

prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 400 N.E. 3rd Avenue Fort Lauderdale, Florida
 PHONE (954) 763-7811
 FAC (954) 763-7815

GRAPHIC SCALE



LEGEND

- | | |
|--|--------------------------------------|
| A = CENTRAL ANGLE (DEG.) | ELEV. = ELEVATION |
| R = RADIUS | GA = OFFSET |
| A DEL. = ARC LENGTH | GA' = ANGLE CORRECTING |
| CH BNC = CHORD BEARING | L = CENTERLINE OF RIGHT-OF-WAY |
| TAUBRC = TANGENT BEARING | F.P.L. = FLORIDA POWER AND LIGHT CO. |
| P.O.C. = POINT OF COMMENCEMENT | S.B.C. = SOUTHERN BELL TELEPHONE |
| P.O.B. = POINT OF BEGINNING | S.C.R. = BROWARD COUNTY RECORDS |
| W.M. CAP = W.M. McLAUGHLIN ENGINEERING CO. CAP | D.C.R. = DADE COUNTY RECORDS |
| P.M. = PERMANENT REFERENCE MEASUREMENT | P.S.C. = PALM BEACH COUNTY RECORDS |
| CONC. = CONCRETE | O.C. = OFFICIAL RECORDS BOOK |
| C.S. = CONCRETE BLOCK AND STUCCO | P.C. = PAVE |
| I.C.V. = IRRIGATION CONTROL VALVE | R/W = RIGHT-OF-WAY |
| W.M. = WIRE METER | C.O. = CLEAN OUT |
| B.P.P. = BACKFLOW PREVENTOR | C.L.V. = CROWN LINE VALVE |
| 1 = NUMBER OF PARKING SPACES | P.C.S. = PELLURION CONTROL DEVICE |
| | (D.B.N.) = DIAMETER BREAKFAST NOODY |

- TITLE NOTES:**
- There are no other Easements, Road Reservations or Rights of Ways of record per First American Title Insurance Company, File Number 1062-331264B, Effective Date May 8th, 2015 at 8:00AM.
 - Restrictions, dedications and easements per Plat Book "B", Page 146 of the Public Records of Miami-Dade County, Florida affects this property as shown.
 - Intentionally deleted
 - Intentionally deleted
 - Intentionally deleted
 - Agreement per O.R. 43756, Page 1606, B.C.R., affects this property (Nothing Plotted).
 - Intentionally deleted

- TREE SYMBOLS**
- INDICATES DIAMETER (D.B.H.)
- 1 POLY TREE
 - 2 FLORIDA HOLLY TREE
 - 3 OAK TREE
 - 4 PALM TREE
 - 5 TABAKABA
 - 6 UMBRELLA
 - 7 UNKNOWN TREE

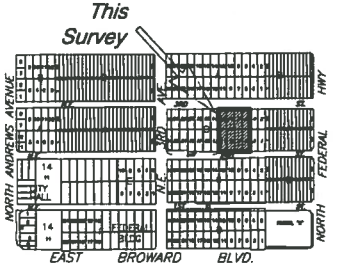
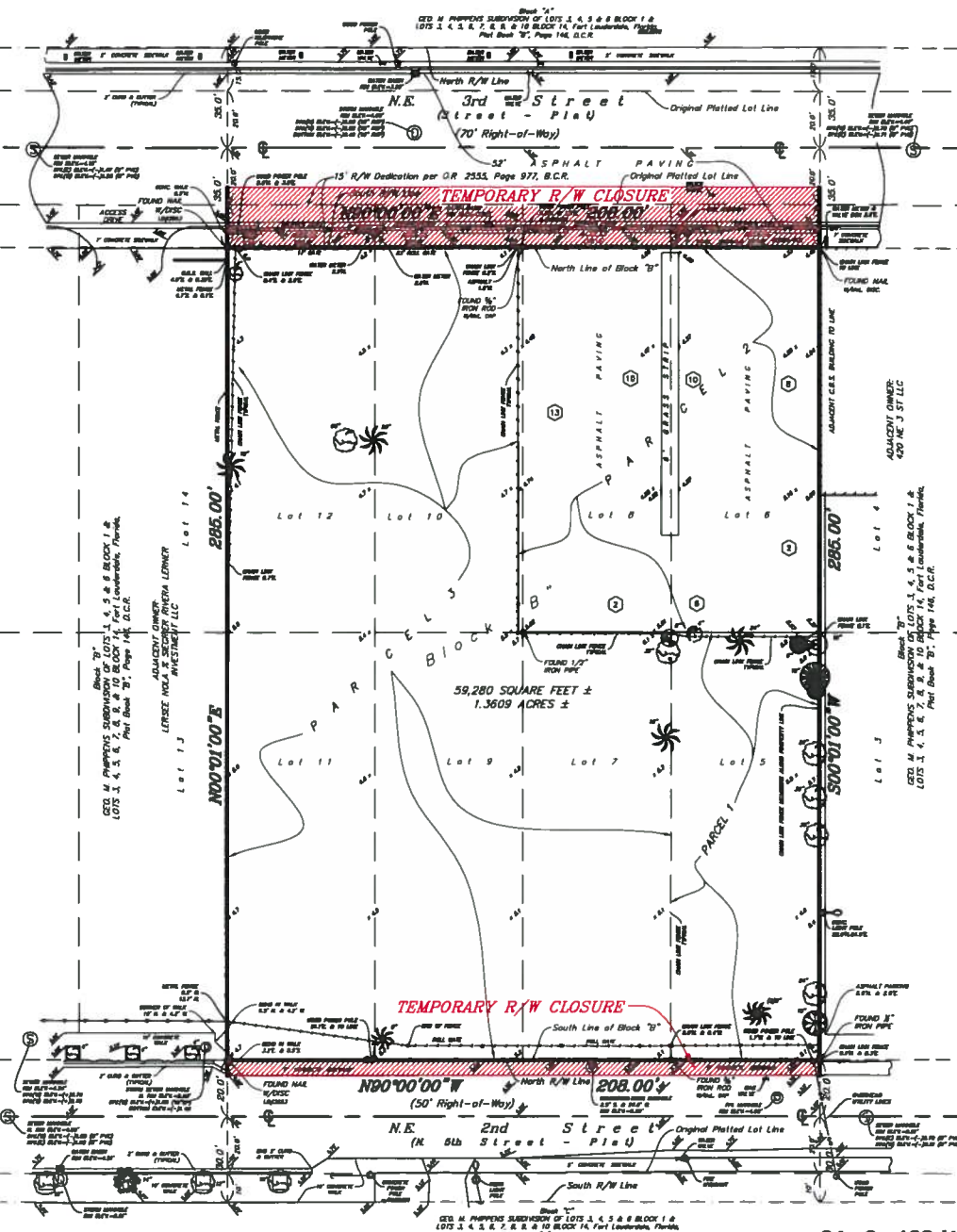
- NOTES:**
- This survey reflects of easements and rights-of-way as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
 - Underground improvements if any not located.
 - This drawing is not valid unless sealed with an embossed surveyors seal and the jurisdiction information does not infer Title or Ownership. Legal description provided by client.
 - All iron rods 3/8" unless otherwise noted.
 - Reference Bench Mark, Rm of Markers of Intersection of NE 4th Street & NE 4th Ave. ELEVATION = 4.349(1999) 3.0(1999)
 - Dimensions shown refer to North American Vertical Datum (1988) and are indicated here 5'±.
 - This property lies in Flood Zone "X", 0.25 Annual Chance of Flood Hazard, Per Flood Insurance Rate Map No. 1306000000P & District August 16, 2014, Community Panel No. 000000.
 - Boundary shown areas are assumed datum and assume the North line of Block "B" as North 80°00'00" East.
 - Dimensions per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum, (1929) data and converted using U.S. Army Corps of Engineers software (Database 4.0) obtained from <http://www.fdot.com/ny/>
 - There are 31 delineated parking spaces.

OFFICE NOTES

FIELD BOOK NO. 125 w/Abstracts, Plat. 1090/26, 39 & 43 LB#251/26 & 74
 JOB ORDER NO. U 7863, P-0277

CHECKED BY:
 DRAWN BY:

REFERENCE DRAWING: 12-1-03L 04-3-13L, CERT



TOPOGRAPHIC SURVEY

**Lots 5, 6, 7, 8, 9, 10, 11 and 12, Block "B",
 GEO. M. PHIPPEN'S SUBDIVISION,
 Plat Book "B", Page 146, D.C.R.
 City of Fort Lauderdale
 Broward County, Florida**

Legal Description

PARCEL 1
 Lot 5, in Block "B", GEORGE M. PHIPPEN'S SUBDIVISION of Lots 3, 4, 5 & 6, Block 1 and Lots 3, 4, 5, 6, 7, 8, 9 & 10, Block 14 THE TOWN OF FORT LAUDERDALE according to the Plat thereof, as recorded in Plat Book "B", Page 146 of the Public Records of Miami-Dade County, Florida; said land situate lying and being in Broward County, Florida.

PARCEL 2
 Lots 6 and 8 (less the North 15 feet of said Lots 6 and 8), Block "B" of GEORGE M. PHIPPEN'S SUBDIVISION of Lots 3, 4, 5 and 6, Block 1 and Lots 3, 4, 5, 6, 7, 8, 9 and 10, Block 14, THE TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book "B", Page 146 of the Public Records of Miami-Dade County, Florida; said land situate lying and being in Broward County, Florida.

PARCEL 3
 All of Lots 7, 9 and 11 Together with Lots 10 and 12 less the North 15 feet thereof, Block "B", of GEORGE M. PHIPPEN'S SUBDIVISION of Lots 3, 4, 5 and 6, Block 1 and Lots 3, 4, 5, 6, 7, 8, 9 and 10, Block 14 THE TOWN OF FORT LAUDERDALE, according to the map or plat thereof, as recorded in Plat Book "B", Page 146 of the Public Records of Broward County, Florida.

CERTIFIED TO:
 Rescore 2nd Street, LLC,
 Stearns Weaver Miller Weissler Alhadeff & Silterson, P.A.,
 First American Title Insurance Company.

CERTIFICATION

We hereby certify that this survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.022, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 22nd day of October, 2012
 Resurveyed this 16th day of March, 2015.
 Revised Certification added this 2nd day of June, 2015.
 Right-of-way closure areas added this 18th day of October, 2016 (NOT RESURVEYED).

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida.

LICENSE AREAS