

"BROWARD SPIN CAR WASH"

A REPLAT OF A PORTION OF LOTS 1 AND 2, BLOCK 1 AND LOTS, 1, 2, 12, 13, 14, BLOCK 2, "WESTWOOD HEIGHTS", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF VACATED WESTWOOD BOULEVARD AND TAYLOR AVENUE, VACATED BY OFFICIAL RECORDS BOOK 3678, PAGE 645, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
DECEMBER, 2016

LEGAL DESCRIPTION:

A PORTION OF LOTS 1 AND 2, BLOCK 1 AND LOTS, 1, 2, 12, 13, 14, BLOCK 2, "WESTWOOD HEIGHTS", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF VACATED WESTWOOD BOULEVARD AND TAYLOR AVENUE, VACATED BY OFFICIAL RECORDS BOOK 3678, PAGE 645, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL BEING ALL MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE SOUTH 87°47'53" WEST ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 8 FOR 240.03 FEET; THENCE SOUTH 01°15'07" EAST 50.01 FEET TO THE POINT OF THE BEGINNING BEING ON THE SOUTH RIGHT-OF-WAY LINE OF BROWARD BOULEVARD (STATE ROAD NO. 842) AS SHOWN ON RIGHT-OF-WAY MAP BOOK 8, PAGE 15 AND AS RECORDED IN OFFICIAL RECORDS BOOK 2148, PAGE 978, BOTH OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE NORTH 87°47'53" EAST 171.61 FEET; THENCE SOUTH 46°43'31" EAST 35.64 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SW 27TH AVENUE (RIVERLAND ROAD) AS RECORDED IN OFFICIAL RECORDS BOOK 9656, PAGE 919 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°15'07" EAST ON SAID WEST RIGHT-OF-WAY LINE 208.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY ON THE NORTH RIGHT-OF-WAY LINE OF SW 1ST STREET (TAYLOR AVENUE), BEING A LINE LYING 10.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID BLOCKS 1 AND 2; THENCE SOUTH 88°44'53" WEST ON SAID NORTH RIGHT-OF-WAY LINE 172.00 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 10.00 FEET OF LOT 2, BLOCK 2; THENCE NORTH 01°15'07" WEST ON SAID SOUTHERLY EXTENSION AND ON SAID WEST LINE 255.34 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA CONTAINING 50,166 SQUARE FEET (1.1517 ACRES).

DEDICATION:
STATE OF FLORIDA S.S.
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS: THAT 101 SW 27TH AVENUE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "BROWARD SPIN CAR WASH", A REPLAT.

THE ADDITIONAL RIGHT-OF-WAY DEDICATIONS AS SHOWN HEREON, ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE UTILITY EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS THEREOF: THAT SAID 101 SW 27TH AVENUE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____, ITS _____, IN THE PRESENCE OF THESE TWO WITNESSES THIS _____ DAY OF _____, A.D. 201__.

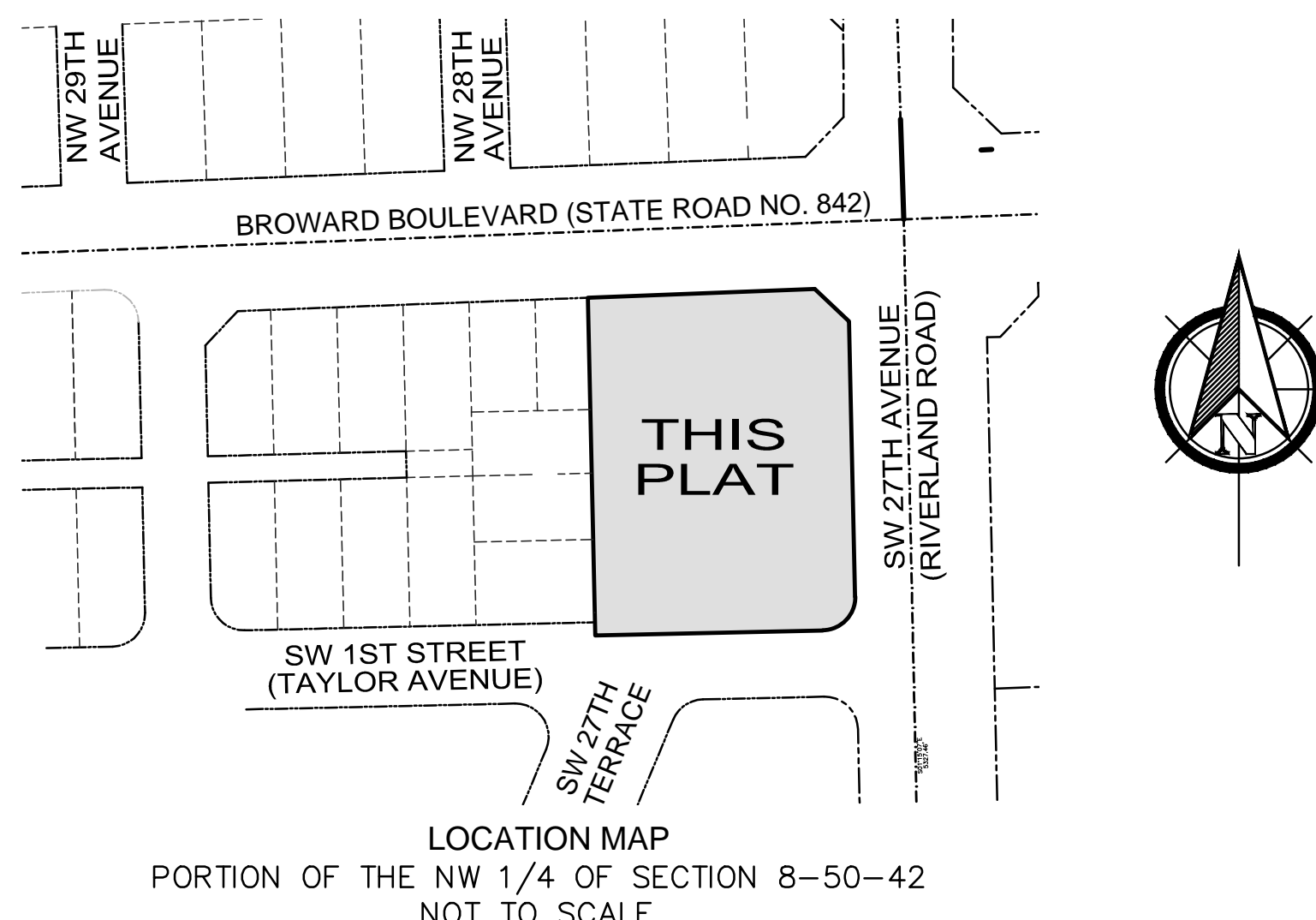
WITNESSES: _____ 101 SW 27TH AVENUE, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____
WITNESS: _____ PRINT NAME: _____
PRINT NAME: _____ TITLE: _____

ACKNOWLEDGMENT:
STATE OF FLORIDA S.S.
COUNTY OF BROWARD

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____, OF 101 SW 27TH AVENUE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 201__.

COMMISSION # _____ NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: _____ PRINT NAME _____



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BETH BURNS DATE _____
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

101 SW 27TH AVENUE, LLC, A FLORIDA LIMITED LIABILITY COMPANY	DEDICATION ACKNOWLEDGMENT	PLATTING SURVEYOR	CITY OF FORT LAUDERDALE	COUNTY SURVEYOR	COUNTY ENGINEER

CITY COMMISSION:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, IN AND BY RESOLUTION NO. _____ ADOPTED BY SAID CITY COMMISSION THIS _____ DAY OF _____, A.D. 201__.

IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS _____ DAY OF _____, A.D. 201__.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: _____ CITY CLERK _____ DATE _____

CITY PLANNING AND ZONING BOARD:
THIS IS TO CERTIFY: THAT THE CITY OF FORT LAUDERDALE PLANNING AND ZONING BOARD APPROVED AND ACCEPTED THIS PLAT FOR RECORD ON THE _____ DAY OF _____, A.D. 201__.

BY: _____ CHAIR _____ DATE _____
CITY OF FORT LAUDERDALE

CITY ENGINEER:
I HEREBY APPROVE THIS PLAT FOR RECORD THIS _____ DAY OF _____, A.D. 201__.

BY: _____ ALEXANDER D. SCHEFFER _____
FORT LAUDERDALE CITY ENGINEER
FLORIDA P.E. REGISTRATION NO. 73802

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 201__.

BY: _____ DIRECTOR/DESIGNEE _____

BROWARD COUNTY PLANNING COUNCIL:
THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, A.D. 201__.

BY: _____ CHAIRPERSON _____

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 201__.

BY: _____ EXECUTIVE DIRECTOR OR DESIGNEE _____

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 COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D. 201__.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____ DEPUTY _____ BY: _____ MAYOR, COUNTY COMMISSION _____

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN FILED FOR RECORD ON THIS _____ DAY OF _____, A.D. 201__, AND RECORDED IN PLAT BOOK _____ AT PAGES _____, RECORD VERIFIED.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____ DEPUTY _____

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ ROBERT P. LEGG, JR. _____ DATE: _____
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS4030

BY: _____ RICHARD TORNESE _____ DATE: _____
DIRECTOR
FLORIDA PROFESSIONAL
ENGINEER REGISTRATION NO. 40263

PLANNING FILE NO. 002-MP-17

"BROWARD SPIN CAR WASH"

A REPLAT OF A PORTION OF LOTS 1 AND 2, BLOCK 1 AND LOTS, 1, 2, 12, 13, 14, BLOCK 2, "WESTWOOD HEIGHTS", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF VACATED WESTWOOD BOULEVARD AND TAYLOR AVENUE, VACATED BY OFFICIAL RECORDS BOOK 3678, PAGE 645, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

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CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PREPARED BY
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5381 NOB HILL ROAD
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DECEMBER, 2016

SURVEYOR'S NOTES:

1) THIS PLAT IS RESTRICTED TO 5,000 SQUARE FEET OF COMMERCIAL USE. FREE STANDING BANKS OR BANKS WITH DRIVE-THROUGH FACILITIES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER, INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.I.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

2) BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF SW 27TH AVENUE (RIVERLAND ROAD) BEING S01°15'07"E.

3) A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 2022, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME: AND/OR

B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 2022, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

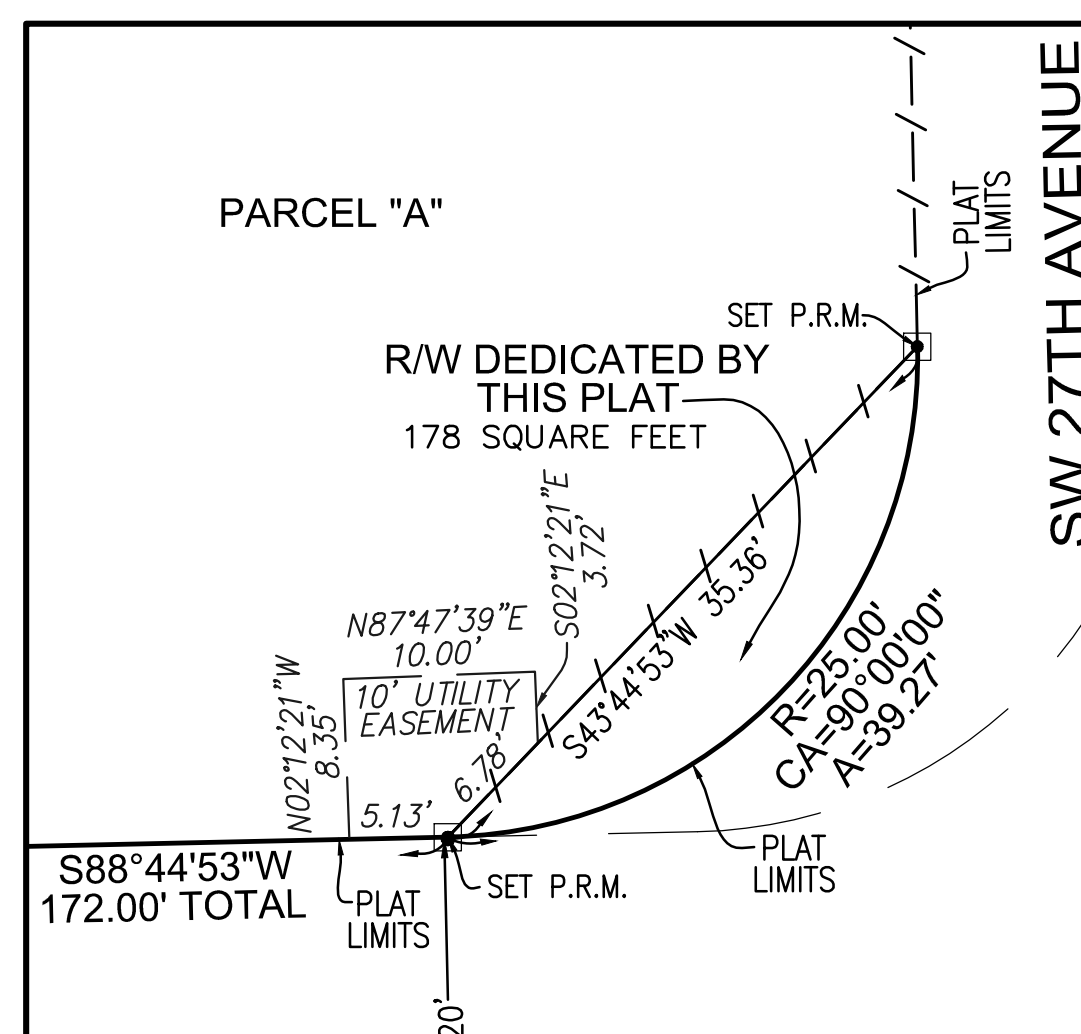
4) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGEND:

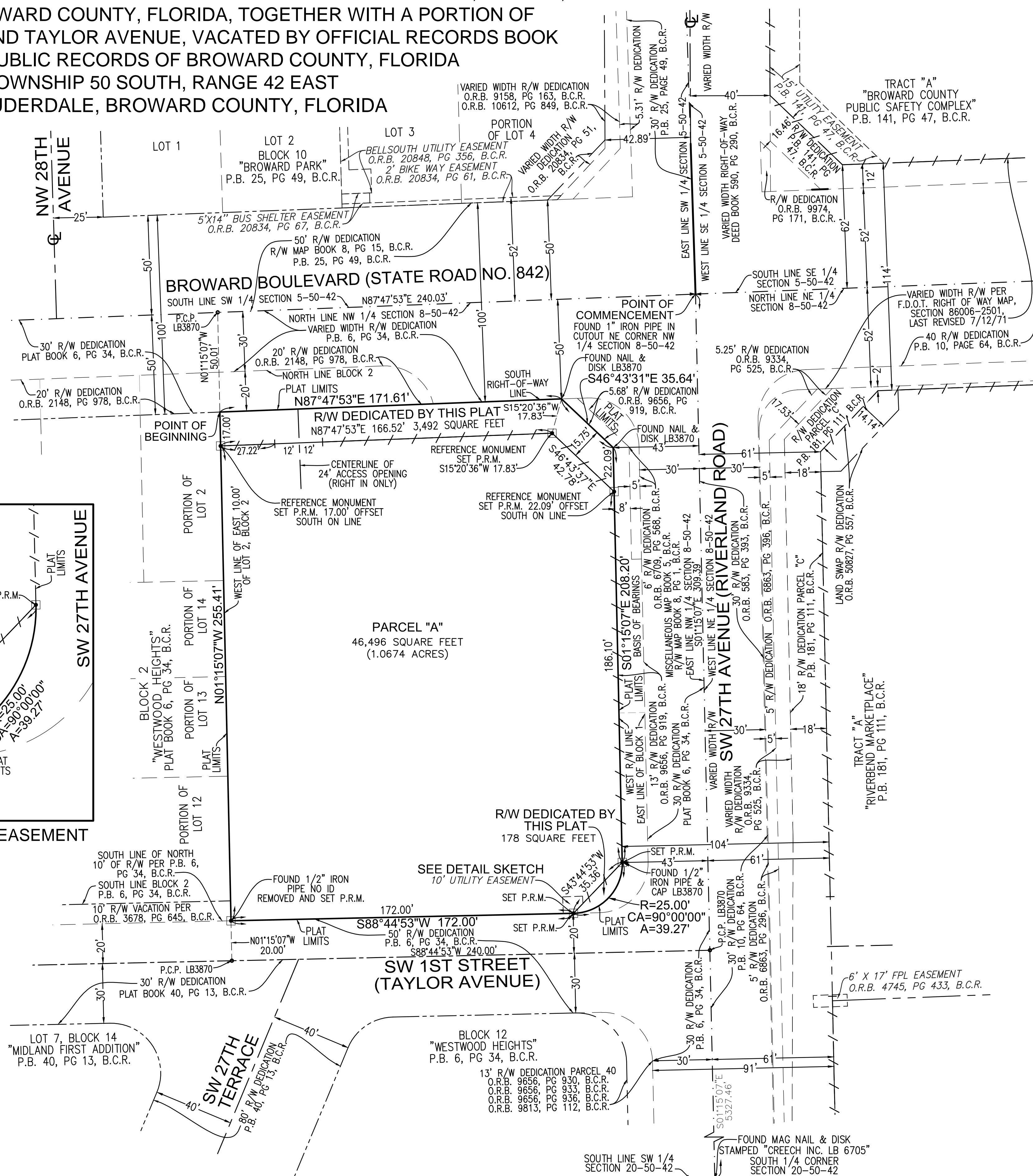
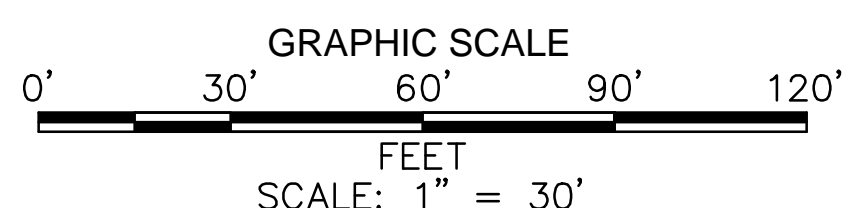
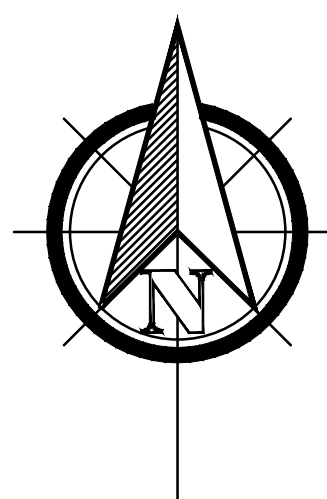
- P.R.M. DENOTES: PERMANENT REFERENCE MONUMENTS (4"x4"x24" CONCRETE MONUMENTS WITH 2" ALUMINUM DISK STAMPED "P.R.M. LB3870" UNLESS OTHERWISE NOTED).
- P.C.P. DENOTES: PERMANENT CONTROL POINT (MAG NAIL & 2" BRASS WASHER STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED)
- LB DENOTES: LICENSED BUSINESS
- B.C.R. DENOTES: BROWARD COUNTY RECORDS
- P.B. DENOTES: PLAT BOOK
- PG DENOTES: PAGE
- ⊕ DENOTES: CENTERLINE
- R/W DENOTES: RIGHT-OF-WAY
- O.R.B. DENOTES: OFFICIAL RECORDS BOOK
- /-/- DENOTES: NON-VEHICULAR ACCESS LINE

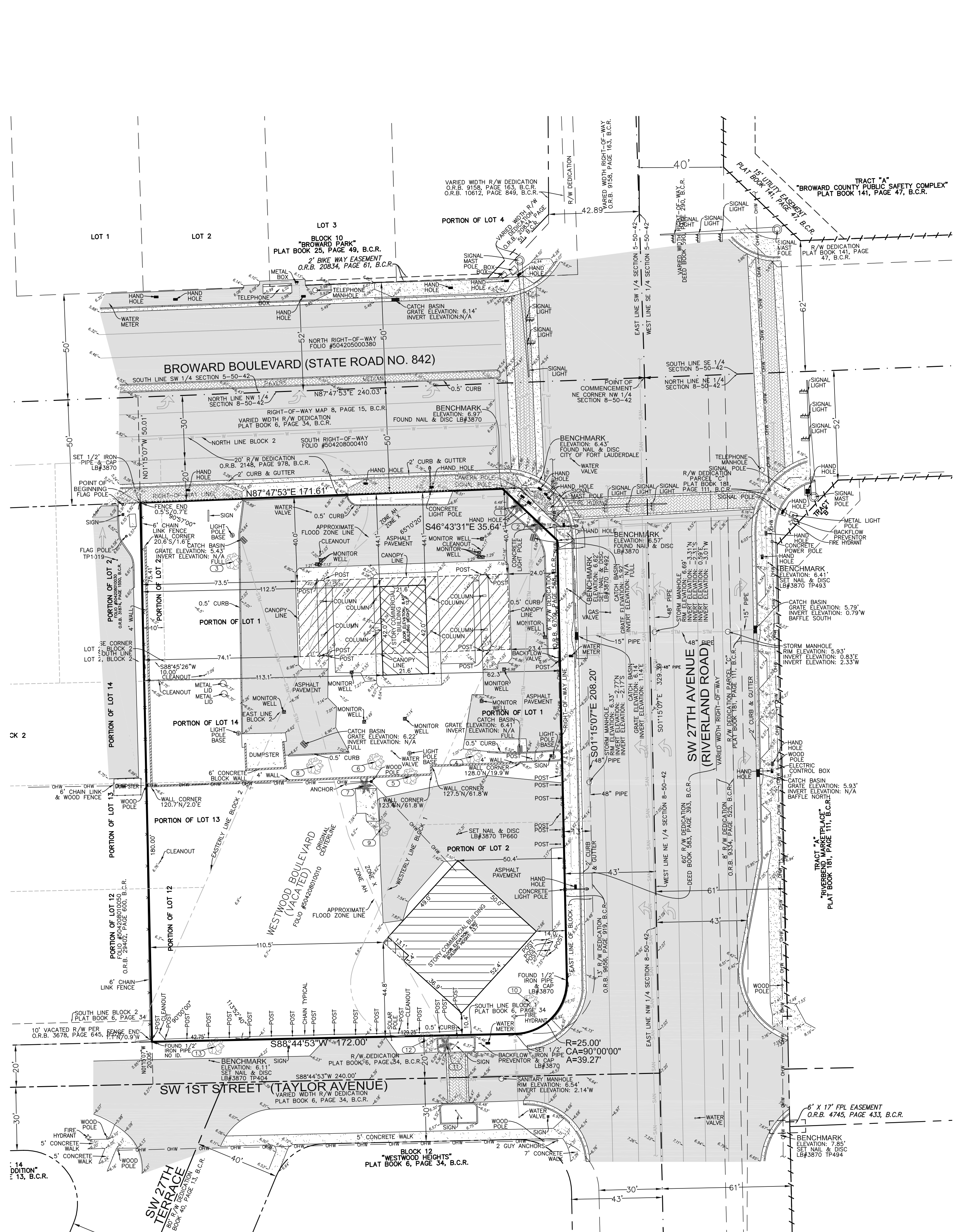
NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



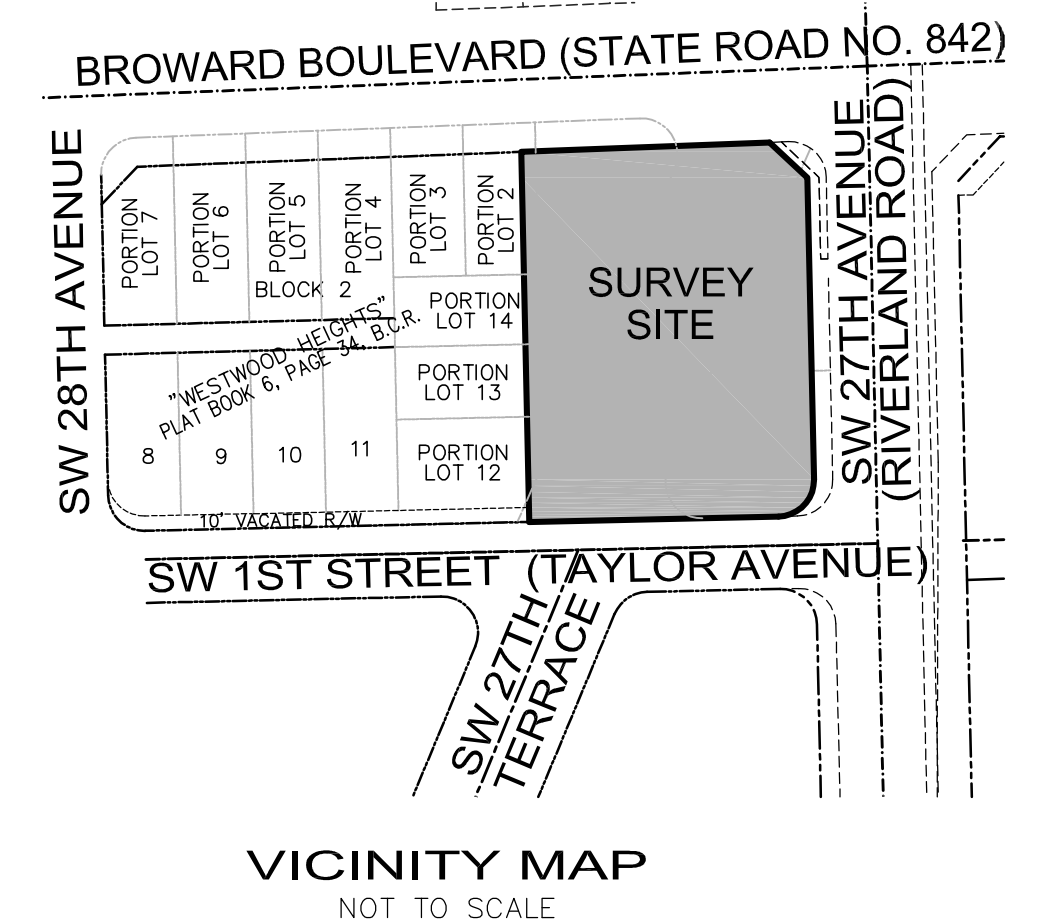
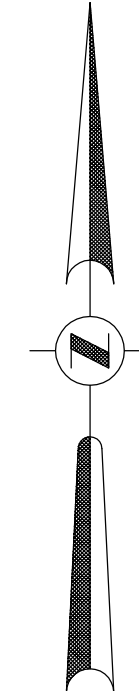
SCALE: 1" = 10'





LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- PAVERS
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND WATER LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- CENTERLINE
- CENTRAL ANGLE
- O.R.B. OFFICIAL RECORDS BOOK
- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- PALM TREE
- UNIDENTIFIED TREE
- B.C.R. BROWARD COUNTY RECORDS



LEGAL DESCRIPTION:
A PORTION OF LOTS 1 AND 2, BLOCK 1 AND LOTS, 1, 2, 12, 13, 14, BLOCK 2, "WESTWOOD HEIGHTS", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF VACATED WESTWOOD BOULEVARD AND TAYLOR AVENUE, VACATED BY OFFICIAL RECORDS BOOK 3678, PAGE 645, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL BEING ALL MORE FULLY DESCRIBED AS FOLLOWS:

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SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA CONTAINING 50,166 SQUARE FEET (1.1517 ACRES).

- NOTES:**
- THIS SITE CONTAINS 50,179 SQUARE FEET (1.1519 ACRES) MORE OR LESS.
 - ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. CITY OF FORT LAUDERDALE BENCHMARK: NW141; ELEVATION: 6.264'
 - FLOOD ZONE: AH/X; BASE FLOOD ELEVATION: 8'/NONE; PANEL #125105 0556H; MAP DATE: 08/18/14.
 - THIS SITE LIES IN SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
 - BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF SW 27TH AVENUE BEING S01°14'34"E
 - REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: 101 SW 27TH AVE, LLC.; GIBLARTAR TITLE SERVICES.
 - THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
 - THIS SITE CONTAINS NO MARKED PARKING SPACES.
 - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
 - SOME DATA CONTAINED IN TREE TABLE WAS PROVIDED BY SMART-SCIENCES ENVIRONMENTAL CONSULTING.

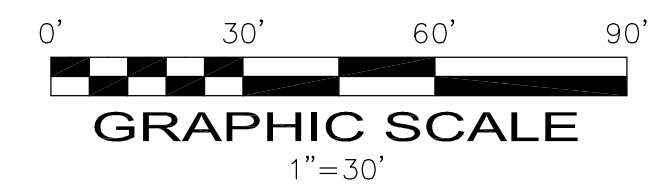
CERTIFICATION:
I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

John F. Pulice
JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

TREE TABLE

Tree Number	Botanical Name	Common Name	DBH (inches)	Canopy (feet)	Height (feet)	Condition	Notes
1	<i>Dypsis lutescens</i>	Areca Palm	6"	6'	6'	Good	
2	<i>Dypsis lutescens</i>	Areca Palm	12"	10'	6'	Good	
3	<i>Bucida buceras</i>	Black Olive	24"	35'	40'	Good	
4	<i>Bucida buceras</i>	Black Olive	15"	30'	29'	Fair	Bound by parking lot and retaining wall, within powerlines
5	<i>Cupaniopsis anacardioides</i>	Carrotwood	12"	24'	19'	Poor	Nuisance tree exempt from permitting, grown into retaining wall, diseased, within powerlines
6	<i>Calophyllum brasiliense</i>	Brazil Beauty Leaf	12"	20'	17'	Poor	Trunk damage, within powerlines
7	<i>Sabal palmetto</i>	Cabbage Palm	18"	10'	11'	Good	
8	<i>Calophyllum brasiliense</i>	Brazil Beauty Leaf	12"	16'	22'	Fair	Trunk damage, within powerlines
9	<i>Swietenia mahagani</i>	Mahogany	6"	13'	19'	Fair	Within powerlines
10	<i>Swietenia mahagani</i>	Mahogany	24"	40'	41'	Poor	Canopy damage
11	<i>Wodyetia bifurcata</i>	Foxtail Palm	6"	4'	10'	Good	
12	<i>Bursera simaruba</i>	Gumbo Limbo	8"	15'	16'	Fair	Trunk damage
13	<i>Bursera simaruba</i>	Gumbo Limbo	8"	15'	16'	Good	



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NO.	REVISIONS	BY
1		
2		
3		
4		
5		

BOUNDARY AND TOPOGRAPHIC SURVEY

PLS

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

BROWARD SPIN CAR WASH SITE
2700 WEST BROWARD BOULEVARD
FORT LAUDERDALE, BROWARD COUNTY
FLORIDA 33312

DRAWN BY: B.E. SCALE: 1" = 30' FILE: 101 SW 27TH AVE., LLC
CHECKED BY: J.F.P. SURVEY DATE: 12/13/16 ORDER NO.: 62245