORB 9672/894	STREET DEDICATION	NO	YES
10	ORB 9982/235	DEVELOPERS AGREEMENT	YES	NO
11	ORB 18236/11	UTILITY EASEMENT	NO	NO

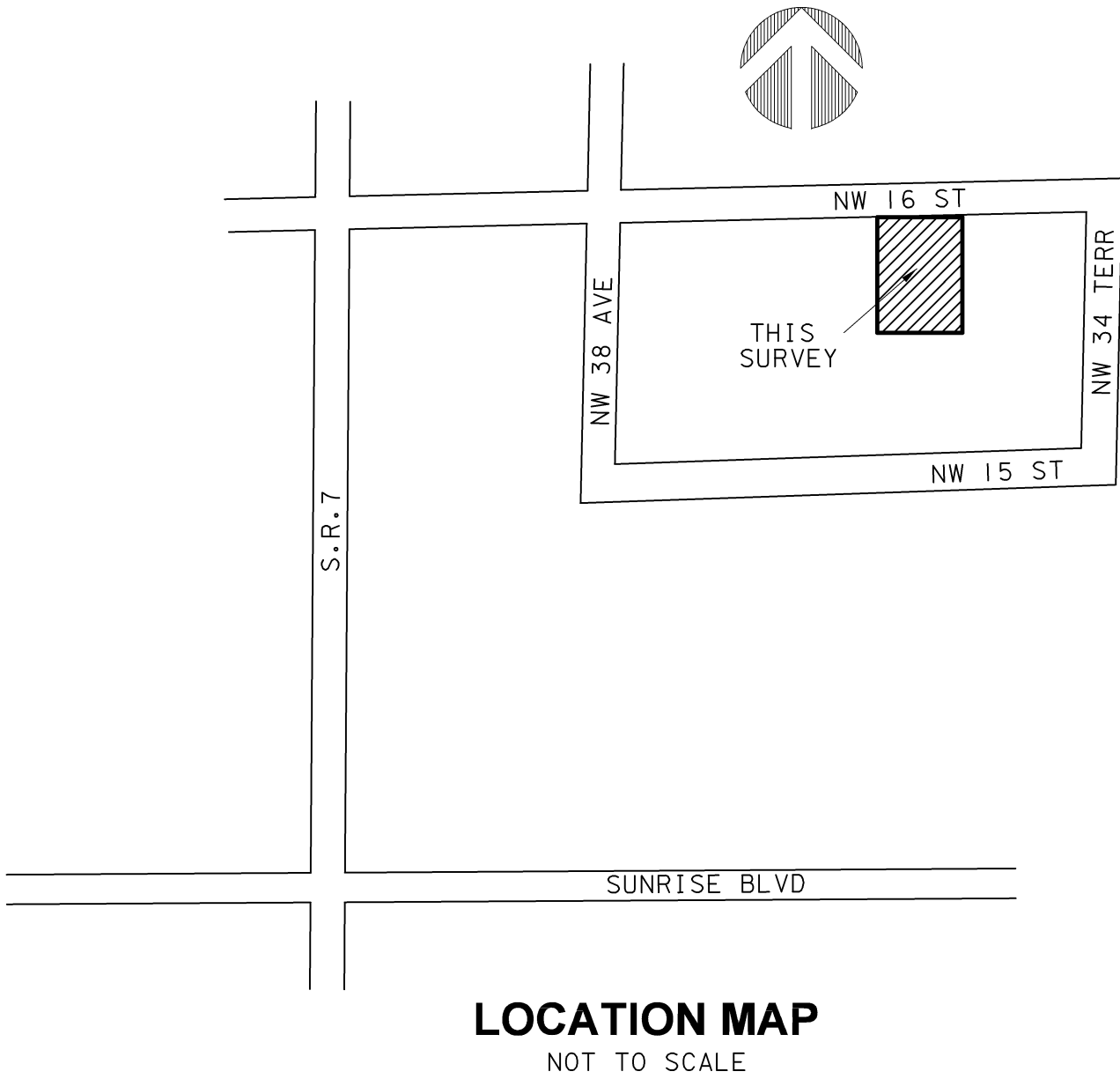
N.P. = NOT PROVIDED

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

JEFF S. HODAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111

LAST DATE OF FIELD WORK : OCTOBER 4, 2024



TREE LIST

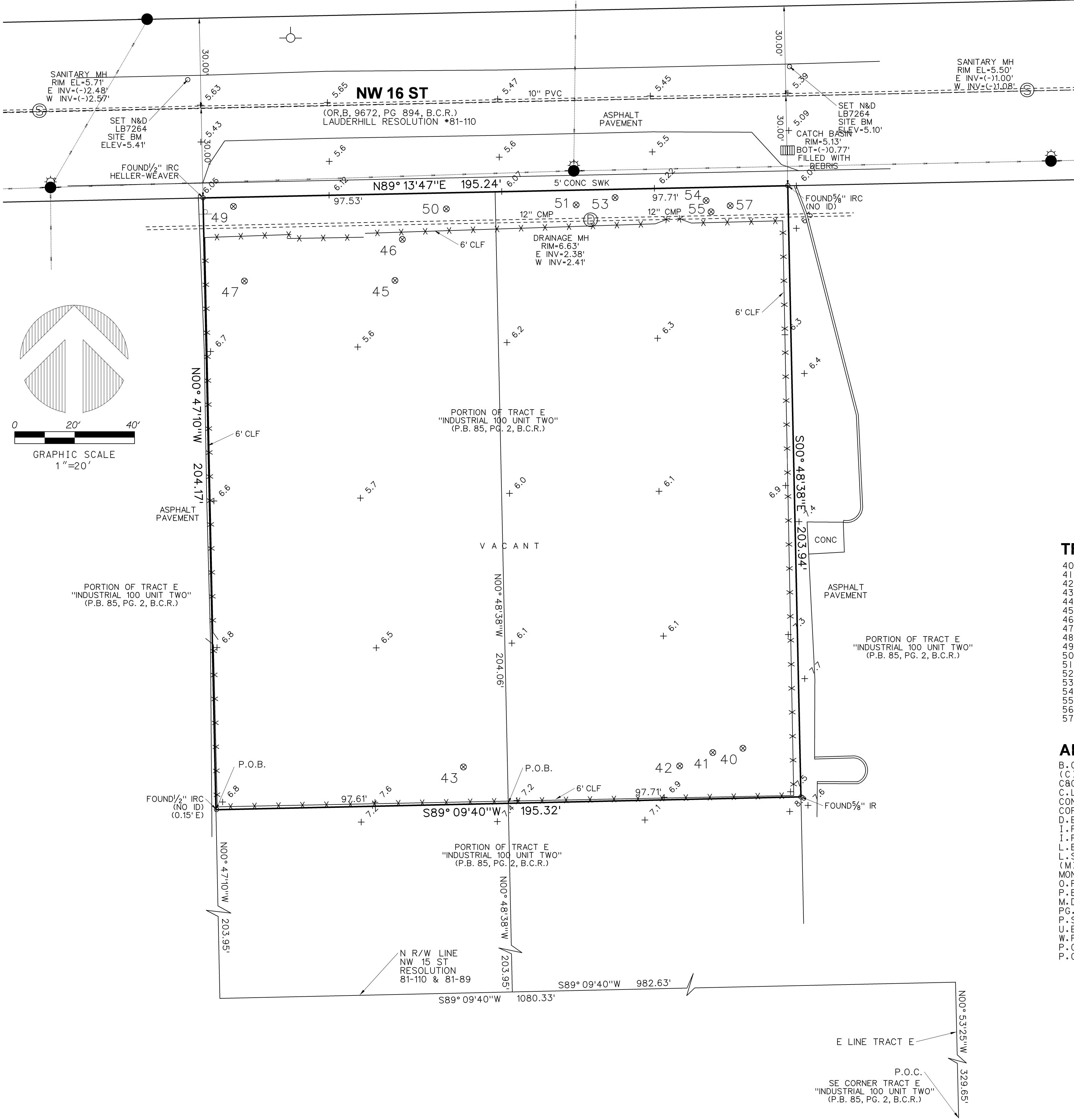
40	SABAL PALM	12"
41	SABAL PALM	12"
42	SABAL PALM	12"
43	SABAL PALM	12"
44	CYPRESS	18"
45	SABAL PALM	12"
46	SABAL PALM	12"
47	SABAL PALM	12"
48	CYPRESS	18"
49	SABAL PALM	12"
50	SABAL PALM	3X12"
51	SABAL PALM	12"
52	CYPRESS	3X18"
53	SABAL PALM	12"
54	SABAL PALM	2X12"
55	SABAL PALM	12"
56	CYPRESS	24"
57	SABAL PALM	2X12"

ABBREVIATIONS

B.C.R.	=	BROWARD COUNTY RECORDS
(C)	=	CALCULATED
C&G	=	CURB & GUTTER
C.L.F.	=	CHAIN LINK FENCE
CONC.	=	CONCRETE
COR.	=	CORNER
D.E.	=	DRAINAGE EASEMENT
I.R.	=	IRON ROD
I.R.C.	=	IRON ROD AND CAP
L.B.	=	LICENSED BUSINESS
L.S.	=	LICENSED SURVEYOR
(M)	=	MEASURED
MON.	=	MONUMENT
O.R.B.	=	OFFICIAL RECORDS BOOK
P.B.	=	PLAT BOOK
M.D.C.R.	=	MIAMI DADE COUNTY RECORDS
PG.	=	PAGE
P.S.M.	=	PROFESSIONAL SURVEYOR & MAPPER
U.E.	=	UTILITY EASEMENT
W.F.	=	WOOD FENCE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT

LEGEND

⊗	STORM MANHOLE
■	CONC. POWER POLE
⊖	ELEC. HANDHOLE
⊞	CATCH BASIN
⊙	SANITARY MANHOLE
○	CLEAN OUT
●	WOOD POWER POLE
●	WOOD LIGHT POLEE
⊙	ANCHOR
⊙	SIGN
⊙	WATER VALVE
⊙	FIRE HYDRANT
⊙	WATER METER
⊙	TELEPHONE BOX
⊙	TELEPHONE MANHOLE
⊙	CABLE TV BOX
⊙	FPL TRANSFORMER
⊙	HANDICAP SPACE
⊙	BACKFLOW PREVENTER
⊙	TRAFFIC SIGNAL BOX
⊙	OVERHEAD LINE
⊙	FENCE
⊙	TREE
+	ELEVATION



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LAUDERHILL PARCEL ID # 494231240042  
BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1					
2					
3					
4					
5					
6					

SEAL

JOB NO.	24173
SCALE	1"=20'
DRAWN	JSH
CHECKED	RD
SHEET	1 OF 1