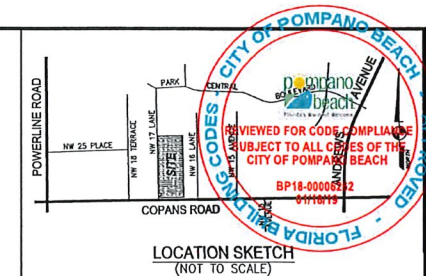


ALT/NSPS LAND TITLE SURVEY

ASSOCIATED PLAT NO. 2
(P.B. 101 PAGE 42, B.C.R.)



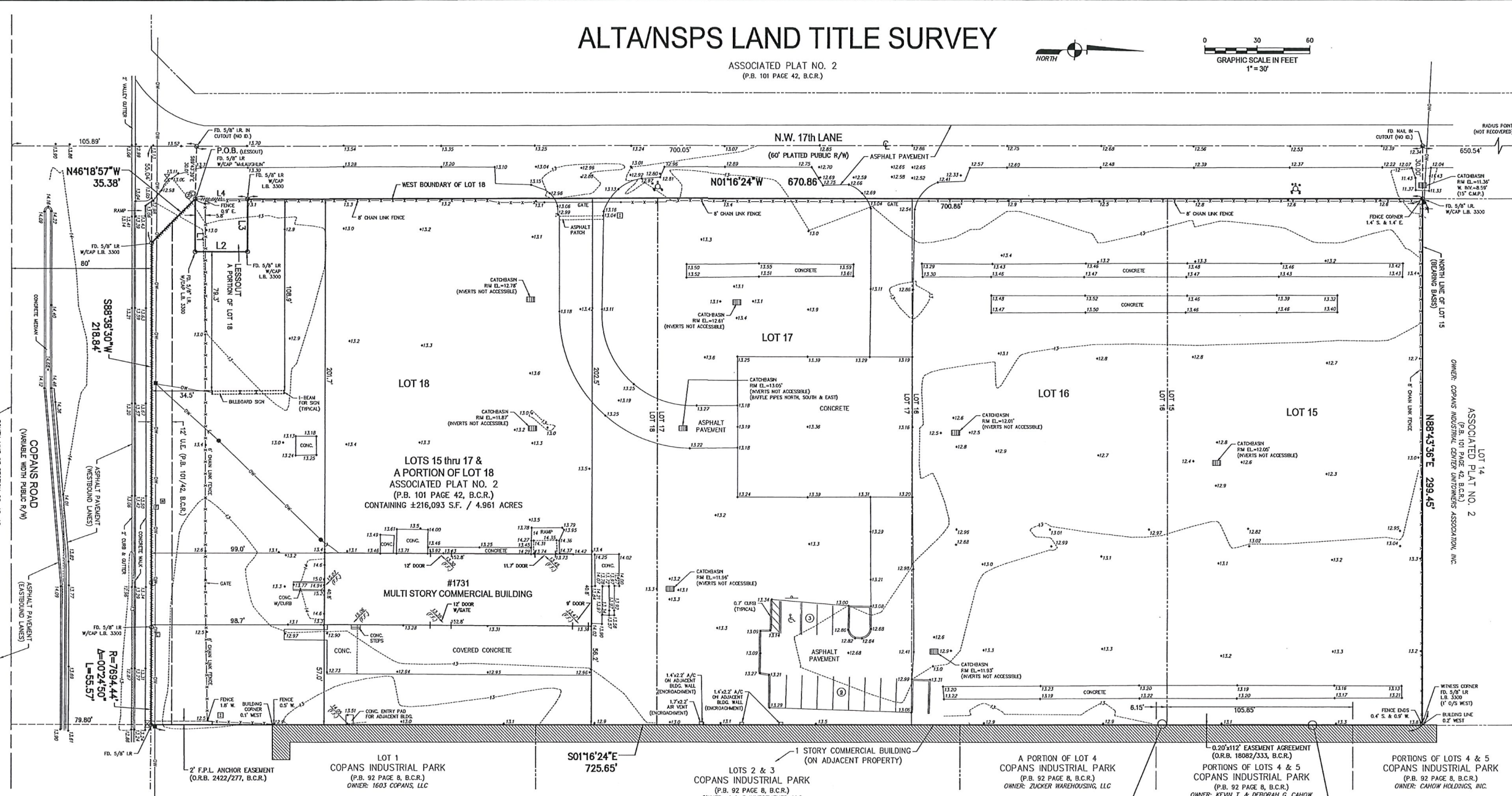
0 30 60
GRAPHIC SCALE IN FEET
1" = 30'



LINE	BEARING	DISTANCE
L1	S88°43'36"E	30.07
L2	S01°16'24"E	30.07
L3	N88°43'36"E	30.07
L4	N01°16'24"E	30.07

LEGEND	
[Symbol]	CATCH BASIN
[Symbol]	CABLE TELEVISION RISER
[Symbol]	CONCRETE UTILITY POLE
[Symbol]	EXISTING ELEVATION
[Symbol]	FIRE HYDRANT
[Symbol]	GUY ANCHOR
[Symbol]	HAND HOLE
[Symbol]	HANDICAP PARKING
[Symbol]	IRRIGATION CONTROL BOX
[Symbol]	NONVEHICULAR ACCESS LINE (P.B. 10142, B.C.R.)
[Symbol]	NUMBER OF REGULAR PARKINGS
[Symbol]	OVERHEAD WIRES
[Symbol]	SIGN (UNLESS NOTED)
[Symbol]	TELEPHONE MANHOLE
[Symbol]	TELEPHONE RISER
[Symbol]	UNDERGROUND CABLE MARKER
[Symbol]	WATER METER
[Symbol]	WATER VALVE
[Symbol]	WOOD UTILITY POLE

EXISTING PARKING DATA:	
Number of Regular Parking Spaces	12
Number of Handicapped Parking Spaces	1
Total Parking Spaces	13



SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by First American Title Insurance Company, Order No. NCS-870716-CH12, Effective date September 26, 2017, Where applicable, these instruments are shown on the survey (see SUMMARY TABLE).
- The land description shown hereon is in accord with the Title Commitment.
- No underground improvements were located.
- Bearings shown hereon are relative to the plat, ASSOCIATED PLAT NO. 2, based on the north line of Lot 15 having a bearing of N88°43'36"E.
- The entire property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 12055 0170 H, dated 08/18/2014.
- Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
- Benchmark Description: Broward County Benchmark No. 2873, a Broward County Nail and Disc in 2" square cut at southeast corner of Building #1751, N.W. corner of Copans Road and N.W. 17th Lane. Elevation = 15.81 feet (NGVD 1929) / 14.24' (NAVD 1988). This benchmark elevation was obtained from Broward County in the National Geodetic Vertical Datum of 1929 (NGVD 1929) and converted to the North American Vertical Datum of 1988 (NAVD 1988) utilizing the U.S. Army Corps of Engineers Program for Windows, Version 6.0.1. The model value of (-) 1.57 was added algebraically to the NGVD 1929 height.
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- This map is intended to be displayed at a scale of 1" = 30'.
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.

SURVEYOR'S REPORT continue:

- Adjacent property owner information shown hereon was obtained from the Broward County Property Appraiser's website.
- The species of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
- Abbreviation Legend: A/C = Air conditioner; ALTA = American Land Title Association; Broward County Records; BLDG. = Building; B.M. = Benchmark; C = Calculated; Δ = Central Angle; C.L.F. = Centerline; C.L.F. = Chain Link Fence; C.M. = Concrete Monument; C.M.P. = Corrugated Metal Pipes; CONC. = Concrete; D = Per Deed; EL. = Elevation; F.B. = Field Book; FD. = Found; F.F. = Finished Floor; F.P.L. = Florida Power & Light Company; ID. = Identification; INV. = Invert; I.P. = Iron Pipe; I.R. = Iron Rod; L. = Arc Length; L.B. = Licensed Business; MS = Measured; N.A.V.D. = North American Vertical Datum; N/D = Nail & Disk; NGVD = National Geodetic Vertical Datum; N.R. = Non Radial; NSPS = National Society of Professional Surveyors; N/T = Nail & Tin Tab; O.R.B. = Official Records Book; O/S = Offset; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; PG. = Page; PK = Parker-Kalon; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; R = Radius; R.L.S. = Registered Land Surveyor; R/W = Right-of-Way; S.F. = Square Feet; TYP. = Typical; U.E. = Utility Easement; W/ = With; W/CAP = With Surveyors Cop.

LAND DESCRIPTION:

Lots 15, 16, 17 and 18, of "ASSOCIATED PLAT NO. 2" according to the Plat thereof, as recorded in Plat Book 101, Page 42, of the Public Records of Broward County, Florida.

Less and Except:

A portion of Lot 18 "ASSOCIATED PLAT NO. 2", according to the Plat thereof, as recorded in Plat Book 101, Page 42, of the Public Records of Broward County Florida, being more particularly described as follows:

Begin at the Westerly most Southwest corner of said Lot 18; ASSOCIATED PLAT NO. 2 according to the Plat thereof as recorded in Plat Book 101, Page 42 of the Public Records of Broward County, Florida; thence North 01°16'24" West, along the West boundary of said Lot 18, a distance of 30 feet; thence North 88°43'36" East a distance of 30 feet; thence South 01°16'24" East a distance of 30 feet; thence South 88°43'36" West a distance of 30 feet to the POINT OF BEGINNING.

Containing 216,093 square feet (4.9608 acres) more or less.

SUMMARY TABLE FOR:

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 9 P.B. 10142 O.R.B. 2249/242	Yes	As shown
No. 10 O.R.B. 2422/277	Yes	As shown
No. 11 O.R.B. 8191/517	Yes	Not platable
No. 12 O.R.B. 8681/87	Yes	Not platable
No. 13 O.R.B. 1692/233	Yes	As shown
No. 14 INST# 113240099	Yes	Not platable
No. 15 INST# 113430654	Yes	Not platable
No. 16 INST# 113389508	Yes	Not platable
No. 17 INST# 113815407	Yes	Not platable
No. 18 O.R.B. 446304468	Yes	Not platable

CERTIFICATION:

TO: First American Title Insurance Company, Duke Realty Corporation.

THIS IS TO CERTIFY that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 through 4, 5, 6, 7(a)(1), 8, 9, 11(b), 13, 16, 17, 18, & 20 of Table A thereof. The field work was completed on 10/20/2017.

Date: 10/20/2017

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: john@aviromsurvey.com



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REVISIONS	DATE	F.B./PG.	BY	CKD	REVISIONS	DATE	F.B./PG.	BY	CKD
ADDED TREES	06/04/2015	1741/25	KDB	J.T.D.					
FIELD UPDATE BOUNDARY, TOPO, AND TREE	07/25/2016	SKETCH	C.J.W.	J.T.D.					
ADDED BUILDINGS	09/12/2016		J.D.						
FIELD UPDATE BOUNDARY	01/17/2017	SKETCH	J.S.B.	J.T.D.					
REVISED PER COMMENT	02/10/2017		KDB	J.T.D.					
ADDED AREA CALCULATION	03/10/2017		KDB	J.T.D.					
ADDED TOPOGRAPHIC AND TREE INFORMATION	09/14/2017	N/A	S.R.L.	J.T.D.					
FIELD AND TITLE UPDATE	10/20/2017	N/A	S.R.L.	J.T.D.					

ALTA/NSPS LAND TITLE SURVEY 1731 W. COPANS ROAD

LOTS 15, 16, 17 & A PORTION OF LOT 18
ASSOCIATED PLAT NO. 2
(PLAT BOOK 101, PAGE 42, B.C.R.)
LYING IN SECTION 22, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA

JOB #:	5977-2
SCALE:	1" = 30'
DATE:	10/20/2017
BY:	M.C.
CHECKED:	
DATE:	
SHEET	1 OF 1

PZ20-30000003
10/6/2020