6-2-15
CR-9
Additional Exhibit

DRAWING INDEX

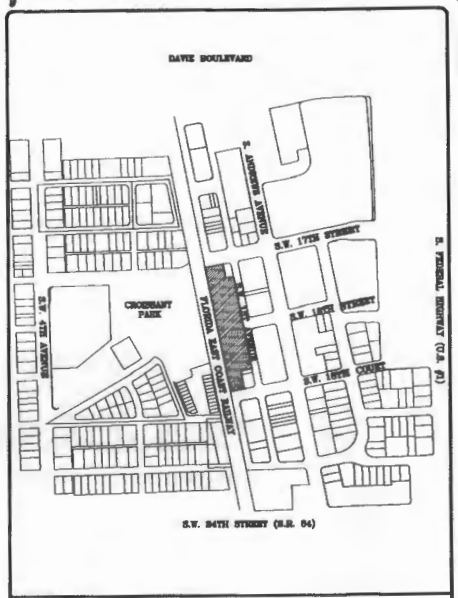
V-1	COVER SHEET
V-2	BOUNDARY SURVEY

CITY OF FORT LAUDERDALE

PROJECT #PP151294
LAND SWAP - SITE K
BOUNDARY SURVEY

1801 S.W. 1st AVENUE

FORT LAUDERDALE, FLORIDA



NORTH

LOCATION SKETCH

PROJECT #PP151294
LAND SWAP - SITE K
3.225 ACRE PARCEL
1801 S.W. 1st AVENUE

CITY OF FORT LAUDERDALE
PUBLIC WORKS DEPARTMENT
ENGINEERING & ARCHITECTURE
100 North Andrews Avenue, Fort Lauderdale, Florida 33301

FORT LAUDERDALE CITY COMMISSION

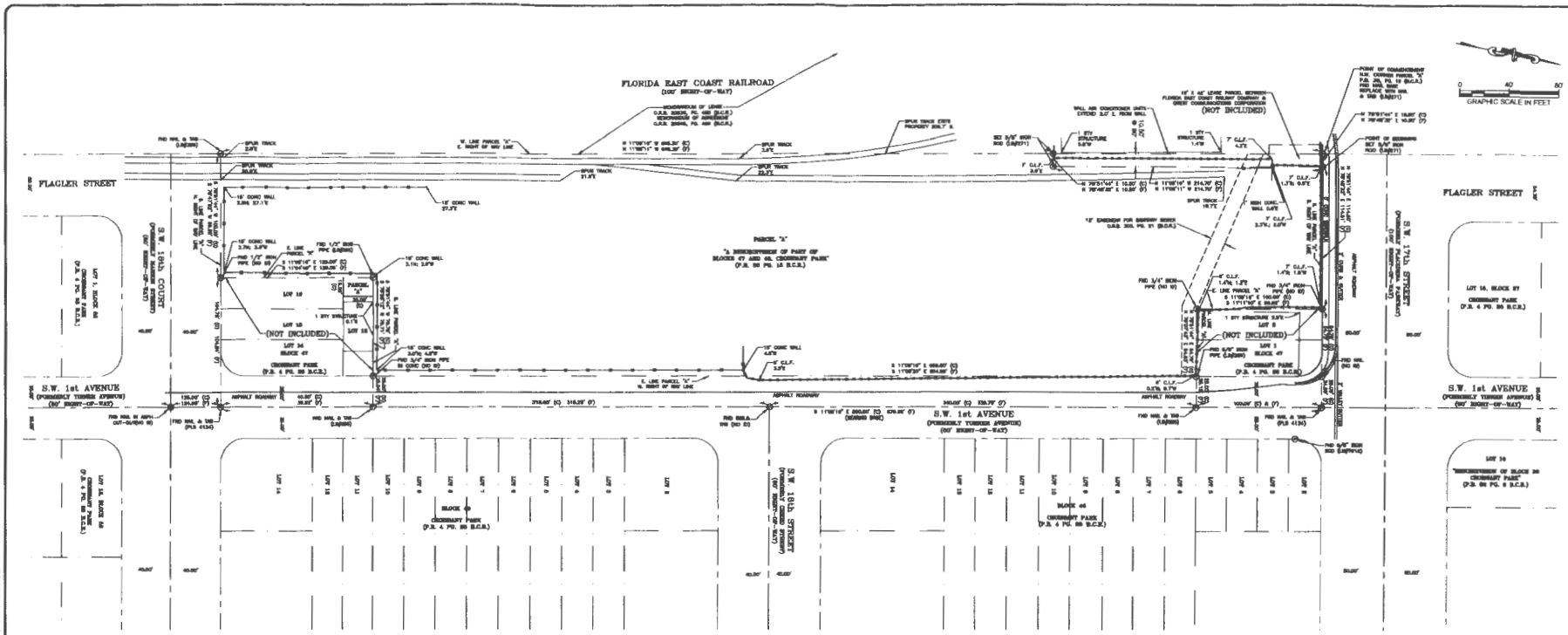
JOHN P. "JACK" SEILER	MAYOR
BRUCE G. ROBERTS	COMMISSIONER - DISTRICT I
DEAN J. TRANTALIS	COMMISSIONER - DISTRICT II
ROBERT L. McKINZIE	COMMISSIONER - DISTRICT III
ROMNEY ROGERS	COMMISSIONER - DISTRICT IV

Thomas C. Shahan — Survey Project Manager — 954-759-6400 x 544

DATE: 05/06/15
CAD FILE: PP15294-SURV-3.225
DRAWING FILE No.: 4-138-84

NOT FOR CONSTRUCTION

G:\2015\15-0030-001 CROISSANT PARK BLOCK 47-48 SITE K\DRAWINGS\PP151294-SURV-3.225.DWG



SURVEYOR'S NOTES:

1) THE BOUNDARY DESCRIPTION SHOWN HEREON IS BASED ON SKETCH & DESCRIPTIONS PROVIDED BY THE CLIENT AND PREPARED BY McLAUGHLIN ENGINEERING COMPANY, JOB ORDER NO. U9388, DATED JUNE 30, 2014.
2) THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983/1990 (NAD 83/90), STATE PLANE COORDINATE SYSTEM (FLORIDA EAST ZONE) AND REFERENCED TO THE CENTERLINE OF S.W. 1st AVENUE, SAID LINE BEARS SOUTH 11°08'18" EAST.
3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, THEREFORE ONLY THOSE EASEMENTS ON THE RECORD PLAT ARE SHOWN UNLESS OTHERWISE NOTED. INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WAS NOT PROVIDED TO OR PURSUED BY THE UNDERSIGNED. ENCUMBRANCES OTHER THAN SHOWN HEREON MAY EXIST. THIS SURVEY IS SUBJECT TO PERTINENT EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.
4) THIS SURVEY MEETS AND EXCEEDS THE LINEAR CLOSURE OF 1 IN 10,000 FEET FOR COMMERCIAL/HIGH RISK SURVEYS AS DEFINED IN THE FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.051AND 5J-052, F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
5) THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE BOUNDARY LIMITS OF THE PROPERTY DESCRIBED HEREON. EXISTING SITE IMPROVEMENTS WERE NOT LOCATED PER THE CLIENTS REQUEST. ONLY IMPROVEMENTS ALONG THE BOUNDARY LINES WERE LOCATED IN ORDER TO VERIFY OWNERSHIP LINES.
6) THE TOPOGRAPHICAL MEASUREMENTS SHOWN HEREON WERE OBTAINED USING A "TRIMBLE 5R" TOTAL STATION AND "SPECTRA PRECISION SURVEY PRO DATA COLLECTION SOFTWARE". THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES.
7) THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF THE CITY OF FORT LAUDERDALE, TRANSPORTATION & MOBILITY DEPARTMENT FOR THE EXPRESS PURPOSES STATED HEREON AND/OR CONTAINED IN THE CONTRACT WITH THE AFOREMENTIONED CLIENT FOR THIS PROJECT, REUSE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN PERMISSION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
8) SHEET V-2 OF THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=40' OR SMALLER. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
9) ADDITIONS AND DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE UNDERSIGNED. THIS DOCUMENT CONSISTS OF 2 SHEETS, EACH SHEET SHALL NOT BE CONSIDERED FULL VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.
10) ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE NOTED.

TITLE NOTES:

1) THE TITLE INFORMATION SHOWN HEREON IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER NCS-724679-ORL, EFFECTIVE DATE APRIL 08, 2015 AT 8:00 A.M AND IS SUBJECT TO ALL DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE THEREOF.
2) SUBJECT TO ITEM 9-PROVISIONS OF THE PLAT 'A RESUBDIVISION OF BLOCKS 47 AND 48, CROISSANT PARK', RECORDED IN PLAT BOOK 36, PAGE 18. (NOT PLOTTED-BLANKET IN NATURE)
3) SUBJECT TO ITEM 10-SANITARY SEWER EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 303, PAGE 21. (PLOTTED ON SURVEY)
4) NOT SUBJECT TO ITEM 12-ALL OF THE TERMS AND PROVISIONS SET FORTH AND CONTAINED IN THAT CERTAIN MEMORANDUM OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 20036, PAGE 488. (PLOTTED ON SURVEY, AFFECTS FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY ADJACENT TO SITE)
5) NOT SUBJECT TO ITEM 13-TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 20845, PAGE 489. (PLOTTED ON SURVEY, AFFECTS FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY ADJACENT TO SITE)
6) ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA UNLESS OTHERWISE NOTED.

ABBREVIATION LEGEND

B.C.R.	BROWARD COUNTY RECORDS
(C)	CALCULATED
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
(F)	FIELD
FND	FOUND
ID	IDENTIFICATION
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
STY.	STORY

DESCRIPTION:

A PORTION OF PARCEL 'A', 'A RESUBDIVISION OF PART OF BLOCKS 47 AND 48, CROISSANT PARK', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL 'A'; THENCE NORTH 78°51'44" EAST, ALONG THE NORTH LINE OF SAID PARCEL 'A' AND THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST 17TH STREET, A DISTANCE OF 10.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 78°51'44" EAST, ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 114.50 FEET; THENCE SOUTH 11°08'18" EAST, ALONG AN EAST LINE OF SAID PARCEL 'A', A DISTANCE OF 100.00 FEET; THENCE NORTH 78°51'44" EAST, ALONG A NORTH LINE OF SAID PARCEL 'A', A DISTANCE OF 54.76 FEET; THENCE SOUTH 11°08'18" EAST, ALONG THE EAST LINE OF SAID PARCEL 'A' AND THE WEST RIGHT OF WAY LINE OF SOUTHWEST 1ST AVENUE, A DISTANCE OF 655.00 FEET; THENCE SOUTH 78°51'44" WEST, ALONG A SOUTH LINE OF SAID PARCEL 'A', A DISTANCE OF 79.76 FEET; THENCE SOUTH 11°08'18" EAST, ALONG AN EAST LINE OF SAID PARCEL 'A', A DISTANCE OF 125.000 FEET; THENCE SOUTH 78°51'44" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 'A' AND THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 18TH COURT, A DISTANCE OF 100.00 FEET; THENCE NORTH 11°08'18" WEST, ALONG THE WEST LINE OF SAID PARCEL 'A' AND THE EAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, A DISTANCE OF 865.30 FEET; THENCE NORTH 78°51'44" EAST, A DISTANCE OF 10.50 FEET; THENCE NORTH 11°08'18" WEST, ALONG A LINE PARALLEL WITH, AND 10.50 FEET EAST OF, WHEN MEASURED AT RIGHT ANGLES TO SAID WEST LINE OF PARCEL "A", A DISTANCE OF 214.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 140,502 SQUARE FEET (3.225 ACRES) MORE OR LESS.

SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY TO FLORIDA EAST COAST RAILWAY, L.L.C.; CITY OF FORT LAUDERDALE; AND FIRST AMERICAN TITLE INSURANCE COMPANY; THAT THIS BOUNDARY SURVEY AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULE 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION IN MAY, 2015.

LAST DATE OF FIELD WORK: JUNE 2, 2015

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271

THOMAS C. SHAHAN-FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER NO. 4367
STATE OF FLORIDA

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.051 & 5J-17.052 FLORIDA ADMINISTRATIVE CODE.

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 730-8408 TEL.: (954) 730-8400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000214

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS AND SHALL BE THE PROPERTY OF CRAVEN • THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF CRAVEN • THOMPSON & ASSOCIATES, INC. VIOLATORS WILL BE PROSECUTED. COPYRIGHT © 2015

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CAM 15-0795
Exhibit 4
Page 4 of 7

REVISIONS			
NO.	DATE	BY	CHKD	DESCRIPTION
1	05-28-15	T.S.	T.S.	EXCLUDE LEASE PARCEL
2	05-28-15	T.S.	T.S.	REVISIONS PER COMMENTS

DRAWN BY: T.S.
DATE: MAY 6, 2015
DESIGNED BY:
SCALE: 1" = 40'
CHECKED BY: R.Y
FIELD BOOK: 2880 PGS. 63-65

CITY OF FORT LAUDERDALE
PUBLIC WORKS DEPARTMENT
ENGINEERING & ARCHITECTURE
100 North Andrews Avenue, Fort Lauderdale, Florida 33301

PROJECT # PP151294
LAND SWAP - SITE K
3.225 ACRE PARCEL
BOUNDARY SURVEY
1801 S.W. 1st AVENUE FORT LAUDERDALE

SHEET NO. V02 OF 2
TOTAL: 2
CAD FILE: PP151294SURV-3.225
DRAWING FILE NO. 4-138-84