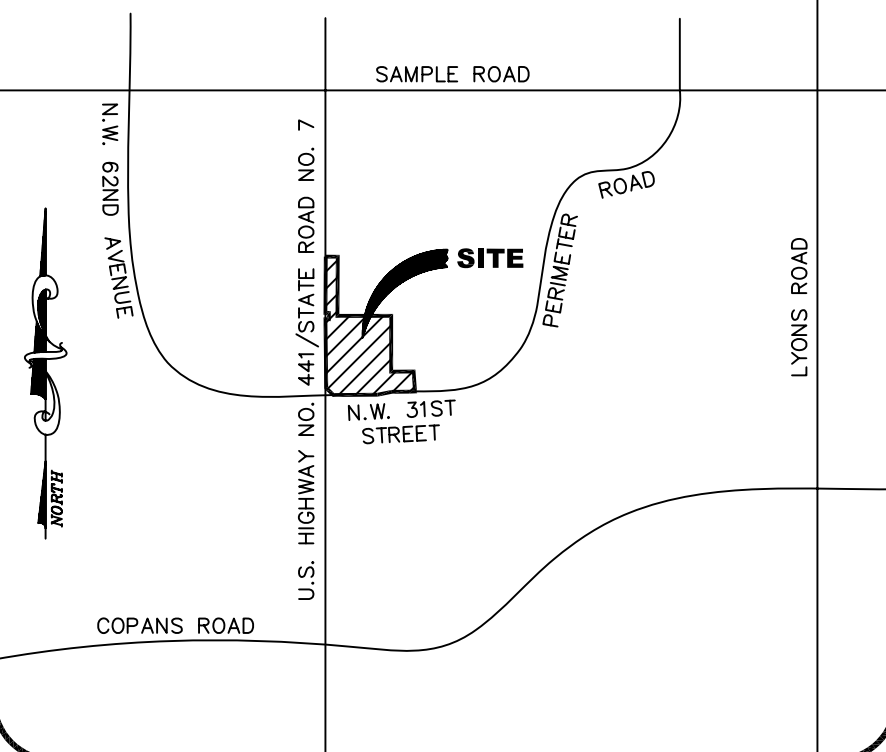
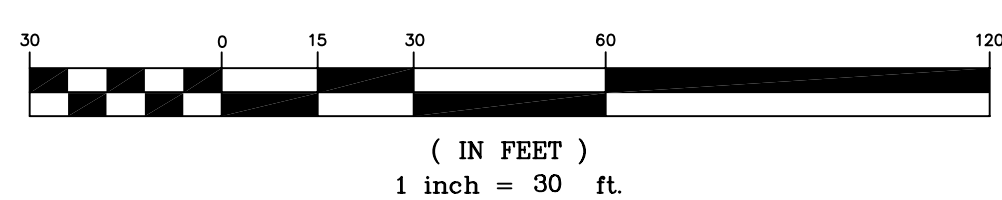


VICINITY MAP:
NOT TO SCALE



GRAPHIC SCALE



ZONING NOTES:

ZONE: B2(COMMUNITY BUSINESS DISTRICT) LAND USE: COMMERCIAL
BUILDING SETBACK RESTRICTIONS:
FRONT: SUBJECT TO PLAN REVIEW
INTERIOR SIDE: SUBJECT TO PLAN REVIEW
STREET SIDE: SUBJECT TO PLAN REVIEW
REAR: SUBJECT TO PLAN REVIEW
BUILDING HEIGHT RESTRICTION: NO BUILDING OR STRUCTURE SHALL BE ERECTED OR ALTERED TO A HEIGHT EXCEEDING ONE HUNDRED (100) FEET. HOWEVER, NO BUILDING OR STRUCTURE ABUTTING A RESIDENTIAL PARCEL SHALL EXCEED IN HEIGHT ITS HORIZONTAL SETBACK TO THE RESIDENTIAL PLOT LINE.
PARKING REQUIREMENTS: SUBJECT TO PLAN REVIEW

ALL SITE RESTRICTIONS OBTAINED ARE PER THE CITY OF MARGATE, FLORIDA (PLANNING DEPARTMENT) AND ARE SUBJECT TO INTERPRETATION. TO VERIFY, PLEASE CONTACT ANDREW PINNY @ (954)972-0828.

ADJOINING OWNER: MERRICK PRESERVE CONDOMINIUM FOLIO NO.: 484219AE0000

LEGEND:

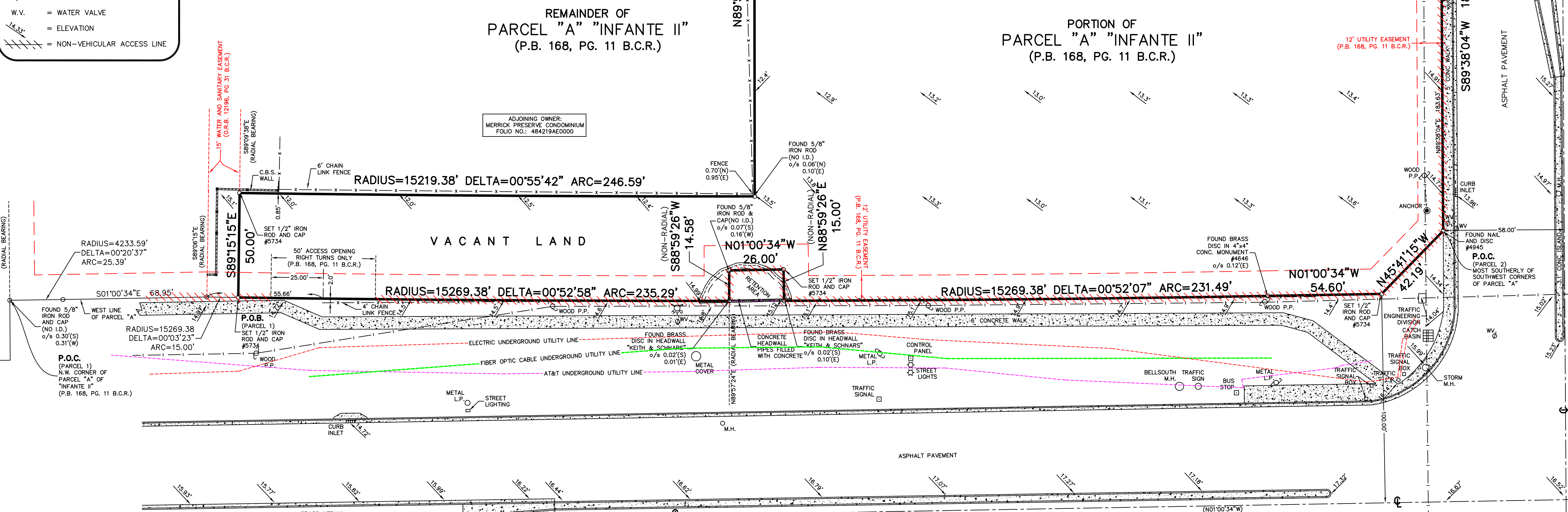
- B.C.R. = BROWARD COUNTY RECORDS
- C. = CENTERLINE
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.L.F. = CHAIN LINK FENCE
- C.O. = CLEAN OUT
- CONC. = CONCRETE
- C.L.P. = CONCRETE LIGHT POLE
- E.B. = ELECTRIC BOX
- F.P.L. = FLORIDA POWER & LIGHT
- G.V. = GATE VALVE
- L.P. = LIGHT POLE
- M.H. = MANHOLE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- TYP. = TYPICAL
- W.F. = WOOD FENCE
- W.P.P. = WOOD POWER POLE
- o/s = OFFSET
- R/W = RIGHT-OF-WAY
- H = HANDICAPPED PARKING
- F = FIRE HYDRANT
- U = UTILITY POLE
- I = LOCATION OF INGRESS/EGRESS
- E.S. = ELECTRIC SERVICE
- TS = TRAFFIC SIGNAL
- A/C = AIR CONDITIONER
- W.V. = WATER VALVE
- E = ELEVATION
- N-V = NON-VEHICULAR ACCESS LINE

SCHEDULE "B" TITLE NOTES:

- 1) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 10 1828 106 0000078, DATED MARCH 26, 2004 @ 11:00 P.M.
- 2) ITEMS 1, 2, 4 THROUGH 12 AND 14 THROUGH 24 IN SCHEDULE B - SECTION II ARE STANDARD EXCEPTIONS, MORTGAGES, TERMS AND CONDITIONS AND LIENS THAT ARE NOT MATTERS OF SURVEY.
- 3) ITEM 3, RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF "INFANTE II", RECORDED IN PLAT BOOK 168, PAGE 11, AND AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT RECORDED IN OFFICIAL RECORDS BOOK 31455, PAGE 760, AND AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT RECORDED IN OFFICIAL RECORDS BOOK 33280, PAGE 665 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. APPLIES AND AFFECTS THE SUBJECT PROPERTY AS SHOWN.
- 4) ITEM 13; ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 33092, PAGE 441, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. APPLIES AND AFFECTS THE SUBJECT PROPERTY AS SHOWN.

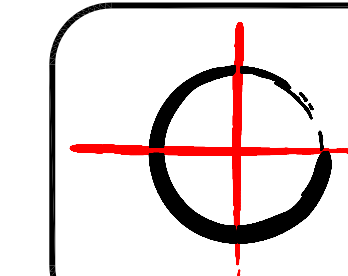
GENERAL NOTES:

- 1) THE BROWARD COUNTY TAX I.D. NUMBERS FOR THE PROPERTY SHOWN HEREON ARE 484219340010 AND 484219340011 WHICH IS CURRENTLY OWNED BY 777 PROPERTIES, INC.
- 2) THE AREA OF THE PROPERTY SHOWN HEREON IS 112,227 SQUARE FEET (2,576 ACRES) MORE OR LESS.
- 3) THE BEARINGS SHOWN HEREON ARE PER DEED AND ARE REFERENCED TO THE PLAT OF "INFANTE II", RECORDED IN PLAT BOOK 168, PAGE 11, BROWARD COUNTY, FLORIDA RECORDS.
- 4) THE REFERENCE BENCHMARK FOR THE ELEVATION SHOWN HEREON IS FOUND NAIL & DISC STAMPED "ROLLINS" AS SHOWN AT THE SOUTHWEST CORNER OF PARCEL "A" OF "INFANTE II" PLAT, PLAT BOOK 168, PAGE 11, ELEVATION = 14.344'
- 5) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 6) ALL ELEVATIONS SHOWN HEREON, ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE, "AH" WITH A BASE FLOOD ELEVATION OF 14 FEET, AS SHOWN ON F.I.R.M. MAP 120047-0115-F, BEARING A MAP EFFECTIVE DATE OF 08/18/92 AND AN INDEX MAP REVISION DATE OF 10/02/97.
- 8) UNLESS OTHERWISE NOTED, ALL FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- 9) UNDERGROUND UTILITY LINES SHOWN HEREON ARE LOCATED BY FLAGS PLACED BY OTHERS. WE MAKE NO GUARANTY AS TO THE ACCURACY OR CORRECTNESS OF THE UNDERGROUND UTILITY LINES SHOWN HEREON.
- 10) DATE FIELDWORK PERFORMED: 06/02/08 (FIELD BOOK 307, PAGE 69)
- 11) DRAWN BY: J.H.P. & Q.D.I. CHECKED BY: J.H.P.



U.S. HIGHWAY NO. 441 (STATE ROAD NO. 7)

(RIGHT-OF-WAY WIDTH VARIES)
(RIGHT OF WAY PER F.D.O.T. RIGHT-OF-WAY MAP SECTION 86100-2549
PLAT BOOK 156, PG. 10 B.C.R.)



PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
4855 WEST HILLSBORO BOULEVARD, SUITE B-1
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
L.B. #6857

PROJECT ADDRESS: VACANT LOT N.W. 31st STREET
MARGATE, FLORIDA 33063

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "INFANTE II", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 168, AT PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 89°21'10" EAST;
(THE FOLLOWING THREE (3) COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL "A")
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°20'37" AND A RADIUS OF 4233.59 FEET, FOR AN ARC DISTANCE OF 25.39 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 01°00'34" EAST, A DISTANCE OF 68.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 89°09'38" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°30'21" AND A RADIUS OF 15269.38 FEET FOR AN ARC DISTANCE OF 246.59 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 89°56'36" EAST, A DISTANCE OF 224.00 FEET; THENCE SOUTH 00°03'24" EAST, A DISTANCE OF 232.34 FEET; THENCE NORTH 89°38'04" EAST, A DISTANCE OF 93.28 FEET; THENCE SOUTH 04°02'11" EAST, A DISTANCE OF 83.29 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 04°26'02" WEST;
(THE FOLLOWING FOUR (4) COURSES BEING COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL "A")
THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04°04'06" AND A RADIUS OF 342.66 FEET FOR AN ARC DISTANCE OF 24.33 FEET, TO A POINT OF A NON-TANGENT LINE; THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 72.10 FEET; THENCE SOUTH 78°21'38" WEST, A DISTANCE OF 61.11 FEET; THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 183.63 FEET;
(THE FOLLOWING SEVEN (7) COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL "A")
THENCE NORTH 45°41'15" WEST, A DISTANCE OF 42.19 FEET; THENCE NORTH 01°00'34" WEST, A DISTANCE OF 54.60 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°52'07" AND A RADIUS OF 15269.38 FEET FOR AN ARC DISTANCE OF 231.49 FEET TO A POINT OF A NON-TANGENT LINE; THENCE NORTH 89°59'26" EAST A DISTANCE OF 15.00 FEET; THENCE NORTH 01°00'34" WEST, A DISTANCE OF 26.00 FEET; THENCE SOUTH 88°59'26" WEST, A DISTANCE OF 14.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 89°57'24" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°52'58" AND A RADIUS OF 15269.38 FEET FOR AN ARC DISTANCE OF 235.29 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH:
A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "INFANTE II", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 168, AT PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE MOST SOUTHERLY OF SOUTHWEST CORNERS OF SAID PARCEL "A";
(THE FOLLOWING 4 COURSES ARE ALONG THE SOUTH LINE OF SAID PARCEL "A")
THENCE NORTH 89°38'04" EAST, 183.63 FEET; THENCE NORTH 78°21'38" EAST, 61.11 FEET; THENCE NORTH 89°38'04" EAST, 72.10 FEET TO A POINT ON A 342.66 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTH WHOSE RADIUS POINT BEARS NORTH 02°21'54" WEST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°03'59", AN ARC DISTANCE OF 24.32 FEET TO THE POINT OF BEGINNING AND A POINT OF NON-TANGENCY;
THENCE NORTH 04°02'11" WEST, 83.31 FEET; THENCE SOUTH 89°38'04" WEST, 93.28 FEET; THENCE NORTH 00°30'34" WEST, 20.00 FEET; THENCE NORTH 89°38'04" EAST, 56.46 FEET TO A POINT OF CURVATURE OF A 55.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°07'35", AN ARC DISTANCE OF 80.76 FEET TO A POINT OF TANGENCY; THENCE SOUTH 06°14'21" EAST, 20.13 FEET TO A POINT OF CURVATURE OF A 30.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°58'26", AN ARC DISTANCE OF 38.73 FEET TO A POINT OF NON-TANGENCY; THENCE RADIAL TO THE NEXT DESCRIBED CURVE SOUTH 11°07'29" EAST, 2.16 FEET TO A POINT ON A 342.66 FOOT RADIUS CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°41'36", AN ARC DISTANCE OF 40.03 FEET TO THE POINT OF BEGINNING.
SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

CERTIFICATION:

JASON H. PINNELL, A REGISTERED LAND SURVEYOR, LICENSE NO. 5734, IN AND FOR THE STATE OF FLORIDA AND LEGALLY DOING BUSINESS IN BROWARD COUNTY, DOES HEREBY CERTIFY TO:
(a) 777 PROPERTIES, INC., A FLORIDA CORPORATION AND (b) CHICAGO 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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A) (LOCATION OF UTILITIES PER VISIBLE, ABOVE-GROUND, ON-SITE OBSERVATION), 13, 14, 16 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

REVISIONS:

REVISION	DATE	CHECKED BY
REVISE SKETCH	07/23/09	J.P.

PROJECT NAME: 777 PROPERTIES, INC. JOB NO.: 08-0072