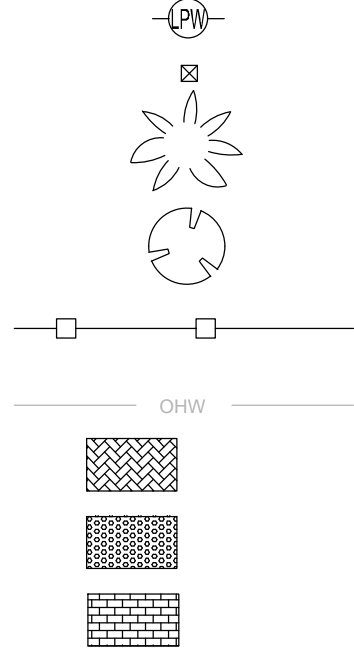


B.C.R.	BROWARD COUNTY RECORDS
BLDG.	BUILDING
C.B.S.	CONCRETE BLOCK STRUCTURE
CONC	CONCRETE
D.B.	DEED BOOK
DIP	DUCTILE IRON PIPE
ELEV.	ELEVATION
F.F.E.	FINISHED FLOOR ELEVATION
FND.	FOUND
GIS	GEOGRAPHIC INFORMATION SYSTEM
ID.	IDENTIFICATION
INV.	INVERT
LB	LICENSED BUSINESS
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
OHW	OVERHEAD WIRE
P.B.	PLAT BOOK
PG.	PAGE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
TYP	TYPICAL
STY.	STORY
L	ARC LENGTH
R	RADIUS
Δ	CENTRAL ANGLE

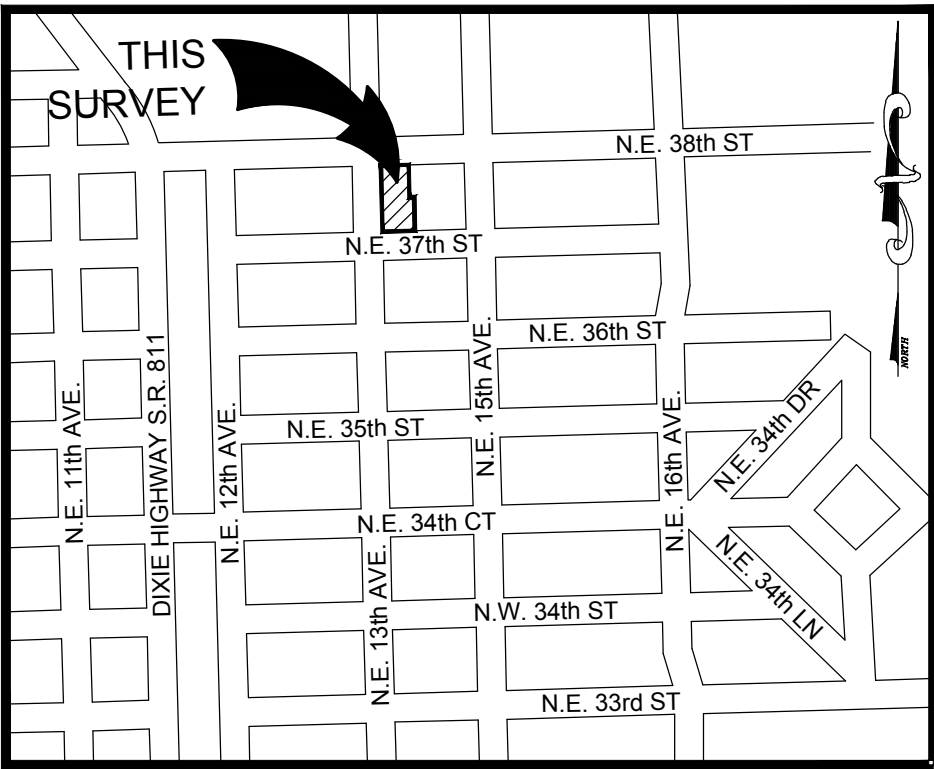


BACK FLOW PREVENTER
BENCHMARK
CATCH BASIN
CONCRETE LIGHT POLE
CONCRETE UTILITY POLE
CURB INLET
DOUBLE SIDED SIGN
ELECTRIC HAND HOLE
FIRE HYDRANT
HANDICAPPED PARKING
GUY ANCHOR
SANITARY SEWER CLEAN-OUT
SANITARY SEWER MANHOLE
SINGLE SIDED SINGLE POST SIGN
STORM DRAIN MANHOLE
TELEPHONE MANHOLE
TRAFFIC DIRECTION ARROW
WATER METER
WATER VALVE



WOOD LIGHT POLE
WOOD POST
PALM TREE
SHADE TREE
METAL HAND RAIL
OVERHEAD WIRES
BRICK PAVERS
DETECTABLE SURFACE
TILE

TREE NUMBER	TREE NAME	DIAMETER IN INCHES	CANOPY IN FEET
4887	PALM	12	15
4888	PALM	12	15
4889	PALM	12	15
4890	PALM	10	15
4892	PALM	12	15
4893	PALM	12	15
5077	PALM	24	25
5096	PALM	14	15
5269	BLACK OLIVE	16	40
5270	BLACK OLIVE	16	40
5276	BLACK OLIVE	26	40
5277	BLACK OLIVE	16	40
5300	BLACK OLIVE	12	30
5301	BLACK OLIVE	12	30
5302	BLACK OLIVE	22	60
5675	SILVER LEAF	4	10



NOT TO SCALE

[illegible]

DATE	11/30/20
SCALE	1" = 20'
FIELD BOOK	956
DRAWN BY	DDB
CHECKED BY	MMM

3. THE LAND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE INSTRUMENT OF RECORD.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER 7322917, DATED NOVEMBER 30, 2018 @ 6:00 AM.
4. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
6. BEARINGS SHOWN HEREON ARE ASSUMED HAVING A REFERENCE BEARING OF NORTH 01°52'33" WEST ALONG THE WEST LINE OF LOT 1, BLOCK 11, OAKLAND PARK FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, ON PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
8. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
9. THE OWNERSHIP OF FENCES, PERIMETER WALLS, PONDS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
10. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID ELEVATIONS ARE DERIVED FROM NATIONAL GEODETIC SURVEY (NGS) BENCHMARK # AD2565 "Y 234", BEING A SURVEY DISK SET IN THE TOP OF A CONCRETE LOADING DOCK STAMPED "Y 234 1965", ABOUT 3.9 MILES SOUTH ALONG THE FLORIDA EAST COAST RAILWAY FROM THE CROSSING OF ATLANTIC AVENUE AT POMPAÑO BEACH, IN SECTION 23, R 42 E, T 49 S, 0.15 MILE SOUTH OF MILEPOST 337, NEAR THE CROSSING OF NE 38TH STREET, SET VERTICALLY IN THE WEST SIDE AND NEAR THE SOUTHWEST CORNER OF THE CONCRETE LOADING PLATFORM OF THE BLUMFORD BLVD. RAILROAD, 1.4 FEET NORTH OF THE CROSSING OF NE 38TH STREET, 34.2 FEET EAST OF AND ACROSS SIDE TRACK FROM THE EAST RAIL OF THE NORTHDUND TRACK, 1.4 FEET NORTH OF THE SOUTHWEST CORNER OF THE LOADING PLATFORM, 1.7 FEET BELOW THE TOP OF PLATFORM, 1 FOOT BELOW LEVEL OF THE TRACK AND 2.1 FEET ABOVE THE LEVEL OF THE GROUND. ELEVATION=6.07'
11. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (83NRS11) TRANSVERSE MERCATOR, FLORIDA EAST ZONE WHICH WAS ESTABLISHED VIA MULTIPLE REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON THE PROJECT CONTROL POINTS. THE HORIZONTAL COORDINATE VALUES FROM THE RTK GPS OBSERVATIONS WERE PROCESSED THROUGH AND OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FPRI) FLORIDA PERMANENT REFERENCE NETWORK.
12. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS $\pm 0.03'$ FOR HARD SURFACE ELEVATIONS AND 0.1 FOOT FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS $\pm 0.1'$.
13. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
14. THIS SURVEY EXCEEDS THE ACCURACY OF 1 FOOT IN 10,000 FEET. THE ACCURACY WAS OBTAINED BY REDUNDANT MEASUREMENTS ON THE PROJECT CONTROL POINTS AND CALCULATION OF A CLOSED GEOMETRIC FIGURE.
15. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"=20' OR SMALLER.
16. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) THE SUBJECT PROPERTY DOES LIE WITHIN SPECIAL FLOOD HAZARD AREAS AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE SPECIAL FLOOD HAZARD AREAS ARE CLEARLY MARKED TO SHOW THE AREAS HAVING A ZONE DESIGNATION (AE, BASE FLOOD ELEVATION (B), FLOOD ZONE X, INSIDE THE 0.2% ANNUAL CHANCE, BASE FLOOD ELEVATION (NONE)) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12011C0367H WITH A DATE OF IDENTIFICATION OF AUGUST 18TH, 2014, FOR COMMUNITY NO. 120050, IN BROWARD COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED. THE ADDRESS OF THE SUBJECT PROPERTY IS 1300 NE 38 STREET, OAKLAND PARK FL 33334. AS OF MAY 10, 2022 THE PRELIMINARY FEMA FLOOD MAP INDICATES THE ENTIRE SITE WILL FALL WITHIN ZONE AE ELEVATION 6 FEET (NAVD 1988).
17. THE TOTAL NUMBER OF STRIPED PARKING SPACES IS (28) REGULAR AND (3) ACCESSIBLE SPACES.
18. THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK AND BUILDING CONSTRUCTION.
19. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO N.E. 37TH STREET, N.E. 38TH STREET AND N.E. 13TH AVE. ALL DEDICATED PUBLIC STREETS. THE WIDTH OF THE ADJACENT RIGHT-OF-WAY IS INDICATED BY PERPENDICULAR ARROWS ON THE SURVEY DRAWING TO CONFIRM THAT THE SUBJECT PROPERTY IS TIED TO SAME.
20. NO ZONING REPORT OR LETTER WAS SUPPLIED BY THE CLIENT THUS NO ZONING INFORMATION IS SHOWN HEREON.
21. ALL DATA SHOWN HEREON WAS COLLECTED BY KEITH FOR THIS SURVEY. THE PREVIOUS SURVEY WAS COMPLETED ON NOVEMBER 4, 2020 AND THE RECENT UPDATE WAS COMPLETED MAY 9, 2022.

TITLE COMMITMENT EXCEPTIONS PER CHICAGO TITLE INSURANCE COMPANY FILE No. 7322917 EFFECTIVE DATE NOVEMBER 30, 2018 @ 6:00 AM							
EXCEPTION NUMBER	SCHEDULE B-II DESCRIPTION	RECORD DOCUMENT	AFFECTS		PLOTTED ON SURVEY		COMMENT
			YES	NO	YES	NO	
1	PLAT RECORDED IN...	P.B. 2 PG. 38	X		X		AFFECTS SHOWN
2	TIIF RESERVATIONS CONTAINED IN...	D.B. 537, PG. 54	X			X	NO PLOTTABLE MATTERS
3	TIIF RESERVATIONS CONTAINED IN...	D.B. 537 PG. 66	X			X	NO PLOTTABLE MATTERS

36,906 SQUARE FEET
(0.847 ACRES) MORE OR LESS.

1300 NE 38 STREET,
OAKLAND PARK FL 33334
FOLIO NO.: 494223031150

LOTS 1, 2 AND 3, LESS THE NORTH 5 FEET FOR ROAD, THE WEST ½ OF LOT 15, ALL OF LOTS 16, 17 AND 18, BLOCK 11, OF FIRST ADDITION, OAKLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON NOVEMBER 4, 2020 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC. LAST DATE OF FIELD WORK: MAY 9, 2022
CONSULTING ENGINEERS

MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 5660
STATE OF FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
1300 N.E. 38th STREET

PORTIONS OF LOTS 1, 2, 3 & 15 AND ALL OF LOTS 16, 17, 18, BLOCK 11
FIRST ADDITION, OAKLAND PARK
PLAT BOOK 2, PAGE 38, B.C.R.
CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA

SHEET 1 OF 2
PROJECT NUMBER
10898.02



DATE	11/30/20
SCALE	1" = 20'
FIELD BOOK	956
DRAWN BY	DOB
CHECKED BY	MMM

BOUNDARY & TOPOGRAPHIC SURVEY
1300 N.E. 38th STREET

PORTIONS OF LOTS 1, 2, 3 & 15 AND ALL OF LOTS 16, 17, 18, BLOCK 11
FIRST ADDITION, OAKLAND PARK
PLAT BOOK 2, PAGE 38, B.C.R.
CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA