

McLAUGHLIN ENGINEERING COMPANY (LB#285)  
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
 PHONE: (954) 763-7611  
 FAX: (954) 763-7615

# TOPOGRAPHIC SURVEY

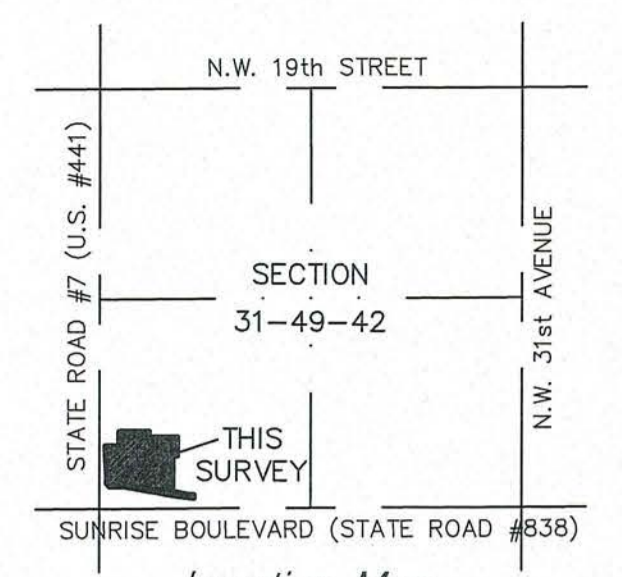
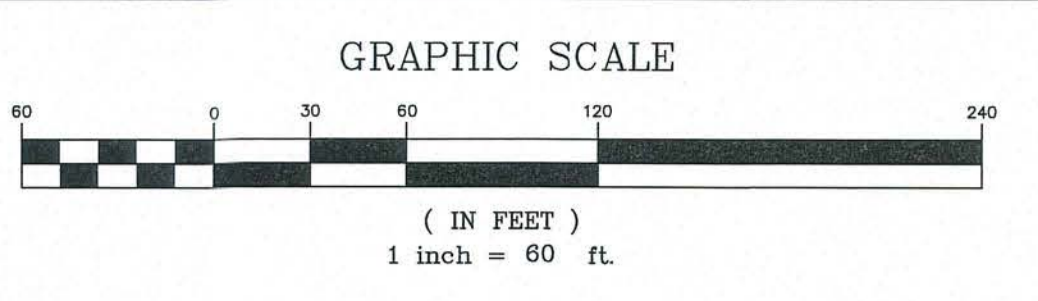
## PARCEL "A" CHAMISHOCA PLAT

### P.B. 178, PG. 161, B.C.R.

### SECTION 31-49-42

### City of Lauderdale

### Broward County, Florida



**LEGAL DESCRIPTION:**  
 SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION AND TITLE NOTES

- LEGEND**
- Δ = CENTRAL ANGLE (DELTA)
  - R = RADIUS
  - A OR L = ARC LENGTH
  - CH.BRG. = CHORD BEARING
  - TAN.BRG. = TANGENT BEARING
  - P.O.C. = POINT OF COMMENCEMENT
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  - ELEV. = ELEVATION
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  - A/C = AIR CONDITIONING
  - C.L. = 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
  - D.C.R. = DADE COUNTY RECORDS
  - P.B.R. = PALM BEACH COUNTY RECORDS
  - O.R. = OFFICIAL RECORDS BOOK
  - P.C. = PAGE
  - R/W = RIGHT-OF-WAY
  - C.O. = CLEAN OUT
  - C.L.F. = CHAIN LINK FENCE
  - P.C.D. = POLLUTION CONTROL DEVICE
  - Gov't. = Indicates Government
  - F.D.O.T. = Indicates Florida Department of Transportation

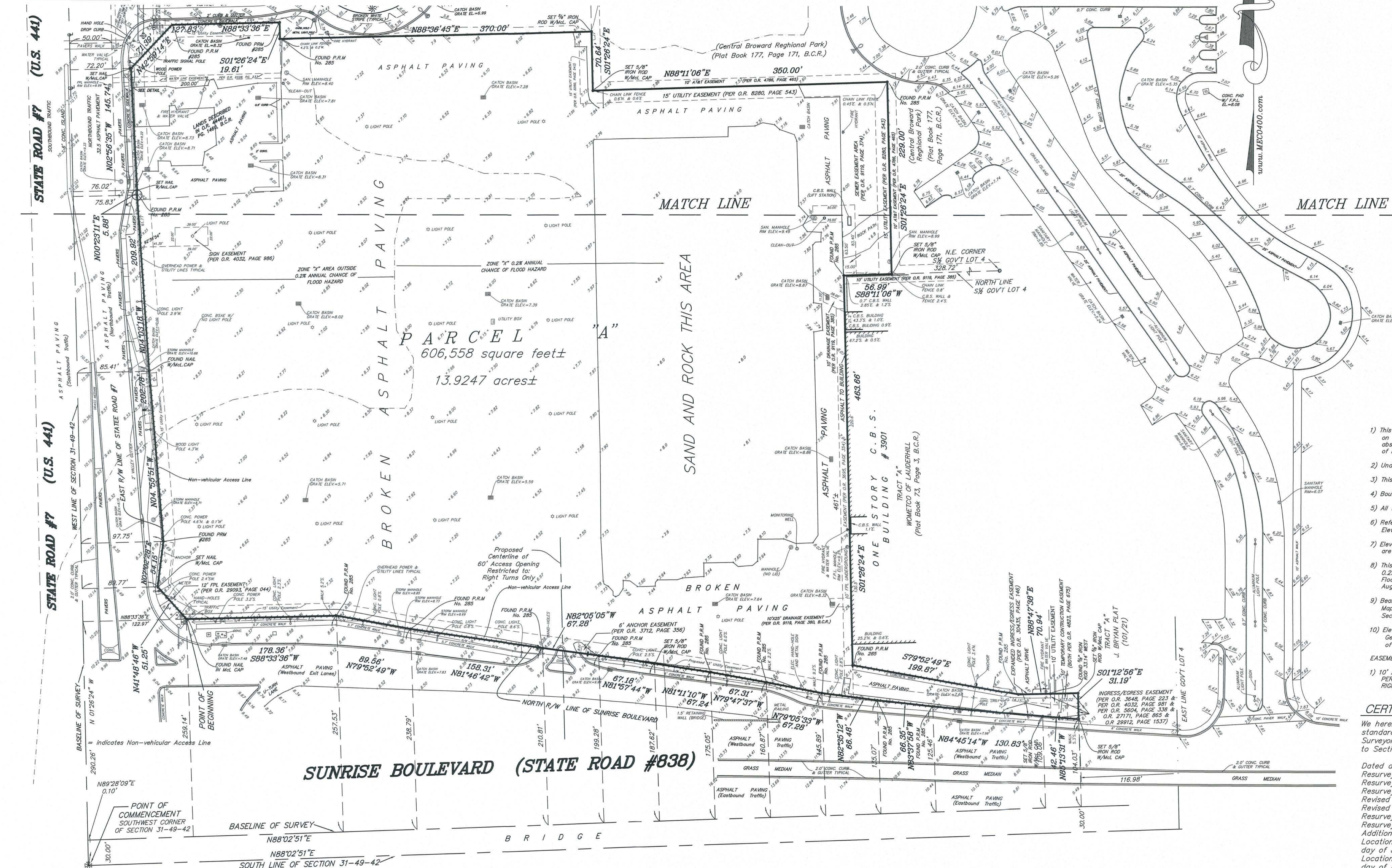
- NOTES:**
- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
  - 2) Underground improvements if any not located.
  - 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: Broward County Bench Mark Number 268, Elevation= 7.41(NGVD29), 5.83(NAVD88).
  - 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus:  $\Delta$ .
  - 8) This property lies in Flood Zones "AH", Elev.=8.0, Zone "X" Area outside 0.2% Annual Chance of Flood Hazard & Zone "X" 0.2% Annual Chance of Flood Hazard, Per Flood Insurance Rate Map No. 12011C0364 H, Dated: August 18, 2014, Community Panel No. 120044.
  - 9) Bearings shown per Florida Department of Transportation Right-of-Way Map for State Road #7 (U.S. #441), and assume the West line of Section 31-49-42 as North 01°26'24" West.
  - 10) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>
- EASEMENT NOTES:**
- 1) 10' ANCHOR EASEMENT AND 2' AERIAL EASEMENT FOR FPL PER O.R. 3712, PAGE 356; B.C.R., LES WITHIN DEDICATED RIGHT-OF-WAY FOR SUNRISE BOULEVARD.

**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 11th day of April, 2000.  
 Resurveyed this 2nd day of November, 2000.  
 Resurveyed this 24th day of May, 2001.  
 Resurveyed this 12th day of August, 2001.  
 Revised legal description this 11th day of October, 2005.  
 Revised legal description this 5th day of December, 2005.  
 Resurveyed, this 20th day of March, 2007.  
 Resurveyed, this 11th day of December, 2007.  
 Additional topography added this 8th day of January, 2008.  
 Location and elevations North of property taken this 24th day of July, 2008.  
 Location and elevations East of property taken this 8th day of August, 2008.  
 Additional location and elevations taken this 2nd day of October, 2008.  
 Resurveyed this 6th day of April, 2015.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN  
 Registered Land Surveyor No. 5269  
 State of Florida.



**OFFICE NOTES**  
 FIELD BOOK NO. TDS w/Worksheets, Print, LB#211-78, TDS w/Worksheets, Print  
 JOB ORDER NO. T-3184, T-3274, T-4458, T-5124, U-1322, U-4024, U4608, U4760, V-0190  
 CHECKED BY: \_\_\_\_\_  
 DRAWN BY: JMM, RUDY, DRP, RDR, RT  
 FILE NO.: \\09\ray\Ray2015\0190\dwg\0190.dwg 4/30/2015 1:33:45 PM EDT

00 - 3 - 047(15)(NAVD88) (SHEET 1 OF 2)

prepared by  
**McLAUGHLIN ENGINEERING COMPANY (LB#285)**  
 400 N.E. 3rd Avenue FORT LAUDERDALE, FLORIDA  
 PHONE: (954) 763-7611  
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# TOPOGRAPHIC SURVEY

## PARCEL "A" CHAMISHOCA PLAT

### P.B. 178, PG. 161, B.C.R.

### SECTION 31-49-42

### City of Lauderdale

### Broward County, Florida

#### LEGAL DESCRIPTION:

The land referred to herein below is situated in the County of Broward, State of Florida, and is described as follows:  
 ALL OF CARISHOCA PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 178, PAGE 161 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

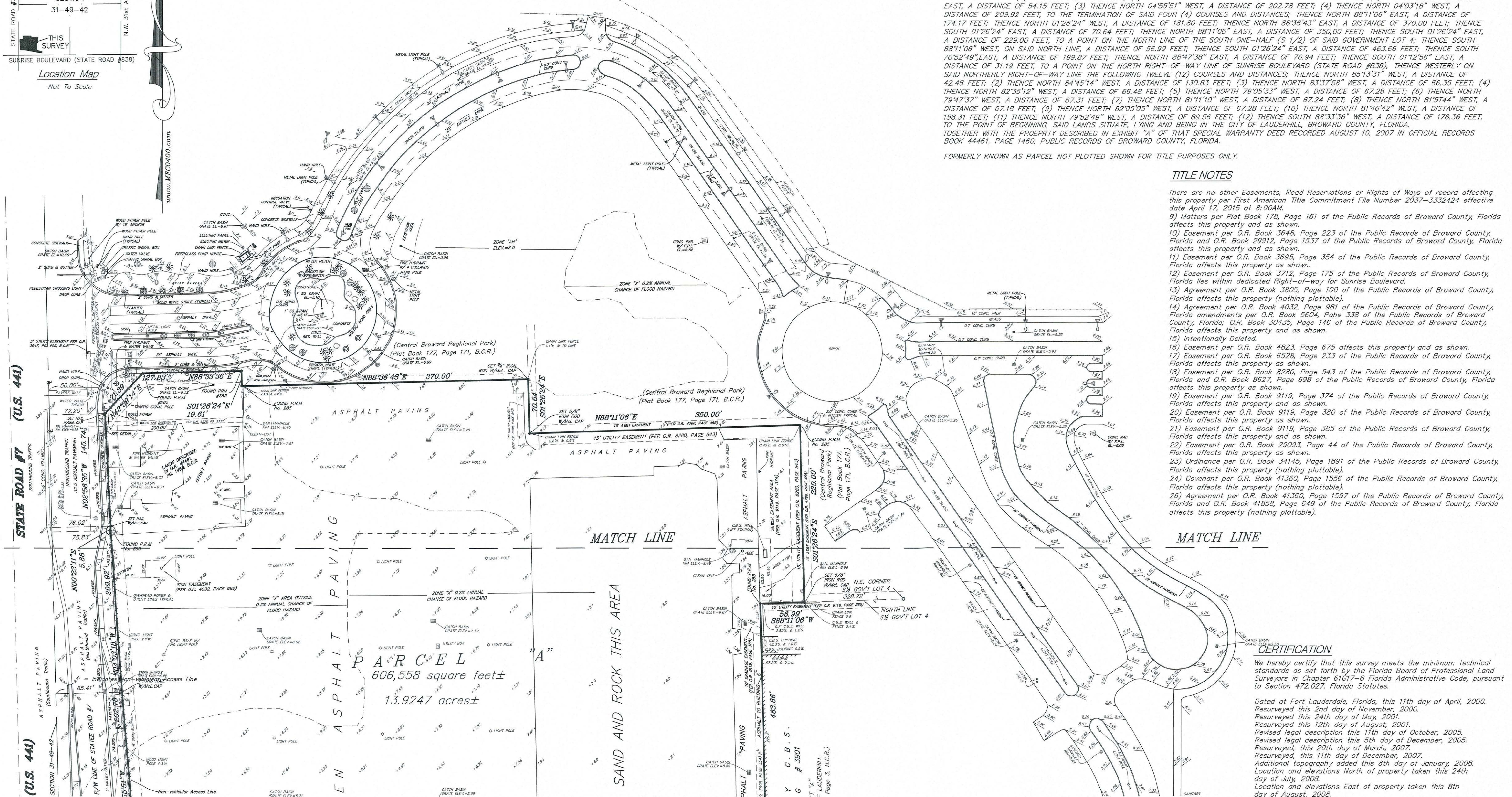
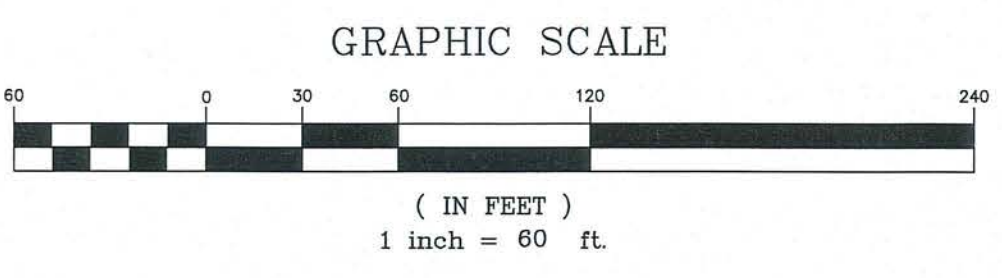
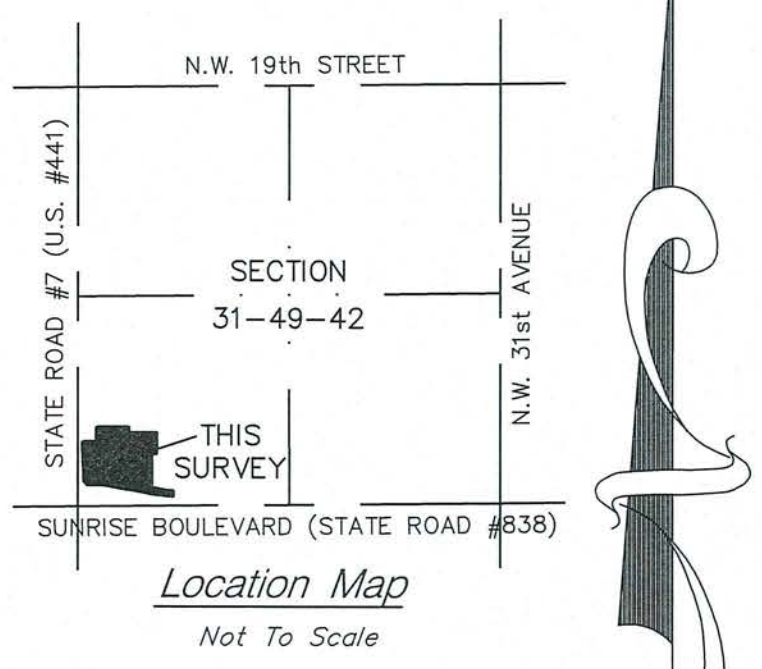
#### FORMERLY KNOWN AS:

A PORTION OF GOVERNMENT LOT 4, IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 01°26'24" WEST, ON THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 290.26 FEET; THENCE NORTH 88°33'36" EAST, A DISTANCE OF 122.97 FEET, TO THE POINT OF BEGINNING BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #7 (U.S. 441 \* WEST DIXIE HIGHWAY); THENCE NORTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES; (1) THENCE NORTH 41°57'33" WEST, A DISTANCE OF 51.18 FEET; (2) THENCE NORTH 07°02'28" EAST, A DISTANCE OF 54.15 FEET; (3) THENCE NORTH 04°55'51" WEST, A DISTANCE OF 202.78 FEET; (4) THENCE NORTH 04°03'18" WEST, A DISTANCE OF 209.92 FEET, TO THE TERMINATION OF SAID FOUR (4) COURSES AND DISTANCES; THENCE NORTH 88°11'06" EAST, A DISTANCE OF 174.17 FEET; THENCE NORTH 01°26'24" WEST, A DISTANCE OF 181.80 FEET; THENCE NORTH 88°36'43" EAST, A DISTANCE OF 370.00 FEET; THENCE SOUTH 01°26'24" EAST, A DISTANCE OF 70.64 FEET; THENCE NORTH 88°11'06" EAST, A DISTANCE OF 350.00 FEET; THENCE SOUTH 01°26'24" EAST, A DISTANCE OF 229.00 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF SAID GOVERNMENT LOT 4; THENCE SOUTH 88°11'06" WEST, ON SAID NORTH LINE, A DISTANCE OF 56.99 FEET; THENCE SOUTH 01°26'24" EAST, A DISTANCE OF 463.66 FEET; THENCE SOUTH 70°52'49" EAST, A DISTANCE OF 199.87 FEET; THENCE NORTH 88°47'38" EAST, A DISTANCE OF 70.94 FEET; THENCE SOUTH 01°12'56" EAST, A DISTANCE OF 31.19 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SUNRISE BOULEVARD (STATE ROAD #838); THENCE WESTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES AND DISTANCES; THENCE NORTH 85°13'31" WEST, A DISTANCE OF 42.48 FEET; (2) THENCE NORTH 84°45'14" WEST, A DISTANCE OF 130.83 FEET; (3) THENCE NORTH 83°37'58" WEST, A DISTANCE OF 66.35 FEET; (4) THENCE NORTH 82°35'12" WEST, A DISTANCE OF 66.48 FEET; (5) THENCE NORTH 79°05'33" WEST, A DISTANCE OF 67.28 FEET; (6) THENCE NORTH 79°47'37" WEST, A DISTANCE OF 67.31 FEET; (7) THENCE NORTH 81°11'10" WEST, A DISTANCE OF 67.24 FEET; (8) THENCE NORTH 81°54'44" WEST, A DISTANCE OF 67.18 FEET; (9) THENCE NORTH 82°05'05" WEST, A DISTANCE OF 67.28 FEET; (10) THENCE NORTH 81°46'42" WEST, A DISTANCE OF 158.31 FEET; (11) THENCE NORTH 79°52'49" WEST, A DISTANCE OF 89.56 FEET; (12) THENCE SOUTH 88°33'36" WEST, A DISTANCE OF 178.36 FEET, TO THE POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA. TOGETHER WITH THE PROPERTY DESCRIBED IN EXHIBIT "A" OF THAT SPECIAL WARRANTY DEED RECORDED AUGUST 10, 2007 IN OFFICIAL RECORDS BOOK 44461, PAGE 1460, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FORMERLY KNOWN AS PARCEL NOT PLOTTED SHOWN FOR TITLE PURPOSES ONLY.

#### TITLE NOTES

- There are no other Easements, Road Reservations or Rights of Ways of record affecting this property per First American Title Commitment File Number 2037-3332424 effective date April 17, 2015 at 8:00AM.
- Matters per Plat Book 178, Page 161 of the Public Records of Broward County, Florida affects this property and as shown.
  - Easement per O.R. Book 3648, Page 223 of the Public Records of Broward County, Florida and O.R. Book 29912, Page 1537 of the Public Records of Broward County, Florida affects this property and as shown.
  - Easement per O.R. Book 3695, Page 354 of the Public Records of Broward County, Florida affects this property and as shown.
  - Easement per O.R. Book 3712, Page 175 of the Public Records of Broward County, Florida lies within dedicated Right-of-way for Sunrise Boulevard.
  - Agreement per O.R. Book 3805, Page 100 of the Public Records of Broward County, Florida affects this property (nothing plottable).
  - Agreement per O.R. Book 4032, Page 981 of the Public Records of Broward County, Florida amendments per O.R. Book 5604, Page 338 of the Public Records of Broward County, Florida; O.R. Book 30435, Page 146 of the Public Records of Broward County, Florida affects this property and as shown.
  - Intentionally Deleted.
  - Easement per O.R. Book 4823, Page 675 affects this property and as shown.
  - Easement per O.R. Book 6528, Page 233 of the Public Records of Broward County, Florida affects this property and as shown.
  - Easement per O.R. Book 8280, Page 543 of the Public Records of Broward County, Florida and O.R. Book 8627, Page 698 of the Public Records of Broward County, Florida affects this property and as shown.
  - Easement per O.R. Book 9119, Page 374 of the Public Records of Broward County, Florida affects this property and as shown.
  - Easement per O.R. Book 9119, Page 380 of the Public Records of Broward County, Florida affects this property and as shown.
  - Easement per O.R. Book 9119, Page 385 of the Public Records of Broward County, Florida affects this property and as shown.
  - Easement per O.R. Book 29093, Page 44 of the Public Records of Broward County, Florida affects this property and as shown.
  - Ordinance per O.R. Book 34145, Page 1891 of the Public Records of Broward County, Florida affects this property (nothing plottable).
  - Covenant per O.R. Book 41360, Page 1556 of the Public Records of Broward County, Florida affects this property (nothing plottable).
  - Agreement per O.R. Book 41360, Page 1597 of the Public Records of Broward County, Florida and O.R. Book 41858, Page 649 of the Public Records of Broward County, Florida affects this property (nothing plottable).



STATE ROAD #7 (U.S. 441)

**PARCEL "A"**  
 606,558 square feet  
 13.9247 acres

SAND AND ROCK THIS AREA

**OFFICE NOTES**  
 FIELD BOOK NO. TDS w/Worksheets, Print, LB#211-78, TDS w/Worksheets, Print  
 JOB ORDER NO. T-3184, T-3274, T-4458, T-5124, U-1322, U-4024, U4608, U4760, V-0190  
 CHECKED BY: \_\_\_\_\_  
 DRAWN BY: JMM/r, RUDY, DRP, RDR, RT  
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#### 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 11th day of April, 2000.  
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**00 - 3 - 047(15) (NAVD88)(SHEET 2 OF 2)**

FILE NO.:

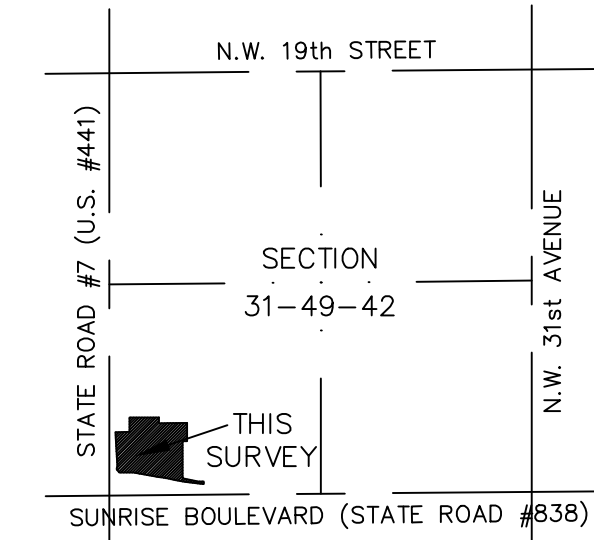
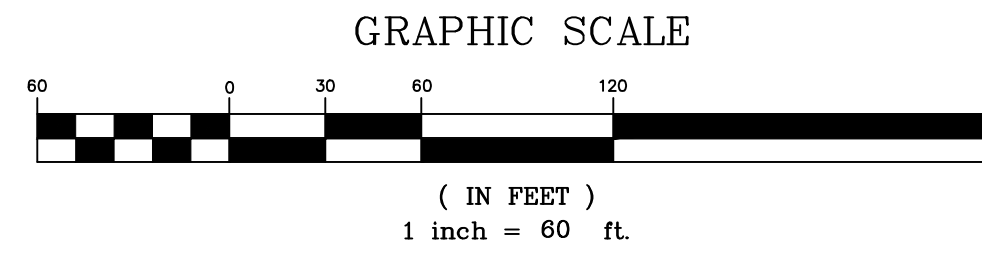




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# TOPOGRAPHIC SURVEY

**PORTION OF SW 1/4,  
 SECTION 31-49-42  
 City of Lauderdale  
 Broward County, Florida**



Location Map  
 Not To Scale

### LEGAL DESCRIPTION:

A portion of Government Lot 4, in the Southwest one-quarter (SW 1/4) of Section 31, Township 49 South, Range 42 East, Broward County, Florida, more fully described as follows:

Said lands situate, lying and being in the City of Lauderdale, Broward County, Florida. Proposed "CARISHOCHA PLAT"

### LEGEND

- Δ = CENTRAL ANGLE (DELTA)
- R = RADIUS
- A OR L = ARC LENGTH
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- Gov't. = Indicates Government
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- = OVERHEAD POWER LINES
- x—x—x—x—x— = CHAIN LINK FENCE

### 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: Broward County Bench Mark Number 268, Elevation= 7.41
- 7) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus:
- 8) This property lies in Flood Zone "AH", Elev.=8.0, Per Flood Insurance Rate Map No. 12011C0212 F, Dated: August 18, 1992, Community Panel No. 120044, Index Map Dated: October 2, 1997.
- 9) Bearings shown per Florida Department of Transportation Right-of-Way Map for State Road #7 (U.S. #441), and assume the West line of Section 31-49-42 as North 01°26'24" West.

### EASEMENT NOTES:

- 1) 10' ANCHOR EASEMENT AND 2' AERIAL EASEMENT FOR IFL PER O.R. 3712, PAGE 356, B.C.R., LIES WITHIN DEDICATED RIGHT-OF-WAY FOR SUNRISE BOULEVARD.

### CERTIFICATION

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JOB ORDER NO. T-3184, T-3274, T-4458, T-5124, U-1322, U-4024, U4608

CHECKED BY: \_\_\_\_\_

DRAWN BY: JMM, RUDY, DRP, RDR

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FILE NO.:

**00 - 3 - 047(08)**

STATE ROAD #7 (U.S. 441) \* WEST DIXIE HIGHWAY

SUNRISE BOULEVARD (STATE ROAD #838)

606,558 square feet ±  
 13.9247 acres ±

SAND AND ROCK THIS AREA

