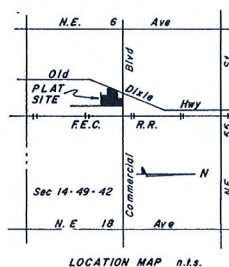
**DESCRIPTION**

A parcel of land lying in the Southwest one-quarter (S.W. 1/4) of Section 14, Township 49 South, Range 42 East, Broward County, Florida, more fully described as follows: Commencing at the Northwest corner of the said Southwest one-quarter (S.W. 1/4) of Section 14; thence on an assumed bearing of North 89° 57' 00" East and along the North line of the said Southwest one-quarter (S.W. 1/4) of Section 14, a distance of 1763.14 feet to an intersection with an extension of the East right-of-way line of Old Dixie Highway; thence South 20° 57' 00" West, along the said extension and along the East right-of-way line of Old Dixie Highway, a distance of 214.22 feet; thence North 89° 57' 00" East, a distance of 16.06 feet to the Point of Beginning; thence South 20° 57' 00" West, along a line 15 feet East of and parallel with the said East right-of-way line, a distance of 115.41 feet; thence South 25° 42' 49" West, a distance of 96.24 feet to a point on a line 7 feet East of and parallel with the said East right-of-way line of Old Dixie Highway; thence South 20° 57' 00" West, along said parallel line, a distance of 40.89 feet; thence due East a distance of 123.28 feet; thence South 0° 23' 26" East, a distance of 211.70 feet to a point on a line 25 feet North of and parallel with the North line of PELHAM INDUSTRIAL ADDITION, as recorded in Plat Book 63, Page 50, of the public records of Broward County, Florida; thence due East, along said line 25 feet North of and parallel with the North line of PELHAM INDUSTRIAL ADDITION, a distance of 249.83 feet to a point of curve; thence Northeasterly, along a curve to the left, having a radius of 25 feet and a central angle of 90° 23' 26", an arc distance of 39.44 feet to a point of tangency; thence North 0° 23' 26" West, along a line 25 feet West of and parallel with the West line of PELHAM ADDITION, as recorded in Plat Book 11, Page 48, of the public records of Broward County, Florida, a distance of 534.63 feet to a point of curve; thence Northwesterly, along a curve to the left, having a radius of 25 feet and a central angle of 89° 39' 35", an arc distance of 39.12 feet to a point of tangency and a point on a line 60 feet South of and parallel with the said North line of the Southwest one-quarter (S.W. 1/4) of Section 14; thence South 89° 57' 00" West, along said parallel line, a distance of 82.56 feet; thence South 0° 23' 26" East, a distance of 140.00 feet; thence South 89° 57' 00" West, a distance of 191.65 feet to the Point of Beginning.

**NON-VEHICULAR ACCESS NOTE**

The 25' opening in the non-vehicular access line in Parcel "C" shall be closed at such time as the structure presently situated on Parcel "C" as of the date of the approval of this plat by the Board of County Commissioners of Broward County, has been demolished or a renovation has been undertaken wherein the cost of such renovation exceeds 50% of the replacement cost of the entire building or structure at the time of renovation. At such time the driveway situated within this opening shall be closed, and the curb, gutter and sidewalk shall be replaced.

**NOTES**

P.R.M. - indicates Permanent Reference Monument  
B.M. - indicates Bench Mark  
This plat contains 3.5321 acres  
Bearings refer to an assumed meridian  
+++++ - indicates Non-Vehicular Access Line  
Parcels A and B are restricted to 140,000 sq. ft. of general industrial use. Commercial/retail uses are not permitted in the general industrial square footage without the approval of the Board of County Commissioners. All development permits for the 2,200 sq. ft. fast food restaurant on Parcel "C" shall be in compliance with the City of Oakland Park Land Use Plan

# "C.D. PLAT"

A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4),  
SECTION 14, TOWNSHIP 49 SOUTH, RANGE 42 EAST,  
CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA.

**DEDICATION**

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That MARVIN T. CHANEY, as Trustee, owner of the lands described and shown as included in this plat, has caused these lands to be subdivided and platted as shown hereon, said plat to be known as "C.D. PLAT". The additional thoroughfare is hereby dedicated to the public in fee simple. All easements are hereby dedicated to the perpetual use of the public for proper purposes.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 3rd day of December, 1984.

Witness: James M. McLaughlin, Jr. Witness: Marvin T. Chaney as Trustee

**ACKNOWLEDGEMENT**

STATE OF FLORIDA SS I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and COUNTY OF BROWARD SS take acknowledgements, MARVIN T. CHANEY, as Trustee, to me well known to be the individual described in and who executed the foregoing dedication and he acknowledged before me that he executed the same freely and voluntarily, for uses and purposes therein expressed.

WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 3rd day of December, 1984.  
My commission expires the 11th day of August, 1986. NOTARY PUBLIC STATE OF FLORIDA

**DEDICATION**

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That a Florida Limited Partnership, owner of the lands described and shown as included in this plat, has caused these lands to be subdivided and platted as shown hereon, said plat to be known as "C.D. PLAT". The additional thoroughfare is hereby dedicated to the public in fee simple. All easements are hereby dedicated to the perpetual use of the public for proper purposes.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 3rd day of December, 1984.

Witness: Paul Loecky Witness: Glenn H. Friedt, Jr. General Partner

**ACKNOWLEDGEMENT**

STATE OF FLORIDA SS I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and COUNTY OF BROWARD SS take acknowledgements, GLENN H. FRIEDT, JR., GEN. PARTNER to me well known to be the individual described in and who executed the foregoing dedication and he acknowledged before me that he executed the same freely and voluntarily, for uses and purposes therein expressed.

WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 3rd day of December, 1984.  
My commission expires the 11th day of November, 1986. NOTARY PUBLIC STATE OF FLORIDA

**DEDICATION OF MORTGAGE HOLDER**

LANDMARK FIRST NATIONAL BANK OF FORT LAUDERDALE, a National Banking Institution, owner and holder of a mortgage on this property, recorded in O.R. BOOK 12230, PAGE 75, Broward County Records, does hereby join in the dedication shown hereon. IN WITNESS WHEREOF: I hereunto set my hand and affix the corporate seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 5th day of February, 1985.

Witness: Helen L. Fogel Witness: Pat Bulantorio Officer: Neil & Wallace Title: Sr. Vice President

**ACKNOWLEDGEMENT**

STATE OF FLORIDA SS I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, Neil E. McCall, being the Senior Vice President of LANDMARK FIRST NATIONAL BANK OF FORT LAUDERDALE, to me well known to be the individual described in and who executed the foregoing dedication and he acknowledged before me that he executed the same freely and voluntarily, for uses and purposes therein expressed. WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 5th day of February, 1985. My commission expires the 25th day of May, 1985. NOTARY PUBLIC STATE OF FLORIDA

**CITY ENGINEER'S SIGNATURE**

This plat is approved and accepted for record this 25 day of February, 1985. By: R.D. Patel, RD. Patel, Fla. P.E. Reg. No. 21519

**OAKLAND PARK PLANNING AND ZONING BOARD**

THIS IS TO CERTIFY: That this plat is hereby approved for record, this 11 day of March, 1985. By: Ronald A. Hunt, Chairman

**CITY OF OAKLAND PARK**

STATE OF FLORIDA SS THIS IS TO CERTIFY: That this plat has been approved and accepted for record by the Council of the City of Oakland Park, Florida, in and by Resolution, adopted by said Council on this 20th day of February, 1985. IN WITNESS WHEREOF: The said Council has caused these presents to be attested by its City Clerk and corporate seal of said City to be affixed this 12th day of March, 1985. This plat has been approved by: Charles H. Harty, City Clerk

**MAYOR'S SIGNATURE**

THIS IS TO CERTIFY: That the City of Oakland Park, Florida, approved and accepted this plat, on the 27 day of February, 1985. By: Glenn J. Dufek, Mayor

**BROWARD COUNTY ENGINEERING DIVISION**

This plat has been approved and accepted for record  
By: Darwin W. Townsend, DARWIN W. TOWNSEND Fla. P.E. Reg. No. 23174, this 31 day of May, 1985.

**BROWARD COUNTY PLANNING COUNCIL**

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat with regard to dedication of Rights-of-Way for Traffic Ways by Resolution duly adopted this 25th day of October, 1985. By: Patricia Beach, this 1st day of May, 1985.

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION**

THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, FLORIDA STATUTES, and was accepted for record by the Board of Commissioners of Broward County, Florida, this 23rd day of April, 1985. F.T. JOHNSON - COUNTY ADMINISTRATOR  
By: Charles C. Doyle, Deputy By: Chairperson - County Commission

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION**

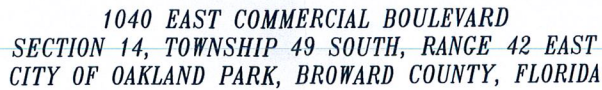
This plat filed for record this 3rd day of June, 1985, in BOOK 123 of PLATS, at Page 40, record verified  
F.T. JOHNSON - COUNTY ADMINISTRATOR By: Charles C. Doyle, Deputy

**SURVEYOR'S CERTIFICATE**

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, A.D. 1971, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 2nd day of April, 1985. The BENCH MARKS shown are referenced to N.G. VERTICAL DATUM and conform to standards for third order work.

McLAUGHLIN ENGINEERING CO.  
This plat dated at Fort Lauderdale, Florida, this 29 day of May, 1985. BY: James M. McLaughlin  
Registered Land Surveyor No. 2021, State of Florida.





12) THE FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND DOES NOT IMPLY THAT THE PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING AND DAMAGE. LARGER FLOODS THAN THOSE PREDICATED ON SAID MAP MAY OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE FLOOD INSURANCE RATE MAP "IS FOR INSURANCE PURPOSES ONLY" AND ANY DAMAGES THAT MAY RESULT FROM RELIANCE ON THIS FLOOD ZONE DETERMINATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THE FLOOD ZONE LINES (IF ANY) SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON A SCALED INTERPRETATION FROM THE FLOOD INSURANCE RATE MAP AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

13) A DIG TICKET WAS SUBMITTED WITH SUNSHINE STATE ONE CALL OF FLORIDA ON SEPTEMBER 20, 2013, TICKET ID: HANOVER 263300061. THE UNDERGROUND UTILITIES, IF ANY, SHOWN HEREON ARE BASED ON ANY SUBSEQUENT FIELD MARKINGS OR DELINEATIONS PERFORMED BY THE AFFECTED UTILITY PROVIDERS, AND WERE LOCATED BY A FIELD SURVEY AND ONLY LOCATED AS SHOWN HEREON. ONLY THE UNDERGROUND UTILITIES WHICH WERE VISIBLE FROM GROUND LEVEL TO THE SURVEYOR ON THE ACTUAL DAY OF THE FIELD SURVEY WERE LOCATED AND UNDERGROUND UTILITIES NOT FIELD MARKED OR DELINEATED ON THE GROUND ARE NOT SHOWN HEREON. NO EXCAVATIONS OR SUBSURFACE WORK EFFORTS OF ANY KIND WERE PERFORMED BY GEORGE A. SHAMBAUGH & ASSOCIATES, INC. TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

1) THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITY(IES) ("CERTIFIED PARTY") SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESS, WRITTEN CONSENT OF GEORGE A. SHAW JR. & ASSOCIATES, INC. ("THE SURVEY FIRM") AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER ("THE SURVEYING SURVEYOR"). HEREINAFTER COLLECTIVELY REFERRED TO AS "THE SURVEYOR". NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THE CERTIFIED PARTY SHOWN ON THIS SURVEY.

2) UNAUTHORIZED COPIES AND/OR REPRODUCTIONS MAY HAVE ADEQUATE OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE SURVEYOR'S EXPRESSED, WRITTEN CONSENT.

3) THE WORD "CERTIFIED" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF THE SURVEYOR'S BELIEF THAT THE ACCURACY OF THE SURVEY BASED ON HIS BEST AVAILABLE KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT USED THIS CONSTITUTE NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.

4) THIS SURVEY SHALL BE VALID FOR ONE (1) YEAR FROM THE DATE OF FIELD SURVEY SHOWN HEREON.

5) THIS PROPERTY WAS SURVEYED BASED ON THE PROPERTY'S LEGAL DESCRIPTION, AS SHOWN HEREON, WHICH UNLESS OTHERWISE STATED, WAS PROVIDED TO THE SURVEYOR BY THE CLIENT, OR CLIENT'S DESIGNATED AGENT.

6) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF FIELDITY NATIONALITY TITLE INSURANCE COMPANY TITLE COMMITMENT, COMMITMENT NUMBER EN-53692, DATED AUGUST 11, 2016.

7) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER MATTERS OF RECORD.

8) BASIS OF RECORDS: MEASUREMENTS AND ANGLES ARE IN REFERENCE TO FLORIDA STATE PLANE COORDINATE NORTH, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 READJUSTMENT), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY.

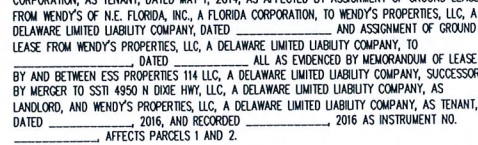
9) THERE ARE NO VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN HEREON.

10) THIS SURVEY SHOWS VISIBLE, ABOVE GROUND FEATURES. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONAL STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.

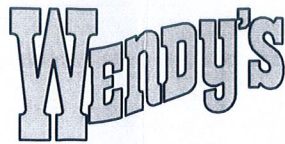
11) ALL BUILDING TIES, PROPERTY MARKER LOCATIONS AND OTHER SITE IMPROVEMENT LOCATIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO ADJACENT BOUNDARY LINES, UNLESS OTHERWISE STATED.

12) THE FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND DOES NOT IMPLY THAT THE PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING AND DAMAGE. LARGER FLOODS THAN THOSE SHOWN ON THE FLOOD INSURANCE RATE MAP MAY BE POSSIBLE FROM GROUND LEVELS TO THE SURVEYOR ON THE ACTUAL DAY OF THE FIELD SURVEY WERE LOCATED AND ANY UNDERGROUND UNLOCATED WOULD NOT BE MARKED OR DELINEATED ON THE GROUND ARE NOT SHOWN HEREON. NO EXAGGERATIONS OR SUBSTANTIAL WORK EFFORTS OF ANY KIND WERE PERFORMED BY GEORGE A. SHAW JR. & ASSOCIATES, INC. TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

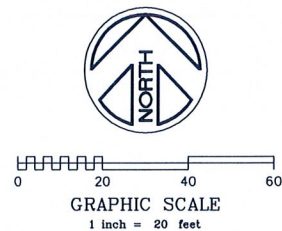
27.) THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT, COMMITMENT NUMBER 16-53962 WITH AN EFFECTIVE DATE OF AUGUST 11, 2016.







1040 EAST COMMERCIAL BOULEVARD  
SECTION 14, TOWNSHIP 49 SOUTH, RANGE 42 EAST  
CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA



- LEGEND**
- BACKFLOW PREVENTER
  - BOLLARD
  - ELECTRIC VAULT
  - + ELEVATION
  - GRATE INLET
  - GREASE TRAP
  - ☆ LIGHT POLE
  - PAYPHONE
  - POWER POLE
  - ⊙ SANITARY SEWER MANHOLE
  - ⊙ SEWER CLEAN OUT
  - SIGN
  - SPEAKER BOX
  - TELEPHONE PEDESTAL
  - UNKNOWN VAULT
  - WATER METER
  - WATER VALVE
  - GUY WIRE
  - OVERHEAD WIRES
  - U.G. SANITARY SEWER LINE
  - U.G. STORM SEWER LINE
  - U.G. TELEPHONE LINE
  - 2' CURB & GUTTER
  - 6" UPRIGHT CURB
  - NON-VEHICULAR ACCESS LINE
  - CHINABERRY
  - △ OAK
  - ▲ PALM
  - UNKNOWN
  - UNKNOWN #1
  - UNKNOWN #2

**TRACT "A"**  
**BP OAKLAND PARK PLAT**  
**P.B. 149, PG. 49**  
PARCEL ID: 494214490010  
OWNER: PETROLEUM INVESTMENTS, INC.  
ZONED: B-2 (GENERAL BUSINESS)

**PARCEL "B"**  
PARCEL ID: 494214430020  
OWNER: ESS PROPERTIES 114, LLC  
ZONED: B-2 (GENERAL BUSINESS)

**PARCEL "A"**  
PARCEL ID: 494214430010  
OWNER: ESS PROPERTIES 114, LLC  
ZONED: I-1 (LIGHT INDUSTRIAL)

**PARCEL "C"**  
PARCEL ID: 494214430030  
OWNER: WENDY'S PROPERTIES, LLC  
ZONED: B-2 (GENERAL BUSINESS)

**PARCEL 2**  
(9 SPACES FOR LEASE)

PARKING SPACE TABLE	
	EXISTING
STANDARD	22
HANDICAPPED	2
LEASE AREA	9
TOTAL	33

- S-1**  
CLEAN OUT  
TOP EL. = 6.12'  
ELEV. EL. = 3.01' (4" PVC)  
(CANNOT OBTAIN ACTUAL INVERT)
- S-2**  
CLEAN OUT  
TOP EL. = 5.87' (4" PVC)  
(INACCESSIBLE)
- S-3**  
GREASE TRAP  
N. RW EL. = 5.44'  
N. RW EL. = 3.74' (4" PVC)  
BOTTOM EL. = -1.36'
- S-4**  
GREASE TRAP  
N. RW EL. = 5.57'  
E. RW EL. = 3.57' (4" PVC)  
BOTTOM EL. = -1.25'
- S-5**  
CLEAN OUT  
TOP EL. = 5.52' (4" PVC)  
(INACCESSIBLE)

LINE L1  
S002326"E - 32.65'R  
S015024"E - 32.66'M

LINE L2  
S895700"W - 37.00'R  
S882733"W - 37.03'M

LINE L3  
N895700"E - 37.00'R  
N882814"E - 36.57'M

LINE L4  
S895700"W - 4.97'R  
S882222"W - 4.97'M

LINE L5  
S451313"E - 42.30'R  
S464309"E - 42.30'M

LINE L6  
S002326"E - 4.97'R

CURVE C1  
RADIUS = 25.00'R  
ARC = 39.12'R  
CHORD = 35.25'RC  
DELTA = 89°39'35"

ALTA/NSPS LAND TITLE SURVEY (STORE # 1956) - SHEET 2 OF 2