

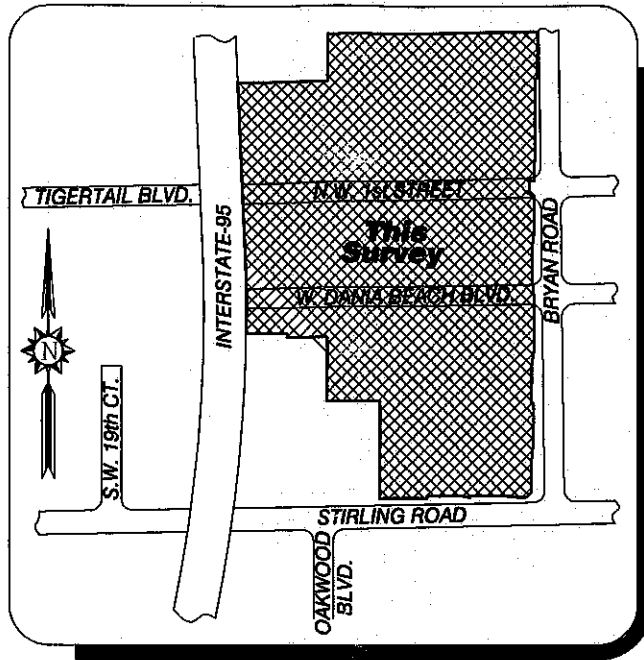
LEGAL DESCRIPTION

PARCEL OF LAND BEING A PORTION OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID PARCEL CONTAINING ALL OF OR PORTIONS OF THE FOLLOWING DESCRIBED PLATS AND ROAD RIGHT-OF-WAYS:

ALL OF BLOCK 7 AND A PORTION OF BLOCK 8, TIGERTAIL GROVE RESUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 20; A PORTION OF TRACT 'A'; RE-AMENDED PLAT OF HOLLYWOOD PALMS; RECORDED IN PLAT BOOK 38, PAGE 48; A PORTION OF TRACT 'A'; THE GADD'S PLAT; RECORDED IN PLAT BOOK 112, PAGE 7; A PORTION OF PARCEL 'A'; DUKE & DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48; ALL OF PARCEL 'A'; DANIA OFFICE PARK, RECORDED IN PLAT BOOK 130, PAGE 28; ALL OF PARCEL 'A'; COMMERCE CENTER OF DANIA, RECORDED IN PLAT BOOK 135, PAGE 44; ALL OF PARCEL 'A'; SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; ALL OF PARCEL 'A'; DANIA BEACH AIR & PORT COMMERCE CENTER; RECORDED IN PLAT BOOK 177, PAGES 81 THRU 83; A PORTION OF TIGERTAIL BOULEVARD (N.W. 1ST STREET) RIGHT-OF-WAY, LYING EAST OF THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33 AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF DANIA BEACH BOULEVARD RIGHT-OF-WAY, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; ALL OF THE ABOVE REFERENCED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PARCEL AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;
THENCE N.01°41'47" W., ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 688.72 FEET, TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL 'A'; SAN-MAR PLAT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;
THENCE S.87°32'08" W. ALONG THE SOUTH LINE OF PARCEL 'A'; DUKE & DUKE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, A DISTANCE OF 49.21 FEET;
THENCE N.12°28'03" E., A DISTANCE OF 201.54 FEET, TO A POINT ON THE EAST LINE OF PARCEL 'A'; SAID DUKE & DUKE SUBDIVISION;
THENCE N.01°41'47" W., ALONG SAID EAST LINE AND THE WEST LINE OF PARCEL 'A'; OF SAID SAN-MAR PLAT, A DISTANCE OF 208.46 FEET;
THENCE S.88°18'13" W., A DISTANCE OF 258.67 FEET;
THENCE N.01°41'47" W., A DISTANCE OF 22.84 FEET;
THENCE S.88°18'13" W., A DISTANCE OF 258.64 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (S.R. 9), SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.89°43'55" E. (THE FOLLOWING TWO COURSES BEING CONJOINT WITH THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE 95 (S.R. 9));
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°00'14" AND A RADIUS OF 5,828.65 FEET, FOR AN ARC DISTANCE OF 414.38 FEET, TO A POINT OF TANGENCY;
THENCE N.04°16'19" W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 1,158.32 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL 'A'; COMMERCE CENTER OF DANIA;
THENCE N.87°28'02" E., ALONG NORTH LINE OF SAID PARCEL 'A' AND THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 33, A DISTANCE OF 585.57 FEET, TO THE NORTHEAST CORNER OF THE SAID SOUTHWEST ONE-QUARTER (S.W. 1/4), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 'A'; RE-AMENDED PLAT OF HOLLYWOOD PALMS;
THENCE N.01°41'47" W., ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 33 AND THE WEST LINE OF SAID TRACT 'A'; A DISTANCE OF 285.03 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH 285.03 FEET OF SAID TRACT 'A';
THENCE N.87°28'02" E., ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID TRACT 'A'; A DISTANCE OF 1,324.07 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT 'A';
THENCE S.01°44'05" E., ALONG SAID EAST LINE, A DISTANCE OF 285.03 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT 'A';
THENCE S.87°28'02" E., ALONG THE SOUTH LINE OF SAID TRACT 'A'; A DISTANCE OF 15.00 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL 'A'; DANIA OFFICE PARK;
THENCE S.01°29'30" E., ALONG THE EAST LINE OF SAID PARCEL 'A'; A DISTANCE OF 639.53 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL 'A';
THENCE S.87°28'03" W., ALONG THE SOUTH LINE OF SAID PARCEL 'A'; A DISTANCE OF 31.78 FEET;
THENCE S.02°31'57" E., ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 67.50 FEET, TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID PARCEL 'A'; DANIA BEACH AIR & PORT COMMERCE CENTER;
THENCE S.47°00'46" E., A DISTANCE OF 42.81 FEET, TO THE MOST SOUTHERLY NORTHEAST CORNER OF SAID PARCEL 'A'; (THE FOLLOWING THREE COURSES BEING CONJOINT WITH THE EAST LINE OF SAID PARCEL 'A');
THENCE S.01°29'30" E., A DISTANCE OF 222.88 FEET;
THENCE S.05°23'45" W., A DISTANCE OF 100.04 FEET;
THENCE S.01°29'30" E., A DISTANCE OF 189.94 FEET, TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL 'A';
THENCE S.07°27'38" E., A DISTANCE OF 115.43 FEET, TO THE MOST SOUTHERLY NORTHEAST CORNER OF SAID PARCEL 'A'; SAN-MAR PLAT, (THE FOLLOWING SEVEN COURSES BEING CONJOINT WITH THE EAST LINE OF SAID PARCEL 'A');
THENCE S.01°29'30" E., A DISTANCE OF 329.86 FEET;
THENCE S.05°20'37" W., A DISTANCE OF 100.72 FEET;
THENCE S.01°29'30" E., A DISTANCE OF 230.00 FEET;
THENCE N.88°30'24" E., A DISTANCE OF 12.00 FEET;
THENCE S.01°29'30" E., A DISTANCE OF 261.24 FEET;
THENCE S.05°20'43" W., A DISTANCE OF 100.78 FEET;
THENCE S.01°29'30" E., A DISTANCE OF 200.00 FEET, TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL 'A';
THENCE S.43°02'17" W., A DISTANCE OF 43.08 FEET, TO THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL 'A'; (THE FOLLOWING THREE COURSES BEING CONJOINT WITH THE SOUTH LINE OF SAID PARCEL 'A');
THENCE S.87°34'11" W., A DISTANCE OF 53.28 FEET;
THENCE N.85°33'15" W., A DISTANCE OF 100.72 FEET;
THENCE S.87°34'11" W., A DISTANCE OF 200.03 FEET, TO THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL 'A'; SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF STIRLING ROAD (S.R. 848) AS DEDICATED BY OFFICIAL RECORD BOOK 22116, PAGE 621 OF SAID PUBLIC RECORDS;
THENCE N.78°58'04" W., A DISTANCE OF 31.42 FEET;
THENCE S.87°34'11" W., A DISTANCE OF 217.00 FEET;
THENCE S.02°25'49" E., A DISTANCE OF 12.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID TRACT 'A';
THENCE S.87°34'11" W., ALONG THE SOUTH LINE OF SAID TRACT 'A'; AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 289.97 FEET;
THENCE S.01°32'39" E., A DISTANCE OF 2.00 FEET, TO A POINT ON A LINE 53.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHWEST ONE-QUARTER (S.E.1/4);
THENCE S.87°34'11" W., ALONG SAID PARALLEL LINE A DISTANCE OF 30.34 FEET, TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF PARCEL 'A'; STIRLING ROAD PLAZA; RECORDED IN PLAT BOOK 178, PAGE 112, OF SAID PUBLIC RECORDS;
THENCE N.01°35'44" W., ALONG SAID SOUTHERLY EXTENSION, ALONG SAID EAST LINE AND ALONG THE EAST LINE OF PARCEL 'A'; HILTON GARDENS AT STIRLING ROAD, RECORDED IN PLAT BOOK 171, PAGE 14, OF SAID PUBLIC RECORDS, A DISTANCE OF 815.62 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL 'A';
THENCE S.87°32'08" W., ALONG THE NORTH LINE OF SAID PARCEL 'A'; A DISTANCE OF 335.53 FEET; TO THE POINT OF BEGINNING;
SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 101.94 ACRES, (4,440,483 SQUARE FEET), MORE OR LESS.

BOUNDARY SURVEY
DANIA POINTE
101.94 ACRES
CITY OF DANIA BEACH,
BROWARD COUNTY, FLORIDA 33004



Location Map
NOT TO SCALE

ABBREVIATIONS

Table listing abbreviations for various survey features such as B.C.R., P.B., O.R.B., PL, P.P., F.P., F.I.R.C., F.P.P.M., F.N.D., S.R.C., S.N.D., P.O.C., P.O.B., (P), (D), C.A., R, A, U.M.H., C.B., S.B.H., S.D.H., N.A., S.E.C., C.B.S., S.T.R.U.C.T., C.O.N.C., (T.V.P.), E.L.E.C., C.H.P., R.C.P., P.V.C., E.L., N.G.V.D., 1928, N.A.V.D., 1988, and NATIONAL GEODETIC VERTICAL DATUM OF 1929 NORTH AMERICAN VERTICAL DATUM OF 1988.

LEGEND OF SYMBOLS

Legend of symbols for various survey features including chain link fence, metal fence, asphalt pavement, overhead wire, contour line of flood zone, concrete, number of regular parking spaces, handicap parking space, fiber optic cable marker, electric meter, gas meter, gas marker, sewer valve, water valve, water manhole, utility marker, telephone wire pull box, wire pull box, anchor, backflow preventer, bollard or guard post, catch basin, yard drain, concrete light pole, concrete power pole, fire connection, fire hydrant, storm drainage manhole, sanitary sewer manhole, telephone manhole, metal light pole, monitoring well, metal post, water meter, street sign, transformer, electric wire pull box, electric marker sign, wood power pole, irrigation pump, wood power/light pole, light pole base, and unknown manhole.

SURVEY NOTES

- 1. THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY STONER & ASSOCIATES, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON. FOR FURTHER INFORMATION, CONTACT A QUALIFIED TITLE COMPANY OR CONSULT THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.87°34'11" E., ALONG THE BASELINE OF SURVEY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86018-2500.
4. THE ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988), ESTABLISHED FROM BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK NO. 1789, ELEVATION = 11.270 (N.A.V.D. 1988).
5. THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:
FPM COMMUNITY NAME: CITY OF DANIA BEACH
COMMUNITY NUMBER: 120034
COUNTY NAME: BROWARD
STATE OF FLORIDA
MAP/PANEL NUMBER: 120110066 AND 120110067
SUFFIX: H
FROM PANEL EFFECTIVE DATE: AUGUST 16, 2014
FLOOD ZONE(BASE FLOOD ELEVATION): X, AE(EL.8), AH(EL.8), AH(EL.6), AE(EL.5), AH(EL.5), N.A.V.D. 1988.
6. THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) IN PLACE ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.
7. CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
8. THIS SKETCH IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 40 FEET.
9. THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE-TENTH (0.1') ± OF A FOOT, PLUS OR MINUS. THE VERTICAL (ELEVATIONS) ACCURACY FOR WELL DEFINED IMPROVEMENTS, FEATURES, AND SURFACES DEPICTED ON THIS SURVEY IS TWO-TENTHS (0.2') ± OF A FOOT, PLUS OR MINUS.
10. TREES, HEDGES, GROUND COVER, AND OTHER LANDSCAPE FEATURES ARE NOT SHOWN HEREON, UNLESS OTHERWISE NOTED.
11. IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
12. SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
13. THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
14. AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
15. THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
16. THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
17. THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
18. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. S&A CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE BASED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. S&A MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A FOR VERIFICATION OF ACCURACY.
19. HORIZONTAL CONTROL COORDINATES SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATES (EAST ZONE), BASED ON THE NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 1990 (N.A.D. 83/90) AND WERE ESTABLISHED USING REAL TIME KINEMATICS (RTK), IN CONJUNCTION WITH BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION GPS CONTROL POINT: E39
HTTP://WEBAPP22.BROWARD.ORG/ENGINEERING
STATION DESIGNATION: E39
DATA SOURCE: B.C.E.D.
NORTHING: 823,963.803
EASTING: 929,295.938
20. ALL DISTANCES AND BEARINGS ARE COMPUTED AND MEASURED UNLESS OTHERWISE STATED.

SURVEYOR'S REFERENCES

- 1. THE PLAT TIGERTAIL GROVE RESUBDIVISION, AS RECORDED IN PLAT BOOK 30, AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
2. THE PLAT DANIA OFFICE PARK, AS RECORDED IN PLAT BOOK 130, AT PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. THE PLAT COMMERCE CENTER OF DANIA, AS RECORDED IN PLAT BOOK 135, AT PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THE PLAT BRYAN ROAD WAREHOUSES, AS RECORDED IN PLAT BOOK 170, AT PAGE 112, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
5. FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86018-2500, STATE ROAD 848 (STIRLING ROAD), SHEETS 1 THRU 22, LAST REVISED DATE 12-05-08

THIS SURVEY IS CERTIFIED TO:

MASTER DEVELOPMENT, INC., A FLORIDA CORPORATION
DANIA LANE 1748, LLC
AKERMAN, LLP
FIRST AMERICAN TITLE INSURANCE COMPANY

FILE COPY

RECEIVED
DEC 22 2015

CERTIFICATE:

THIS SURVEY REPRESENT A SKETCH OF BOUNDARY SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

RICHARD G. CRAWFORD, JR.
PROFESSIONAL SURVEYOR AND MAPPER NO. 5371
STATE OF FLORIDA
STONER & ASSOCIATES, INC. L.B. 8653
SIGNATURE
rosenford@stoner-surveyors.com DATE: Dec 21, 2015

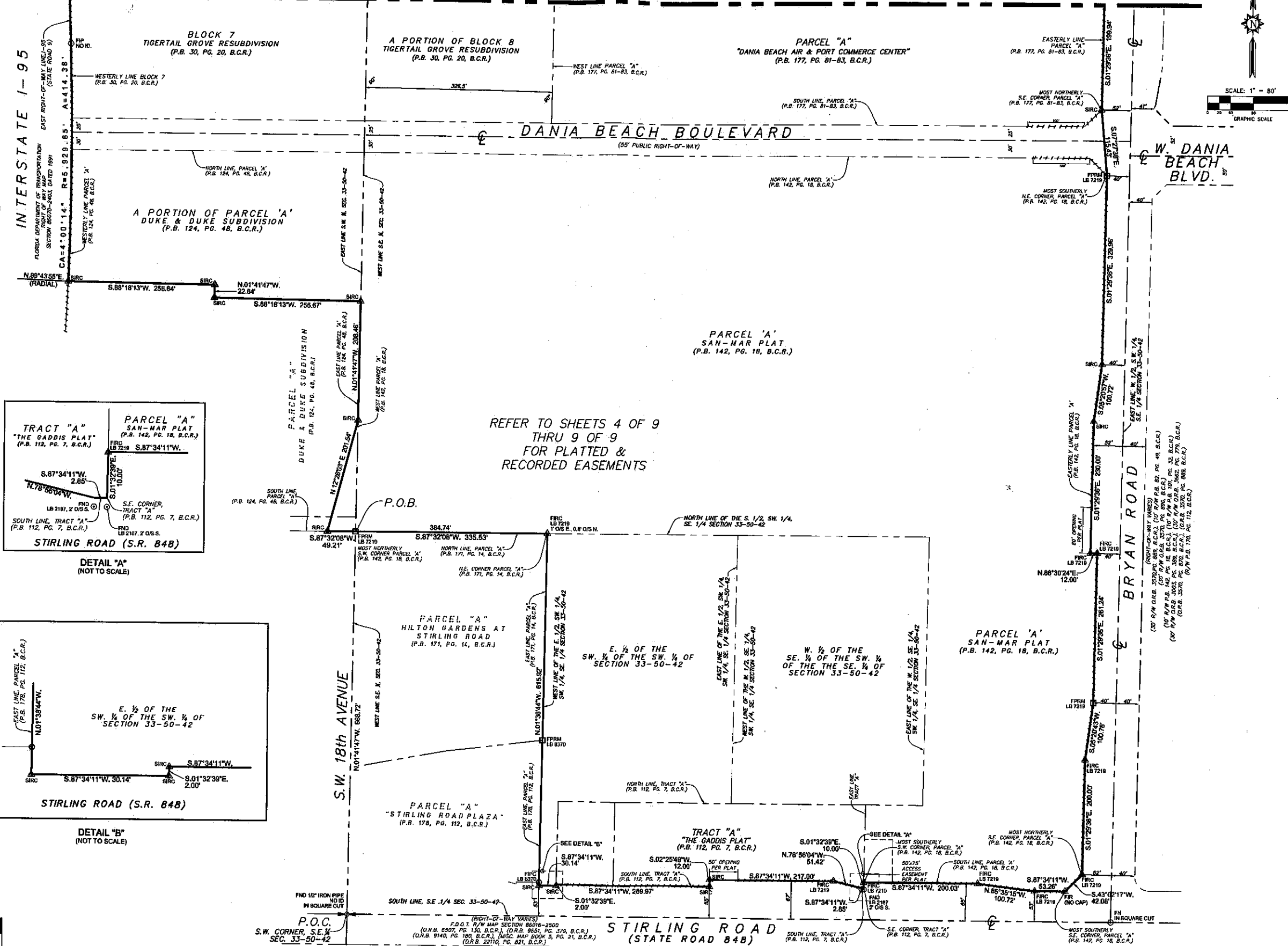
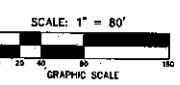


Vertical sidebar containing project information: PROJECT 14-8058, SHEET NO. 1 OF 9, and contact information for Stoner & Associates, Inc. including phone numbers, fax, and address (4541 S.W. 82nd Avenue, Town of Dania, Florida 33314).

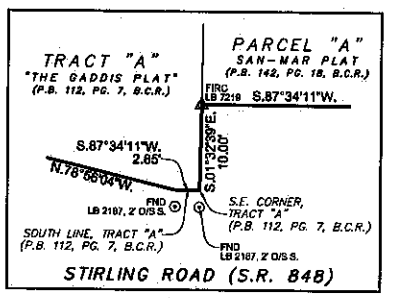
**ABBREVIATIONS**

S.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
P.G.	PAGE
PIP	FOUND 1/2" IRON PIPE
FIRC	FOUND 5/8" IRON ROD & CAP
FPRM	FOUND PERMANENT REFERENCE MONUMENT
FND	FOUND NAIL AND DISC
SIRC	SET 5/8" IRON ROD & CAP
BND	SET NAIL AND DISC
FN	FOUND NAIL
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
(P)	PER PLAT OF RECORDS
(D)	PER DEED
CA	CENTRAL ANGLE
R	RADIUS
AM	ARC DISTANCE
UMH	UNKNOWN MANHOLE
CB	CATCH BASIN
ESMH	SANITARY SEWER MANHOLE
ESDMH	STORM DRAINAGE MANHOLE
NA	NOT AVAILABLE
SEC.	SECTION
CBS	CONCRETE BLOCK STRUCTURE
STRUJCT.	STRUCTURE
CONC.	CONCRETE
TY.P.	TYPICAL
ELEC.	ELECTRIC
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
EL	ELEVATION
N.G.V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM OF 1929
N.A.V.D. 1988	NORTH AMERICAN VERTICAL DATUM OF 1988

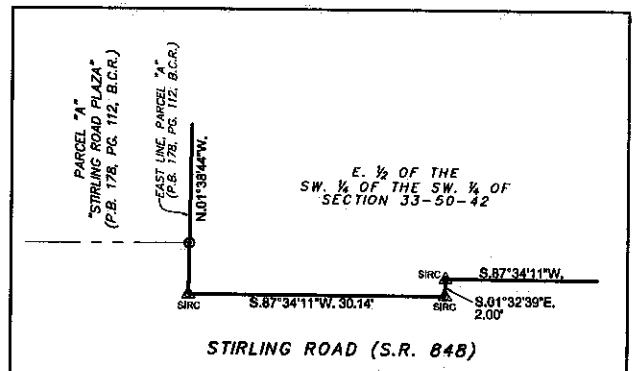
MATCH LINE (SEE SHEET 3 OF 9)



REFER TO SHEETS 4 OF 9 THRU 9 OF 9 FOR PLATTED & RECORDED EASEMENTS



**DETAIL "A"**  
(NOT TO SCALE)



**DETAIL "B"**  
(NOT TO SCALE)

NO.	REVISION	DATE	BY:

<p><b>STONER &amp; ASSOCIATES, INC.</b> SURVEYORS - MAPPERS and Mapping Businesses No. 6639 4341 S.W. 82nd AVENUE, TOWN OF DAVID, FLORIDA 33314</p>	<p>TEL (954) 585-0897 FAX (954) 585-3927</p>
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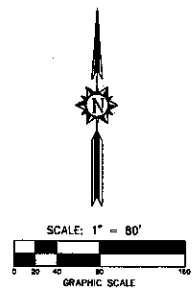
<p>SKETCH OF BOUNDARY SURVEY OF: <b>DANIA POINTE</b> PORTION OF SE. 1/4 &amp; SW. 1/4 AND NE. 1/4 SECTION 33-50-42 CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA</p>	<p>DATE: 9/24/15 DRAWN: DAR CHECKED: RRC FIELD BOOK: 001, 002, 003 FIELD DATA COLLECTED: IN FIELD</p>
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<p><b>PROJECT</b> 14-8058</p>	<p><b>SHEET NO.</b> 2 OF 9</p>
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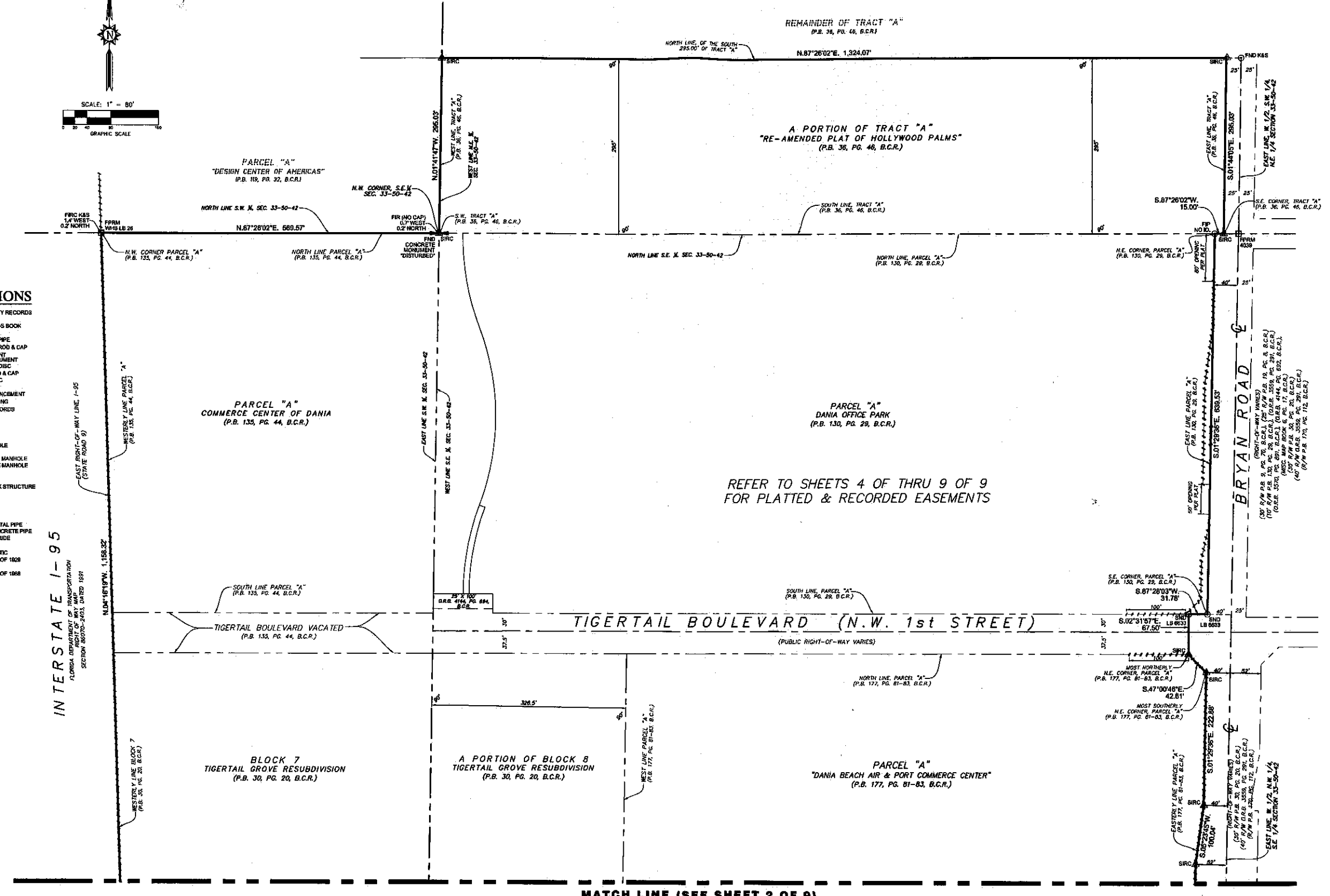
800-875-8225 • 561-688-1111 • 561-688-1112 • 561-688-1113 • 561-688-1114 • 561-688-1115 • 561-688-1116 • 561-688-1117 • 561-688-1118 • 561-688-1119 • 561-688-1120



**ABBREVIATIONS**

- B.C.R. BROWARD COUNTY RECORDS
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- P.O. PAGE
- FIP FOUND 1/2" IRON PIPE
- FIRC FOUND 60" IRON ROD & CAP
- FRM FOUND PERMANENT REFERENCE MONUMENT
- FND FOUND NAIL AND DISC
- SIRC SET 5/8" IRON ROD & CAP
- SND SET NAIL AND DISC
- FN FOUND NAIL
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (P) PER PLAT OF RECORDS
- (D) PER DEED
- CA\* CENTRAL ANGLE
- R\* RADIUS
- A\* ARC DISTANCE
- UMH UNKNOWN MANHOLE
- CB CATCH BASIN
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAINAGE MANHOLE
- NA NOT AVAILABLE
- SEC. SECTION
- CONC. CONCRETE BLOCK STRUCTURE
- STRUC. STRUCTURE
- CONC. CONCRETE
- (TYP.) TYPICAL
- ELEC. ELECTRIC
- CAP. CORRUGATED METAL PIPE
- RCF. REINFORCED CONCRETE PIPE
- PVC. POLYVINYL CHLORIDE
- EL. ELEVATION
- N.G.V.D. 1929 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- N.A.V.D. 1988 NORTH AMERICAN VERTICAL DATUM OF 1988

**INTERSTATE 1-95**  
 FLORIDA DEPARTMENT OF TRANSPORTATION  
 RIGHT OF WAY MAP, PARCEL 1891  
 SECTION 33-50-42



REFER TO SHEETS 4 OF THRU 9 OF 9 FOR PLATTED & RECORDED EASEMENTS

MATCH LINE (SEE SHEET 2 OF 9)

<b>DATE OF SURVEY:</b> 9/24/15	<b>DATE:</b>	<b>REVISION:</b>	<b>BY:</b>
<b>DRAWN:</b> DLR	<b>CHECKED:</b> ROC		
<b>FIELD BOOK:</b>			
<b>PROJECT:</b> 14-8058			
<b>SHEET NO.:</b> 3 OF 9			

**SKETCH OF BOUNDARY SURVEY OF:**  
**DANIA POINTE**  
 PORTION OF SE. 1/4 & SW. 1/4 AND NE. 1/4  
 SECTION 33-50-42  
 CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

STONER & ASSOCIATES, Inc.  
 SURVEYORS - MAPPING  
 and Mapping Business No. 0669  
 4341 S.W. 62nd AVENUE, TOWN OF DAVE, FLORIDA 33314  
 TEL (854) 585-0987 FAX (854) 585-3927

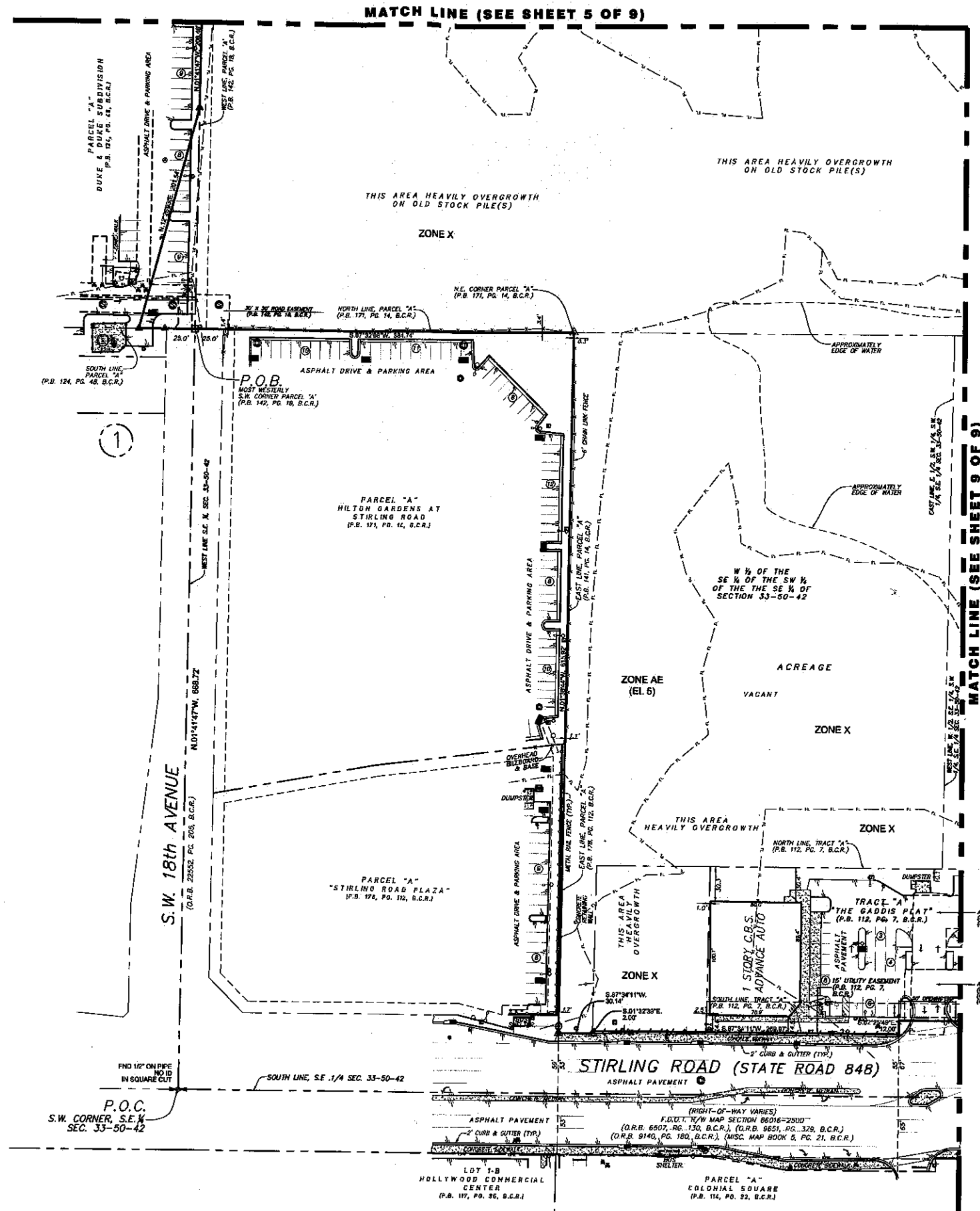
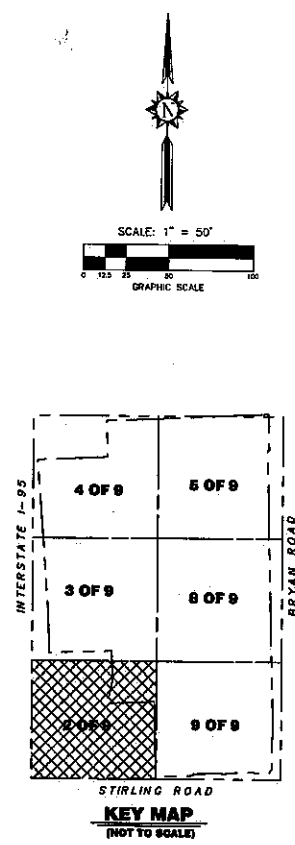


**ABBREVIATIONS**

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
P.G.	PAGE
F.P.	FOUND 1/2" IRON PIPE
F.R.C.	FOUND 6" IRON ROD & CAP
F.F.M.	FOUND PERMANENT
F.M.	REFERENCE MONUMENT
F.N.D.	FOUND NAIL AND DISC
S.R.C.	SET 5/8" IRON ROD & CAP
S.N.D.	SET NAIL AND DISC
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
(P)	PER PLAT OF RECORDS
(D)	PER DEED
CA	CENTRAL ANGLE
R	RADIUS
A	ARC DISTANCE
U.M.H.	UNKNOWN MANHOLE
CB	CATCH BASIN
SMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAINAGE MANHOLE
N/A	NOT AVAILABLE
SEC.	SECTION
CBS	CONCRETE BLOCK STRUCTURE
STRUCT.	STRUCTURE
CONC.	CONCRETE
(TYP.)	TYPICAL
ELEC.	ELECTRIC
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE
EL	ELEVATION
N.A.S.D. 1929	NATIONAL GEODETIC VERTICAL DATUM OF 1929
N.A.S.D. 1988	NORTH AMERICAN VERTICAL DATUM OF 1988

**LEGEND OF SYMBOLS**

- CHAIN LINK FENCE
- METAL FENCE
- ASPHALT PAVEMENT
- OVERHEAD WIRE
- FL
- TOB
- TOE
- CONCRETE
- NUMBER OF REGULAR PARKING SPACES
- HANDICAP PARKING SPACE
- FIBER OPTIC CABLE MARKER
- ELECTRIC METER
- GAS METER
- GAS MARKER
- SEWER VALVE
- WATER VALVE
- WATER MANHOLE
- UTILITY MARKER
- TELEPHONE WIRE PULL BOX
- WIRE PULL BOX
- ANCHOR
- BACKFLOW PREVENTER
- BOLLARD OR GUARD POST
- CATCH BASIN
- YARD DRAIN
- CONCRETE LIGHT POLE
- CONCRETE POWER POLE
- FIRE CONNECTION
- FIRE HYDRANT
- STORM DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- METAL LIGHT POLE
- MONITORING WELL
- METAL POST
- WATER METER
- STREET SIGN
- TRANSFORMER
- ELECTRIC WIRE PULL BOX
- ELECTRIC MARKER SIGN
- WOOD POWER POLE
- IRRIGATION PUMP
- WOOD POWER/LIGHT POLE
- LIGHT POLE BASE
- UNKNOWN MANHOLE
- TRAFFIC WIRE PULL BOX



<p>SKETCH OF BOUNDARY SURVEY OF:  <b>DANIA POINTE</b>                  PORTION OF SE. 1/4 &amp; SW. 1/4 AND NE. 1/4                  SECTION 33-50-42                  CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA</p>	
<p>DATE: 9/24/15                  DRAWN: DLR                  CHECKED: RJC                  FIELD BOOK:                  REVISIONS: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100</p>	<p>REVISIONS: [Table with columns for NO., DATE, and BY.]</p> <p>TEL: (954) 955-0997                  FAX: (954) 955-3927</p> <p><b>STONER &amp; ASSOCIATES, Inc.</b>                  SURVEYORS - MAPPERS                  Florida Licensed Surveying                  and Mapping Business No. 6659                  4541 S.W. 62nd AVENUE TOWN OF DANE, FLORIDA 33314</p>
<p>PROJECT: 14-8058                  SHEET NO.: 4 OF 9</p>	

**ABBREVIATIONS**

- B.C.R. BROWARD COUNTY RECORDS
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- P.G. PAGE
- F.P. FOUND 1/2" IRON PIPE
- F.R.C. FOUND 3/8" IRON ROD & CAP
- F.P.M. FOUND PERMANENT REFERENCE MONUMENT
- F.N.D. FOUND NAIL AND DISC
- S.I.R.C. SET 3/8" IRON ROD & CAP
- S.H.D. SET NAIL AND DISC
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (P) PER PLAY OF RECORDS
- (D) PER DEED
- C.A. CENTRAL ANGLE
- R. RADIUS
- A. ARC DISTANCE
- U.M.H. UNKNOWN MANHOLE
- C.B. CATCH BASIN
- S.S.M.H. SANITARY SEWER MANHOLE
- S.D.M.H. STORM DRAINAGE MANHOLE
- N.A. NOT AVAILABLE
- S.E.C. SECTION
- C.B.S. CONCRETE BLOCK STRUCTURE
- S.T.R.U.C.T. STRUCTURE
- C.O.N.C. CONCRETE
- (TYP.) TYPICAL
- E.L.E.C. ELECTRIC
- C.M.P. CORRUGATED METAL PIPE
- R.C.P. REINFORCED CONCRETE PIPE
- P.V.C. POLYVINYL CHLORIDE
- E.L.E.V. ELEVATION
- N.G.V.D. 1929 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- N.A.V.D. 1988 NORTH AMERICAN VERTICAL DATUM OF 1988

**LEGEND OF SYMBOLS**

- CHAIN LINK FENCE
- METAL FENCE
- ASPHALT PAVEMENT
- OVERSEAS WIRE
- CONTOUR LINE OF FLOOD ZONE
- TOP OF BANK
- TDE OF SLOPE
- CONCRETE
- NUMBER OF REGULAR PARKING SPACES
- HANDICAP PARKING SPACE
- FRIER OPTIC CABLE MARKER
- ELECTRIC METER
- GAS METER
- GAS MARKER
- SEWER VALVE
- WATER VALVE
- WATER MANHOLE
- UTILITY MARKER
- TELEPHONE WIRE PULL BOX
- WIRE PULL BOX
- ANCHOR
- BACKFLOW PREVENTER
- BOLLARD OR GUARD POST
- CATCH BASIN
- YARD DRAIN
- CONCRETE LIGHT POLE
- CONCRETE POWER POLE
- FIRE CONNECTION
- FIRE HYDRANT
- STORM DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- METAL LIGHT POLE
- MONITORING WELL
- METAL POST
- WATER METER
- STREET SIGN
- TRANSFORMER
- ELECTRIC WIRE PULL BOX
- ELECTRIC MARKER SIGN
- WOOD POWER POLE
- IRRIGATION PUMP
- WOOD POWER LIGHT POLE
- LIGHT POLE BASE
- UNKNOWN MANHOLE
- TRAFFIC WIRE PULL BOX

INTERSTATE - 95 (STATE ROAD NO. 9)

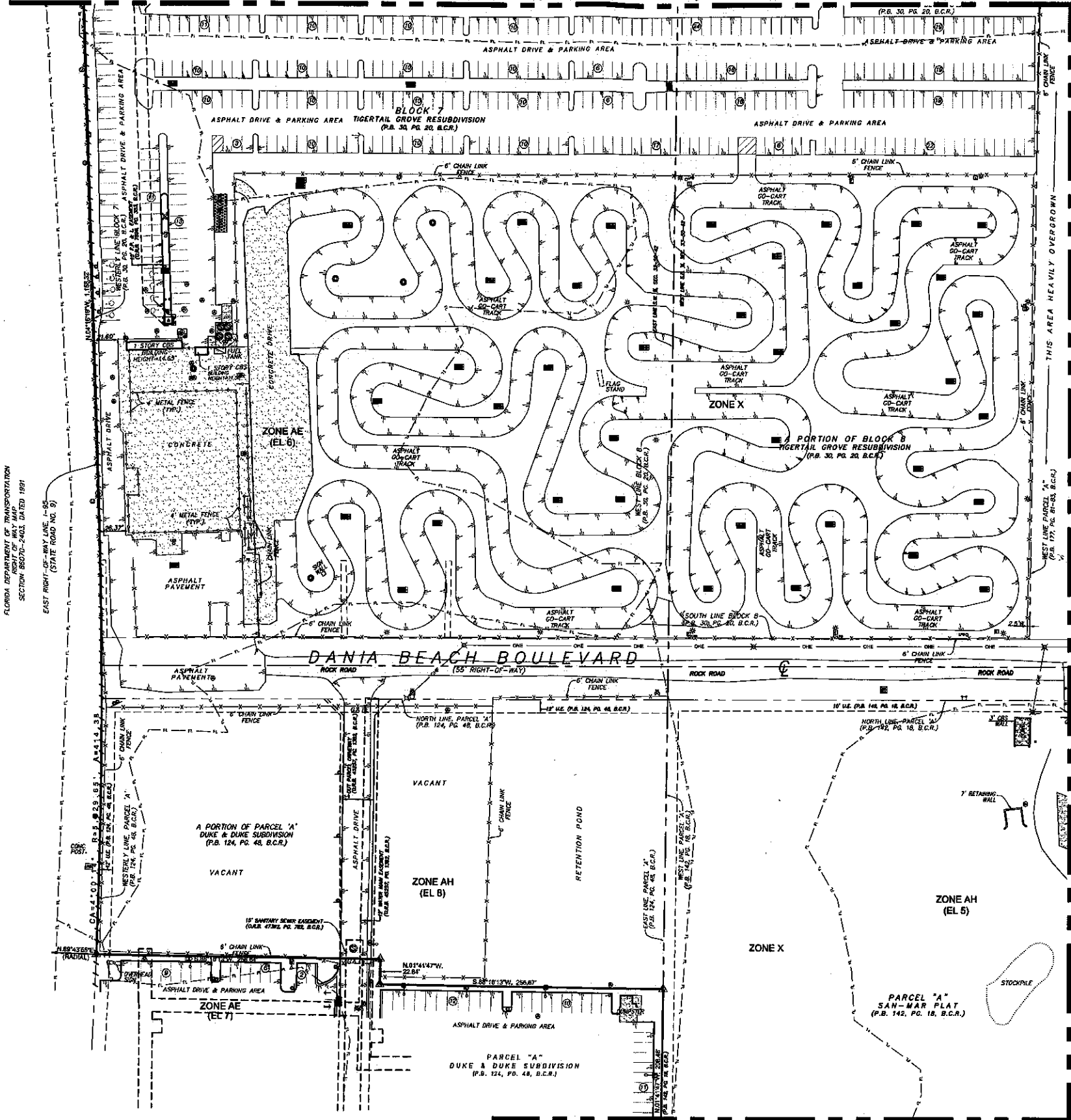
FLORIDA DEPARTMENT OF TRANSPORTATION  
SECTION 8807D - 404L, DATED 1991

EAST RIGHT-OF-WAY LINE (STATE ROAD NO. 9)

WEST LINE, PARCEL "A"  
(P.B. 124, PG. 48, B.C.R.)

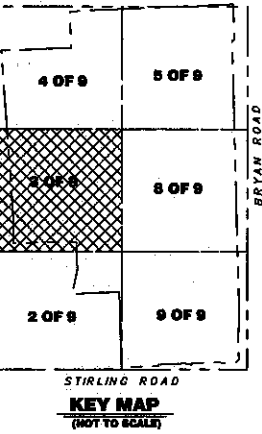
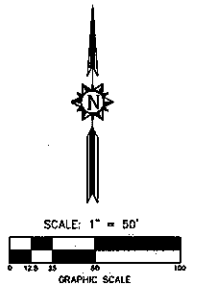
WEST LINE, PARCEL "A"  
(P.B. 124, PG. 48, B.C.R.)

WEST LINE, PARCEL "A"  
(P.B. 124, PG. 48, B.C.R.)



MATCH LINE (SEE SHEET 8 OF 9)

MATCH LINE (SEE SHEET 4 OF 9)



<b>PROJECT</b>	14-8058
<b>SHEET NO.</b>	5 OF 9
<b>DATE</b>	9/24/15
<b>DRAWN BY</b>	DLR
<b>CHECKED BY</b>	REC
<b>FIELD BOOK NO.</b>	15
<b>FIELD DATE</b>	09/15/15
<b>SKETCH OF BOUNDARY SURVEY OF:</b>	
<b>DANIA POINTE</b>	
PORTION OF SE. 1/4 & SW. 1/4 AND NE. 1/4	
SECTION 33-50-42	
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA	
<b>STONER &amp; ASSOCIATES, INC.</b> SURVEYORS - MAPPERS and Mapping Businesses No. 0093 431 S.W. 62nd AVENUE, TOWN OF DAVE, FLORIDA 33314 TEL (954) 585-0987 FAX (954) 585-3927	

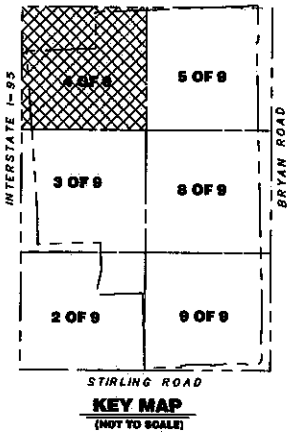
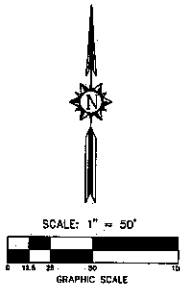
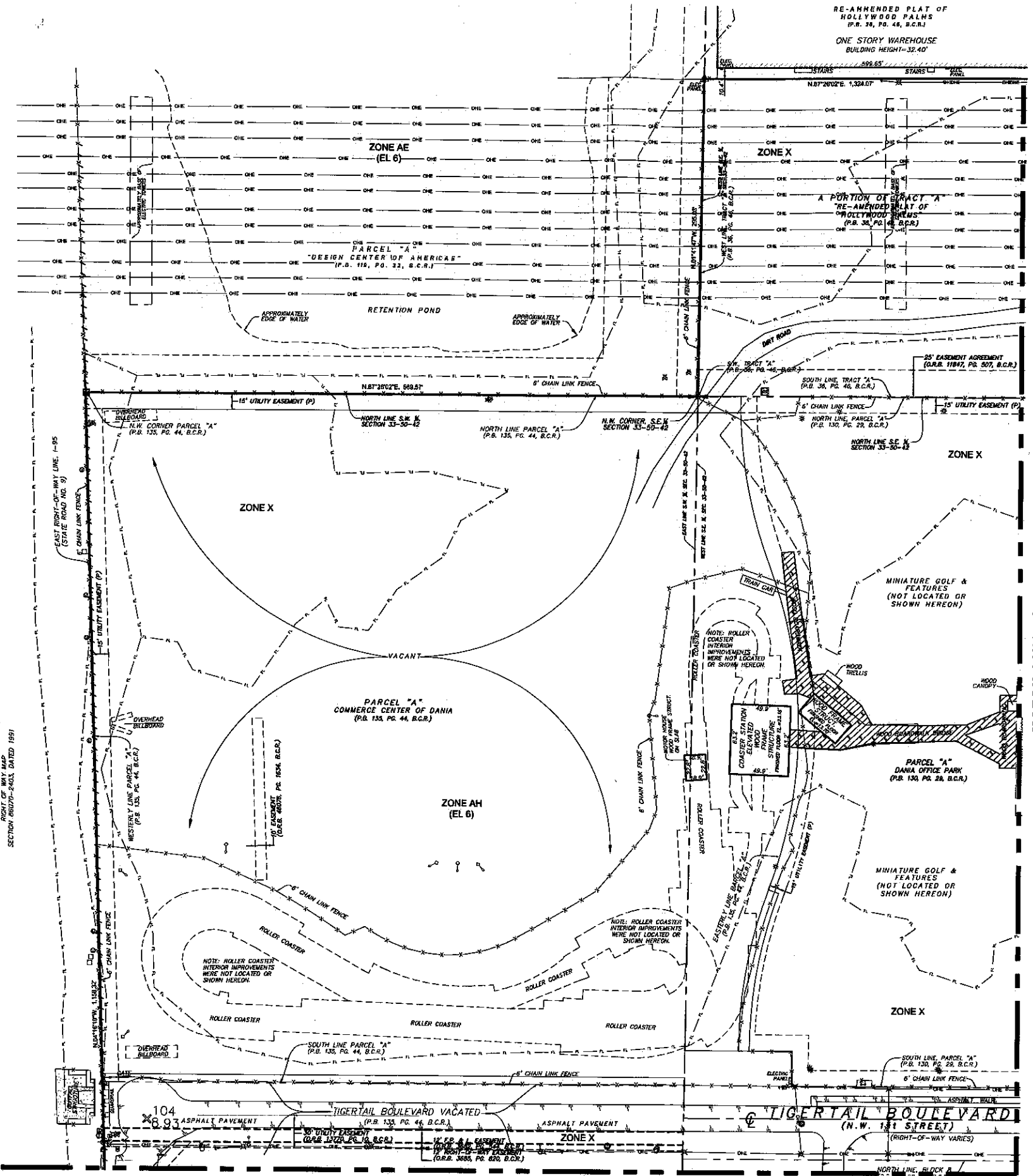
**ABBREVIATIONS**

- B.C.R. BROWARD COUNTY RECORDS
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- RD. ROAD
- FF FOUND 12" IRON PIPE
- FRIC FOUND 6" IRON PIPE
- FPRM FOUND PERMANENT REFERENCE MONUMENT
- FND FOUND NAIL AND DISC
- SIRC SET 5" IRON ROD & CAP
- SND SET NAIL AND DISC
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- IP PER PLAT OF RECORDS
- CD CENTRAL ANGLE
- Rd RADIUS
- Ar ARC DISTANCE
- UMH UNKNOWN MANHOLE
- CS CATCH BASIN
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAINAGE MANHOLE
- NA NOT AVAILABLE
- SEC SECTION
- CBS CONCRETE BLOCK STRUCTURE
- STRUCT. STRUCTURE
- CONC. CONCRETE
- (TYP.) TYPICAL
- ELEC. ELECTRIC
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE
- EL ELEVATION
- N.G.V.D. 1929 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- N.A.V.D. 1988 NORTH AMERICAN VERTICAL DATUM OF 1988

**LEGEND OF SYMBOLS**

- CHAIN LINK FENCE
- METAL FENCE
- ASPHALT PAVEMENT
- OVERHEAD WIRE
- CONTOUR LINE OF FLOOD ZONE
- TOP OF BANK
- TOE OF SLOPE
- CONCRETE
- NUMBER OF REGULAR PARKING SPACES
- HANDICAP PARKING SPACE
- FIBER OPTIC CABLE MARKER
- ELECTRIC METER
- GAS METER
- GAS MARKER
- SEWER VALVE
- WATER VALVE
- WATER MANHOLE
- UTILITY MARKER
- TELEPHONE WIRE PULL BOX
- WIRE PULL BOX
- ANCHOR
- BACKFLOW PREVENTER
- BOLLARD OR GUARD POST
- CATCH BASIN
- YARD DRAIN
- CONCRETE LIGHT POLE
- CONCRETE POWER POLE
- FIRE CONNECTION
- FIRE HYDRANT
- STORM DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- METAL LIGHT POLE
- MONITORING WELL
- METAL POST
- WATER METER
- STREET SIGN
- TRANSFORMER
- ELECTRIC WIRE PULL BOX
- ELECTRIC MARKER SIGN
- WOOD POWER POLE
- IRRIGATION PUMP
- WOOD POWERLIGHT POLE
- LIGHT POLE BASE
- UNKNOWN MANHOLE
- TRAFFIC WIRE PULL BOX

**INTERSTATE-95 (STATE ROAD No. 9)**  
 FLORIDA DEPARTMENT OF TRANSPORTATION  
 SECTION 8807D-2404, DATED 1991



MATCH LINE (SEE SHEET 7 OF 9)

MATCH LINE (SEE SHEET 5 OF 9)



<b>DATE</b>	<b>BY:</b>	<b>REVISION</b>	
<b>NO.</b>	<b>NO.</b>	<b>NO.</b>	<b>NO.</b>
TEL (854) 565-0897 FAX (854) 565-3827 <b>STONER &amp; ASSOCIATES, Inc.</b> SURVEYORS - MAPPERS and Mapping Businesses No. 6808 4541 S.W. 62nd AVENUE TOWN OF DAVE, FLORIDA 33314			
<b>SKETCH OF BOUNDARY SURVEY OF:</b> <b>DANIA POINTE</b> PORTION OF SE. 1/4 & SW. 1/4 AND NE. 1/4 SECTION 33-50-42 CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA			
<b>DATE OF FIELD SURVEY:</b> 9/24/15	<b>DRAWN BY:</b> DJR	<b>CHECKED BY:</b> ROC	<b>FIELD BOOK:</b> 16 FIELD DATA COLLECTOR
<b>PROJECT</b> 14-8058			
<b>SHEET NO.</b> 6 OF 9			

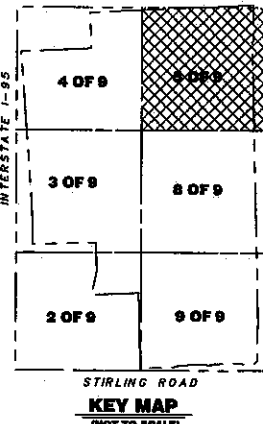
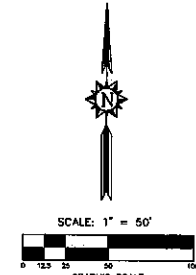
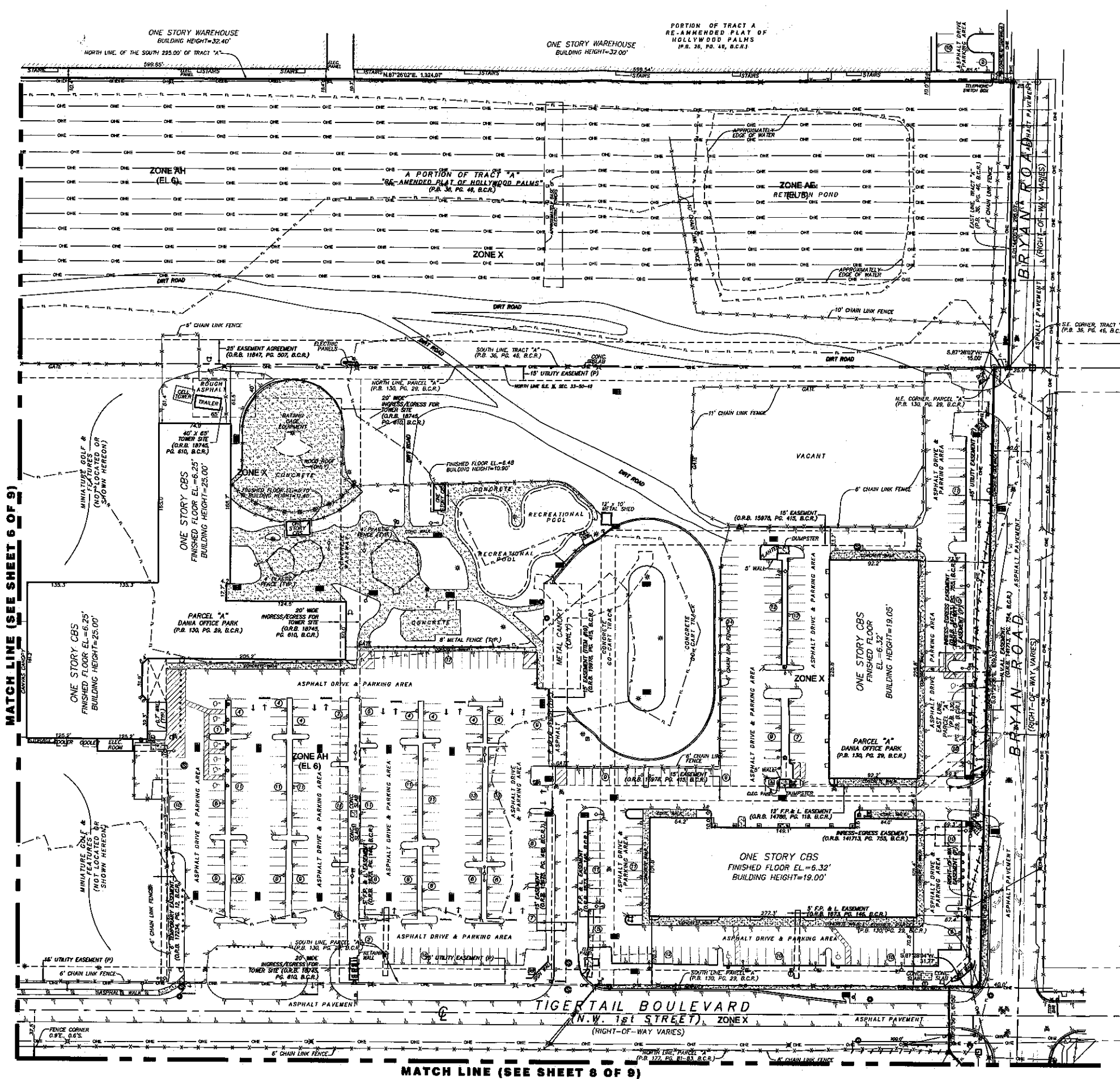
**ABBREVIATIONS**

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
P.G.	PAGE
FIP	FOUND 1/2" IRON PIPE
FIRC	FOUND 3/8" IRON ROD & CAP
FFRM	FOUND FIRE RIGMENT REFERENCE MONUMENT
FND	FOUND NAIL AND DISC
SIRC	SET 3/8" IRON ROD & CAP
SND	SET NAIL AND DISC
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
(P)	PER PLAT OF RECORDS
PER	PER DEED
(C)	CENTRAL ANGLE
R	RADIUS
A	ARC DISTANCE
UMH	UNKNOWN MANHOLE
CB	CATCH BASIN
SMH	SANITARY SEWER MANHOLE
SOMH	STORM DRAINAGE MANHOLE
NA	NOT AVAILABLE
SEC.	SECTION
CB	CONCRETE BLOCK STRUCTURE
STRUCT.	STRUCTURE
CONC.	CONCRETE
(TYP.)	TYPICAL
ELEC.	ELECTRIC
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE
EL.	ELEVATION
N.G.V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM OF 1929
N.A.V.D. 1988	NORTH AMERICAN VERTICAL DATUM OF 1988

**LEGEND OF SYMBOLS**

	CHAIN LINK FENCE
	METAL FENCE
	ASPHALT PAVEMENT
	OVERHEAD WIRE
	OUTLINE LINE OF FLOOD ZONE
	TOP OF BANK
	TIDE OF SLOPE
	CONCRETE
	NUMBER OF REGULAR PARKING SPACES
	HANDICAP PARKING SPACE
	FIBER OPTIC CABLE MARKER
	ELECTRIC METER
	GAS METER
	GAS MARKER
	SEWER VALVE
	WATER VALVE
	WATER MANHOLE
	UTILITY MARKER
	TELEPHONE WIRE PULL BOX
	WIRE PULL BOX
	ANCHOR
	BACKFLOW PREVENTER
	BOLLARD OR GUARD POST
	CATCH BASIN
	YARD DRAIN
	CONCRETE LIGHT POLE
	FIRE CONNECTION
	FIRE HYDRANT
	STORM DRAINAGE MANHOLE
	SANITARY SEWER MANHOLE
	TELEPHONE MANHOLE
	METAL LIGHT POLE
	INCHORING WELL
	METAL POST
	WATER METER
	STREET SIGN
	TRANSFORMER
	ELECTRIC WIRE PULL BOX
	ELECTRIC MARKER SIGN
	WOOD POWER POLE
	IRRIGATION PUMP
	WOOD POWERLIGHT POLE
	LIGHT POLE BASE
	UNKNOWN MANHOLE
	TRAFFIC WIRE PULL BOX

MATCH LINE (SEE SHEET 6 OF 9)



MATCH LINE (SEE SHEET 8 OF 9)

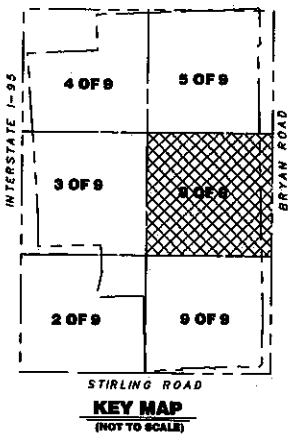
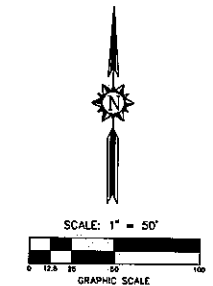
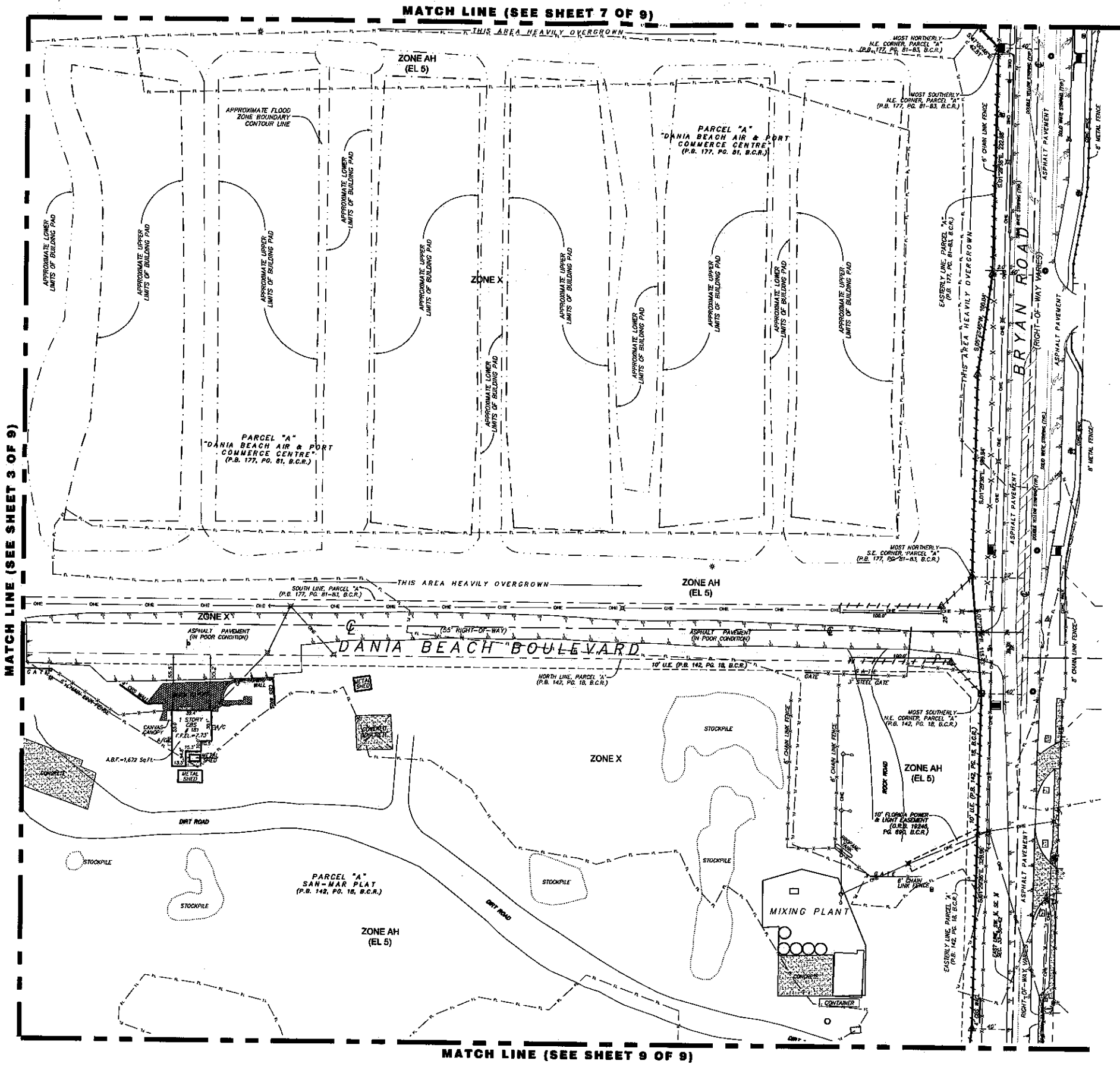
DATE	BY	REVISION	DATE	BY	
<p><b>STONER &amp; ASSOCIATES, Inc.</b>                  SURVEYORS - MAPPERS                  4341 S.W. 62nd AVENUE TOWN OF DAVE, FLORIDA 33314                  TEL: (954) 585-0987 FAX: (954) 585-3827</p>					
<p><b>DANIA POINTE</b>                  PORTION OF SE. 1/4 &amp; SW. 1/4 AND NE. 1/4                  SECTION 33-50-42                  CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA</p>					
DATE: 9/24/15	DRAWN: DLR	CHECKED: RSC	FIELD BOOK:		
<p>PROJECT                  14-8058</p>					
<p>SHEET NO.                  7 OF 9</p>					

**ABBREVIATIONS**

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
P.G.	PAGE
FIP	FOUND 1/2" IRON PIPE
FIRC	FOUND 5/8" IRON ROD & CAP
FPRM	FOUND PERMANENT REFERENCE MONUMENT
FND	FOUND HAIL AND DISC
SIRC	SET 5/8" IRON ROD & CAP
SND	SET NAIL AND DISC
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
(P)	PER PLAT OF RECORDS
(D)	PER DEED
CA	CENTRAL ANGLE
R	RADIUS
A	ARC DISTANCE
UMH	UNKNOWN MANHOLE
CB	CATCH BASIN
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAINAGE MANHOLE
NA	NOT AVAILABLE
SEC.	SECTION
CBS	CONCRETE BLOCK STRUCTURE
STRUC.	STRUCTURE
CONC.	CONCRETE
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N.G.V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM OF 1929
N.A.V.D. 1988	NORTH AMERICAN VERTICAL DATUM OF 1988

**LEGEND OF SYMBOLS**

	CHAIN LINK FENCE
	METAL FENCE
	ASPHALT PAVEMENT
	OVERHEAD WIRE
	CONTOUR LINE OF FLOOD ZONE
	TOP OF BANK
	TOE OF SLOPE
	CONCRETE
	NUMBER OF REGULAR PARKING SPACES
	HANDICAP PARKING SPACE
	FIBER OPTIC CABLE MARKER
	ELECTRIC METER
	GAS METER
	GAS MARKER
	SEWER VALVE
	WATER VALVE
	WATER MANHOLE
	UTILITY MARKER
	TELEPHONE WIRE PULL BOX
	WIRE PULL BOX
	ANCHOR
	BACKFLOW PREVENTER
	BOLLARD OR GUARD POST
	CATCH BASIN
	YARD DRAIN
	CONCRETE LIGHT POLE
	CONCRETE POWER POLE
	FIRE CONNECTION
	FIRE HYDRANT
	STORM DRAINAGE MANHOLE
	SANITARY SEWER MANHOLE
	TELEPHONE MANHOLE
	METAL LIGHT POLE
	MONITORING WELL
	METAL POST
	WATER METER
	STREET SIGN
	TRANSFORMER
	ELECTRIC WIRE PULL BOX
	ELECTRIC MARKER SIGN
	WOOD POWER POLE
	IRRIGATION PUMP
	WOOD POWER/LIGHT POLE
	LIGHT POLE BASE
	UNKNOWN MANHOLE
	TRAFFIC WIRE PULL BOX



<p>SKETCH OF BOUNDARY SURVEY OF:  <b>DANIA POINTE</b>          PORTION OF SE. 1/4 &amp; SW. 1/4 AND NE. 1/4          SECTION 33-50-42          CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA</p>		<p>DATE: _____</p> <p>BY: _____</p>						
<p>DATE: 9/24/15</p> <p>DRAWN: DJR</p> <p>CHECKED: ROC</p> <p>FIELD BOOK: _____</p> <p>FIELD DATA COLLECTION: _____</p>	<p>PROJECT: 14-8058</p> <p>SHEET NO.: 8 OF 9</p>	<p>REVISION:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION			
NO.	DATE	DESCRIPTION						
<p>STONER &amp; ASSOCIATES, INC.          SURVEYORS - MAPPERS          and Mapping Business No. 0633          4341 S.W. 62nd AVENUE TOWN OF DAVIE, FLORIDA 33314</p>		<p>TEL: (954) 585-0897          FAX: (954) 585-3927</p>						

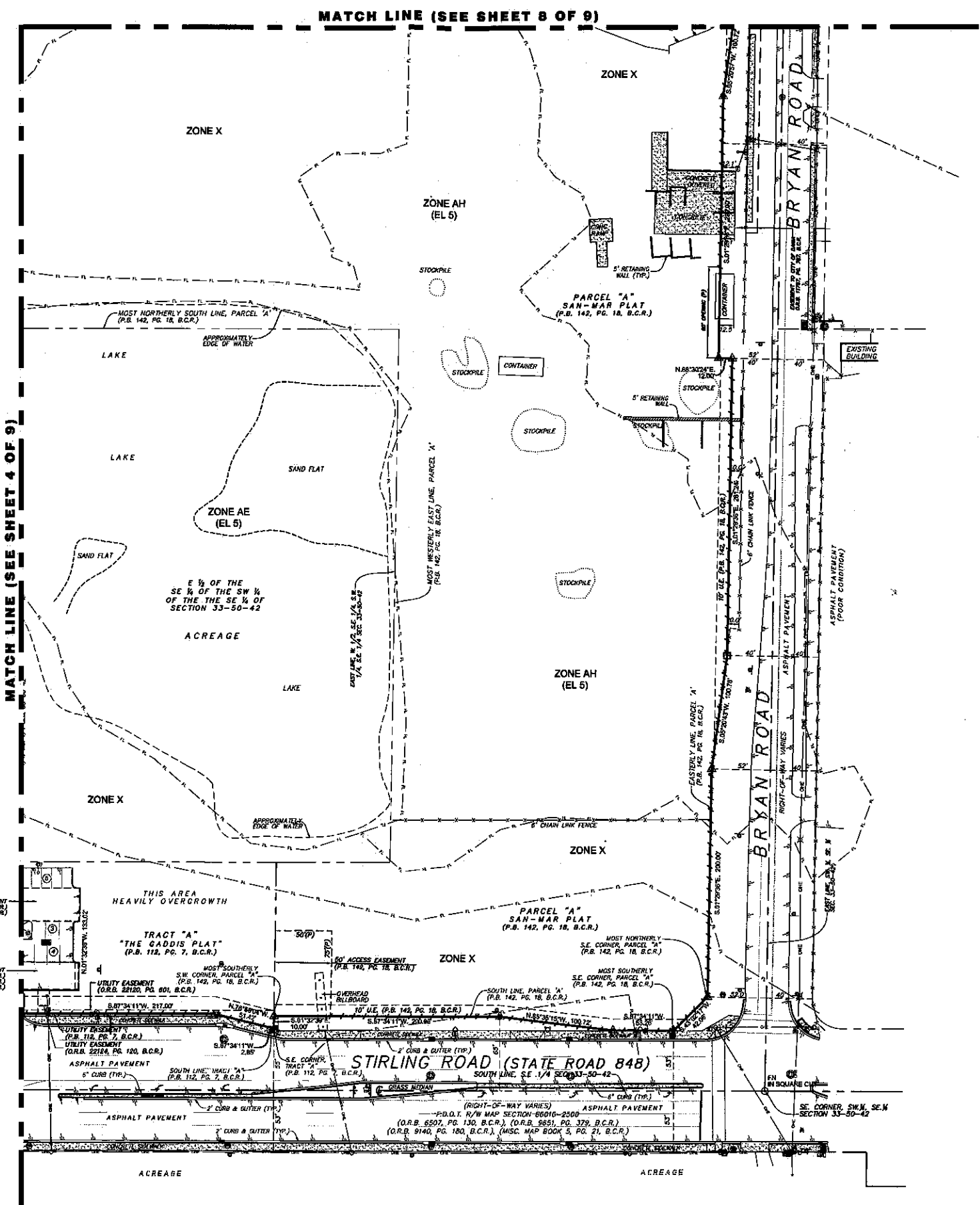
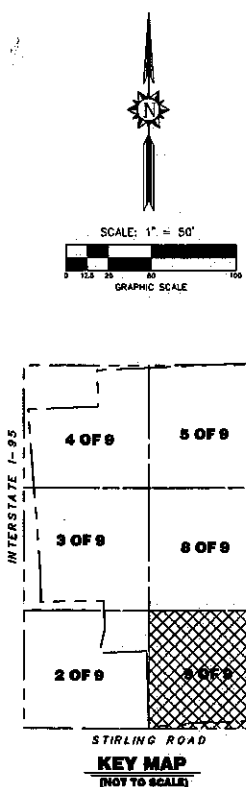


**ABBREVIATIONS**

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
P.O.	PAGE
FIP	FOUND 1/2" IRON PIPE
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FFPM	FOUND PERMANENT REFERENCE POINT
FND	FOUND NAIL AND DISC
SIRC	SET 5/8" IRON ROD & CAP
SND	SET NAIL AND DISC
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
(P)	PER PLAT OF RECORDS
(D)	PER DEED
CA	CENTRAL ANGLE
RAD	RADIUS
ARC	ARC DISTANCE
UMH	UNKNOWN MANHOLE
CB	CATCH BASIN
SBMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAINAGE MANHOLE
NA	NOT AVAILABLE
SEC.	SECTION
CBS	CONCRETE BLOCK STRUCTURE
STRUCT.	STRUCTURE
CONC.	CONCRETE
(TYP.)	TYPICAL
ELEC.	ELECTRIC
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE
EL.	ELEVATION
N.G.V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM OF 1929
N.A.V.D. 1988	NORTH AMERICAN VERTICAL DATUM OF 1988

**LEGEND OF SYMBOLS**

	CHAIN LINK FENCE
	METAL FENCE
	ASPHALT PAVEMENT
	OVERHEAD WIRE
	CONTOUR LINE OF FLOOD ZONE
	TOP OF BANK
	TOE OF SLOPE
	CONCRETE
	NUMBER OF REGULAR PARKING SPACES
	HANDICAP PARKING SPACE
	FIBER OPTIC CABLE MARKER
	ELECTRIC METER
	GAS METER
	GAS MARKER
	SEWER VALVE
	WATER VALVE
	WATER MANHOLE
	UTILITY MARKER
	TELEPHONE WIRE PULL BOX
	WIRE PULL BOX
	ANCHOR
	BACKFLOW PREVENTER
	BOLLARD OR GUARD POST
	CATCH BASIN
	YARD DRAIN
	CONCRETE LIGHT POLE
	CONCRETE POWER POLE
	FIRE CONNECTION
	FIRE HYDRANT
	STORM DRAINAGE MANHOLE
	SANITARY SEWER MANHOLE
	TELEPHONE MANHOLE
	METAL LIGHT POLE
	MONITORING WELL
	METAL POST
	WATER METER
	STREET SIGN
	TRANSFORMER
	ELECTRIC WIRE PULL BOX
	ELECTRIC MARKER SIGN
	WOOD POWER POLE
	IRRIGATION PUMP
	WOOD POWER/LIGHT POLE
	LIGHT POLE BASE
	UNKNOWN MANHOLE
	TRAFFIC WIRE PULL BOX



DATE: 9/24/15		PROJECT: 14-8058	
DRAWN: DJR		SHEET NO.: 9 OF 9	
CHECKED: ROC		STONER & ASSOCIATES, Inc.	
FIELD BOOK: [blank]		SURVEYORS - MAPPING	
FIELD DATA COLLECTOR: [blank]		Florida Licensed Surveyors and Mapping Business No. 0693	
REVISION: [blank]		4341 S.W. 82nd AVENUE, TOWN OF DAVE, FLORIDA 33514	
TEL: (854) 585-0987		FAX: (854) 585-3927	

SKETCH OF BOUNDARY SURVEY OF:  
**DANIA POINTE**  
 PORTION OF SE-1/4 & SW-1/4 AND NE-1/4  
 SECTION 33-50-42  
 CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

# DANIA POINTE

**DEDICATION:**  
STATE OF FLORIDA }  
COUNTY OF BROWARD } SS

KNOW ALL MEN BY THESE PRESENTS: THAT DANIA LIVE 1748, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS DANIA POINTE, A REPLAT.

THE RIGHT-OF-WAY DEDICATION ADJACENT TO STIRLING ROAD (S.R. 848) SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

THE RIGHT-OF-WAY DEDICATION ADJACENT TO BRYAN ROAD SHOWN ON THIS PLAT IS HEREBY DEDICATED TO PUBLIC FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

ALL DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREIN ARE HEREBY DEDICATED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FOR DRAINAGE AND MAINTENANCE PURPOSES.

A REPLAT OF ALL OF BLOCK 7 AND A PORTION OF BLOCK 8, TIGERTAIL GROVE RESUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 20; A PORTION OF TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS", RECORDED IN PLAT BOOK 36, PAGE 46; A PORTION OF TRACT "A", "THE GADDIS PLAT", RECORDED IN PLAT BOOK 112, PAGE 7; A PORTION OF PARCEL "A", DUKE & DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48; ALL OF PARCEL "A", DANIA OFFICE PARK, RECORDED IN PLAT BOOK 130, PAGE 29; ALL OF PARCEL "A", COMMERCE CENTER OF DANIA, RECORDED IN PLAT BOOK 135, PAGE 44; ALL OF PARCEL "A", SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; ALL OF PARCEL "A", DANIA BEACH AIR & PORT COMMERCE CENTER, RECORDED IN PLAT BOOK 177, PAGES 81 THRU 83; A PORTION OF TIGERTAIL BOULEVARD (N.W. 1ST STREET) RIGHT-OF-WAY, LYING EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33 AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF DANIA BEACH BOULEVARD RIGHT-OF-WAY, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
SAID LANDS SITUATE WITHIN SECTIONS 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

PREPARED BY:

**STONER & ASSOCIATES, Inc.**  
SURVEYORS - MAPPERS  
Florida Licensed Surveying  
and Mapping Business No. 6883  
4341 S.W. 62nd Avenue, Davie, Florida 33314

IN WITNESS WHEREOF, THAT SAID DISCOUNT AUTO PARTS, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY \_\_\_\_\_ ITS \_\_\_\_\_ AND ITS COMPANY SEAL TO HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_.

WITNESSES: BY: DISCOUNT AUTO PARTS  
A DELAWARE LIMITED LIABILITY COMPANY

PRINT NAME: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ BY:  
TITLE: MANAGER

**ACKNOWLEDGMENT:**

STATE OF FLORIDA }  
COUNTY OF BROWARD } SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ AS \_\_\_\_\_ MANAGING MEMBER OF DANIA LIVE 1748, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO ME WELL KNOWN 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.

WITNESS: MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_.

COMMISSION NO.: \_\_\_\_\_ NOTARY PUBLIC - STATE OF FLORIDA  
MY COMMISSION EXPIRES: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

IN WITNESS WHEREOF, THAT SAID DANIA LIVE 1748, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY \_\_\_\_\_ ITS \_\_\_\_\_ AND ITS COMPANY SEAL TO HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_.

WITNESSES: BY: DANIA LIVE 1748, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

PRINT NAME: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ BY: JOSEPH DENIS  
TITLE: MANAGER

**ACKNOWLEDGMENT:**

STATE OF FLORIDA }  
COUNTY OF BROWARD } SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ AS \_\_\_\_\_ MANAGING MEMBER OF DANIA LIVE 1748, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO ME WELL KNOWN 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.

WITNESS: MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_.

COMMISSION NO.: \_\_\_\_\_ NOTARY PUBLIC - STATE OF FLORIDA  
MY COMMISSION EXPIRES: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

**CITY COMMISSION**

THIS IS TO CERTIFY: THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY OF DANIA BEACH STATE OF FLORIDA, COUNTY OF BROWARD BY RESOLUTION NO. \_\_\_\_\_ ADOPTED 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.

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

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
LOUISE STILSON MAYOR, MARCO SALVINO, SR.,  
CITY CLERK

**CITY OF DANIA BEACH PLANNING AND ZONING BOARD**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
BILL HARRIS  
CHAIRPERSON

**CITY OF DANIA BEACH, STATE OF FLORIDA, COUNTY OF BROWARD ENGINEERING DIVISION:**

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_.

BY: \_\_\_\_\_  
RONNIE NAVARRO, P.E.  
CITY ENGINEER  
FLORIDA PROFESSIONAL ENGINEER REGISTRATION NO. 67642

**CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MARC LAFERRIER, AICP  
DIRECTOR

SEE SHEET 2 OF 8 FOR LEGAL DESCRIPTION

**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 GRAPHIC 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.

FILE COPY

**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: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY MAYOR, COUNTY COMMISSION

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION:**

THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_, AND RECORDED IN PLAT BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_, 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 I, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

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

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
RICHARD TORNESE  
DIRECTOR  
FLORIDA PROFESSIONAL  
ENGINEER REGISTRATION NUMBER 40263


**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN HEREON CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 AND CONFORM TO STANDARDS FOR THIRD ORDER WORK. 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.

RICHARD G. CRAWFORD JR.  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS663  
STATE OF FLORIDA  
STONER & ASSOCIATES, INC.  
4341 S.W. 62nd AVENUE  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION NUMBER LB663

RECEIVED  
DATE  
DEC 22 2015  
BY: \_\_\_\_\_

PLANNING FILE NO. 035-MP-15

COMMUNITY DEVELOPEMENT DEPARTMENT	DANIA LIVE 1748, LLC A DELAWARE LIMITED LIABILITY COMPANY	DISCOUNT AUTO PARTS, INC. A DELAWARE LIMITED LIABILITY COMPANY	DEDICATION ACKNOWLEDGMENT	PLATTING SURVEYOR	CITY OF DANIA BEACH	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER
								

# DANIA POINTE

PREPARED BY:  
**STONER & ASSOCIATES, Inc.**  
SURVEYORS - MAPPERS  
Florida Licensed Surveying  
and Mapping Business No. 6693  
4341 S.W. 52nd Avenue, Davie, Florida 33314

A REPLAT OF ALL OF BLOCK 7 AND A PORTION OF BLOCK 8, TIGERTAIL GROVE RESUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 20; A PORTION OF TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS", RECORDED IN PLAT BOOK 36, PAGE 46; A PORTION OF TRACT "A", "THE GADDIS PLAT", RECORDED IN PLAT BOOK 112, PAGE 7; A PORTION OF PARCEL "A", DUKE & DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48; ALL OF PARCEL "A", DANIA OFFICE PARK, RECORDED IN PLAT BOOK 130, PAGE 29; ALL OF PARCEL "A", COMMERCE CENTER OF DANIA, RECORDED IN PLAT BOOK 135, PAGE 44; ALL OF PARCEL "A", SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; ALL OF PARCEL "A", DANIA BEACH AIR & PORT COMMERCE CENTER, RECORDED IN PLAT BOOK 177, PAGES 81 THRU 83; A PORTION OF TIGERTAIL BOULEVARD (N.W. 1ST STREET) RIGHT-OF-WAY, LYING EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33 AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF DANIA BEACH BOULEVARD RIGHT-OF-WAY, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
SAID LANDS SITUATE WITHIN SECTIONS 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID PARCEL CONTAINING ALL OF OR PORTIONS OF THE FOLLOWING DESCRIBED PLATS AND ROAD RIGHT-OF-WAYS:

ALL OF BLOCK 7 AND A PORTION OF BLOCK 8, TIGERTAIL GROVE RESUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 20; A PORTION OF TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS", RECORDED IN PLAT BOOK 36, PAGE 46; A PORTION OF TRACT "A", "THE GADDIS PLAT", RECORDED IN PLAT BOOK 112, PAGE 7; A PORTION OF PARCEL "A", DUKE & DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48; ALL OF PARCEL "A", DANIA OFFICE PARK, RECORDED IN PLAT BOOK 130, PAGE 29; ALL OF PARCEL "A", COMMERCE CENTER OF DANIA, RECORDED IN PLAT BOOK 135, PAGE 44; ALL OF PARCEL "A", SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; ALL OF PARCEL "A", DANIA BEACH AIR & PORT COMMERCE CENTER, RECORDED IN PLAT BOOK 177, PAGES 81 THRU 83; A PORTION OF TIGERTAIL BOULEVARD (N.W. 1ST STREET) RIGHT-OF-WAY, LYING EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33 AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF DANIA BEACH BOULEVARD RIGHT-OF-WAY, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; ALL OF THE ABOVE REFERENCED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PARCEL AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE N.01°41'47" W., ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 668.72 FEET, TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL "A", SAN-MAR PLAT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.87°32'08"W., ALONG THE SOUTH LINE OF PARCEL "A", OF SAID DUKE & DUKE SUBDIVISION, A DISTANCE OF 48.21 FEET;

THENCE N.12°26'03"E., A DISTANCE OF 201.54 FEET TO A POINT ON THE EAST LINE OF PARCEL "A", OF SAID DUKE & DUKE SUBDIVISION;

THENCE N.01°41'47"W., ALONG SAID EAST LINE AND THE WEST LINE OF PARCEL "A", OF SAID SAN-MAR PLAT, A DISTANCE OF 231.30 FEET;

THENCE S.88°18'13"W., A DISTANCE OF 513.30 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (S.R. 9), SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.89°43'55"E. (THE FOLLOWING TWO COURSES BEING COINCIDENT WITH THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE 95 (S.R. 9));

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°00'14" AND A RADIUS OF 5,929.65 FEET, FOR AN ARC DISTANCE OF 414.38 FEET, TO A POINT OF TANGENCY;

THENCE N.04°16'10"W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 1,158.32 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL "A", COMMERCE CENTER OF DANIA;

THENCE N.87°26'02"E., ALONG NORTH LINE OF SAID PARCEL "A" AND THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 33, A DISTANCE OF 569.57 FEET, TO THE NORTHEAST CORNER OF THE SAID SOUTHWEST ONE-QUARTER (S.W. 1/4); SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS";

THENCE N.01°41'47"W., ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 33 AND THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 295.03 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH 295.00 FEET OF SAID TRACT "A";

THENCE N.87°26'02"E., ALONG A LINE PARALLEL WITH AND 295 FEET NORTH OF THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 1,324.07 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT "A";

THENCE S.01°44'05"E., ALONG SAID EAST LINE, A DISTANCE OF 295.03 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A";

THENCE S.87°26'02"W., ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 15.00 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL "A", DANIA OFFICE PARK;

THENCE S.01°29'36"E., ALONG A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE EAST ONE-HALF (E. 1/2) OF THE NORTHEAST ONE-QUARTER (N.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.E. 1/4) AND THE EAST LINE OF THE EAST ONE-HALF (E. 1/2) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33, A DISTANCE OF 2,295.74 FEET;

THENCE S.05°20'43"W., A DISTANCE OF 100.78 FEET;

THENCE S.01°29'36"E., A DISTANCE OF 200.00 FEET TO THE MOST NORTHERLY SOUTHEAST CORNER OF SAID PARCEL "A", SAN-MAR PLAT;

THENCE S.43°02'17"W., A DISTANCE OF 42.08 FEET (THE PREVIOUS THREE COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID PARCEL "A", SAN-MAR PLAT);

THENCE S.87°34'11"W., A DISTANCE OF 327.55 FEET;

THENCE N.78°52'12"W., A DISTANCE OF 26.57 FEET TO A POINT ON THE EAST LINE OF TRACT "A" OF SAID "GADDIS PLAT";

THENCE S.01°32'39"E., ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 4.23 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT "A";

THENCE S.87°34'11"W., ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 2.85 FEET (THE FOLLOWING THREE COURSE BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF STIRLING ROAD (S.R. 84B) AS DEDICATED BY OFFICIAL RECORD BOOK 22110, PAGE 521 OF SAID PUBLIC RECORDS);

THENCE N.78°56'04"W., A DISTANCE OF 51.42 FEET, TO A POINT ON A LINE 67.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E. 1/4);

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE AND SAID NORTH RIGHT OF WAY, A DISTANCE OF 217.00 FEET;

THENCE S.02°25'49"E., A DISTANCE OF 12.00 FEET TO A POINT ON A LINE 55.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E. 1/4);

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE AND SAID NORTH RIGHT OF WAY, A DISTANCE OF 269.97 FEET;

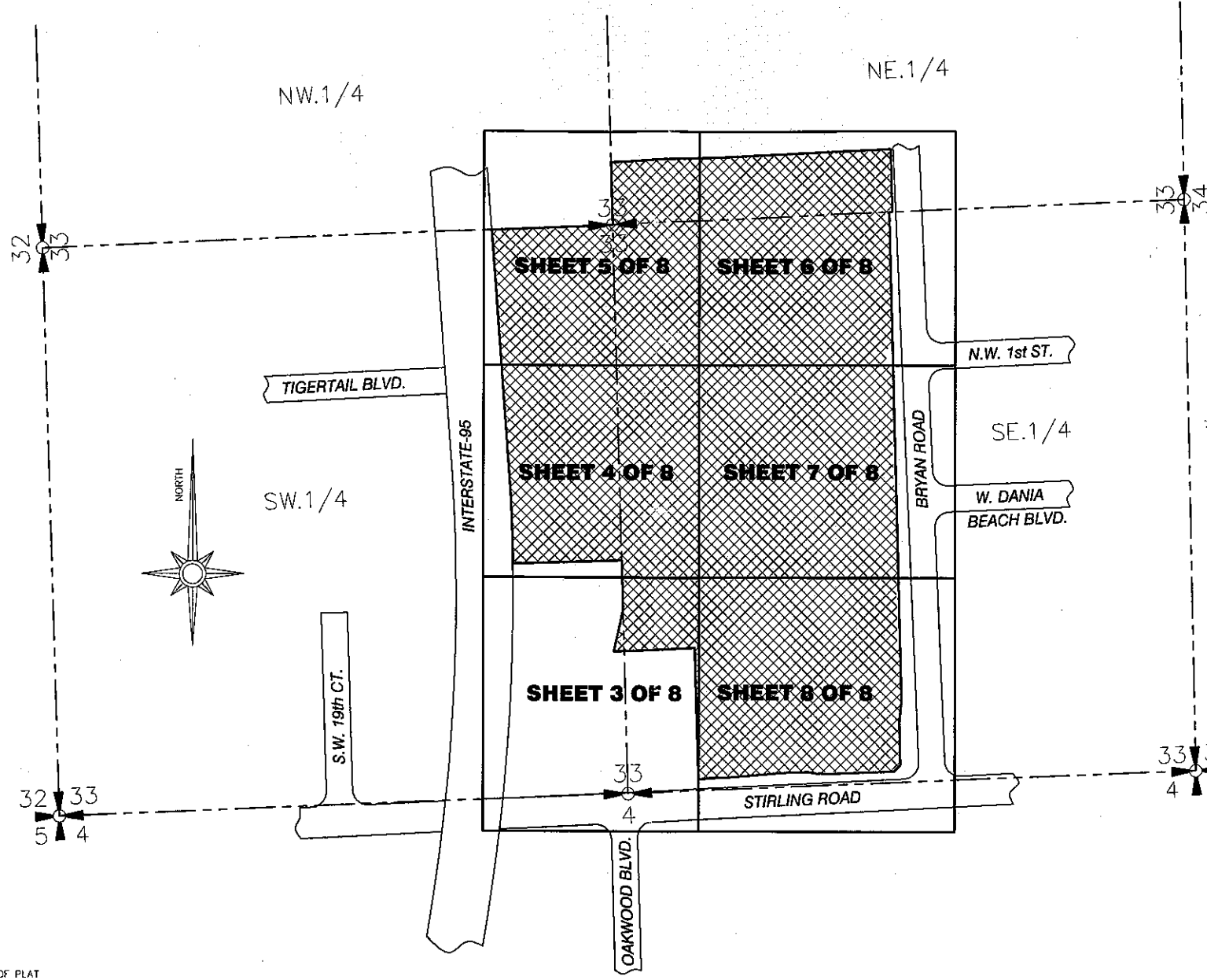
THENCE S.01°32'38"E., A DISTANCE OF 2.00 FEET, TO A POINT ON A LINE 53.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E. 1/4);

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE AND SAID NORTH RIGHT OF WAY, A DISTANCE OF 30.14 FEET, TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF PARCEL "A", "STIRLING ROAD PLAZA", RECORDED IN PLAT BOOK 178, PAGE 112, OF SAID PUBLIC RECORDS;

THENCE N.01°38'44"W., ALONG SAID SOUTHERLY EXTENSION, ALONG SAID EAST LINE AND ALONG THE EAST LINE OF PARCEL "A", HILTON GARDENS AT STIRLING ROAD, RECORDED IN PLAT BOOK 171, PAGE 14, OF SAID PUBLIC RECORDS, A DISTANCE OF 615.92 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL "A";

THENCE S.87°32'08"W., ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 335.53 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 102.09 ACRES, (4,447,156.13 SQUARE FEET), MORE OR LESS.



LIMITS OF PLAT

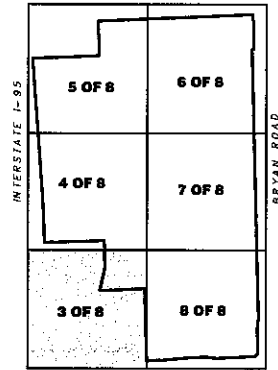
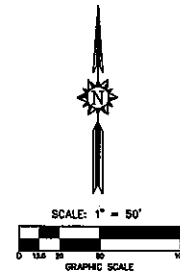
**NOTICE:**  
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**KEY SHEET**  
SCALE: 1"=300'

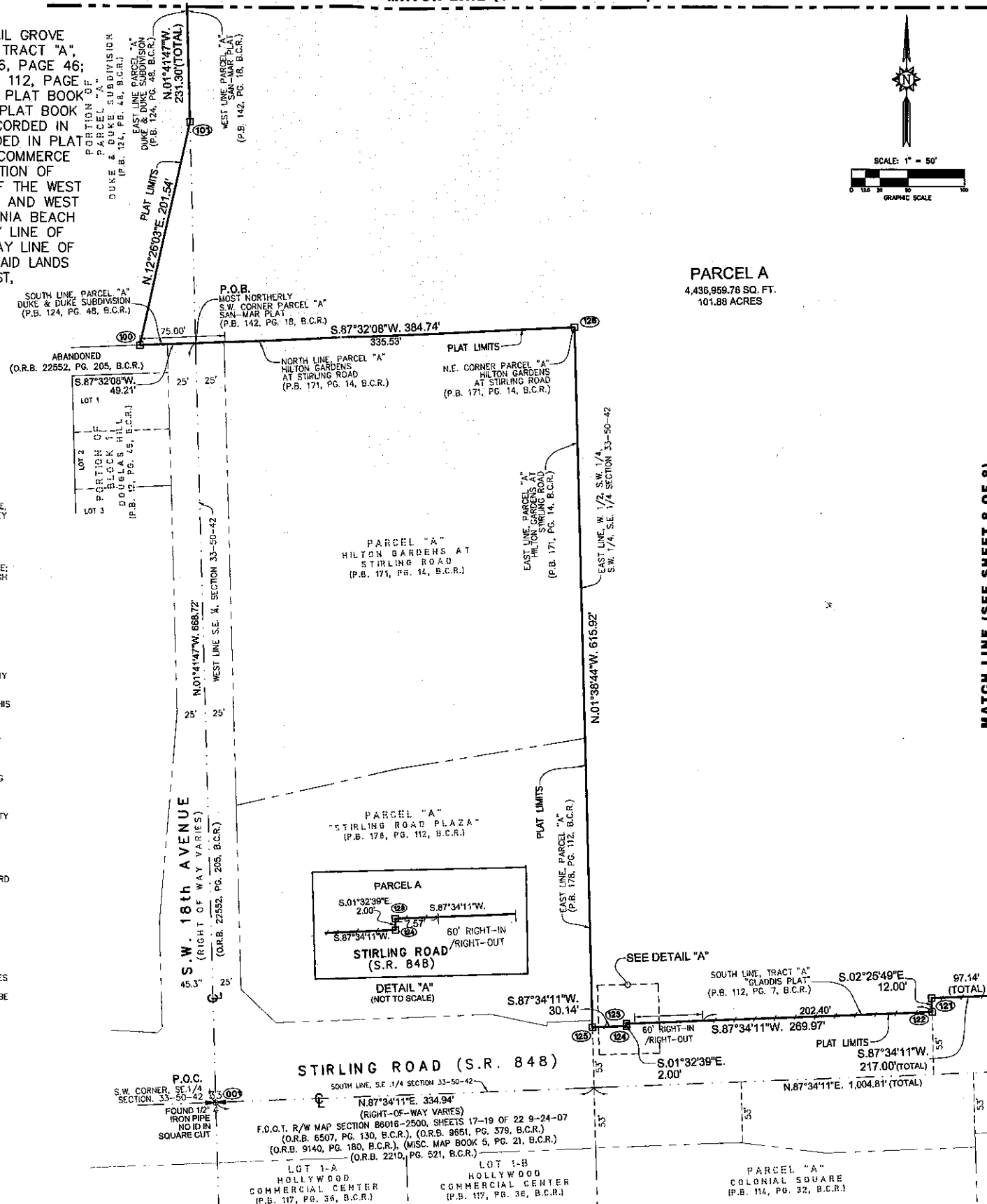
# DANIA POINTE

A REPLAT OF ALL OF BLOCK 7 AND A PORTION OF BLOCK 8, TIGERTAIL GROVE RESUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 20; A PORTION OF TRACT "A", RE-AMENDED PLAT OF HOLLYWOOD PALMS, RECORDED IN PLAT BOOK 36, PAGE 46; A PORTION OF TRACT "A", "THE GADDIS PLAT", RECORDED IN PLAT BOOK 112, PAGE 7; A PORTION OF PARCEL "A", DUKE & DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48; ALL OF PARCEL "A", DANIA OFFICE PARK, RECORDED IN PLAT BOOK 130, PAGE 29; ALL OF PARCEL "A", COMMERCE CENTER OF DANIA, RECORDED IN PLAT BOOK 135, PAGE 44; ALL OF PARCEL "A", SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; ALL OF PARCEL "A", DANIA BEACH AIR & PORT COMMERCE CENTER, RECORDED IN PLAT BOOK 177, PAGES 81 THRU 83; A PORTION OF TIGERTAIL BOULEVARD (N.W. 1ST STREET) RIGHT-OF-WAY, LYING EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33 AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF DANIA BEACH BOULEVARD RIGHT-OF-WAY, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE WITHIN SECTIONS 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

MATCH LINE (SEE SHEET 4 OF 8)



PARCEL A  
4,436,958.76 SQ. FT.  
101.88 ACRES



**NOTES:**

1. THE BEARINGS SHOWN ON THIS PLAT, ARE BASED ON STATE PLANE COORDINATES, TRAVERSE MERCATOR, FLORIDA EAST ZONE, N.A.D. 83 WITH THE 1990 ADJUSTMENT AS SHOWN ON THE EASTERN BROWARD SECONDARY C.P.S. CONTROL NETWORK SURVEY PREPARED BY THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION. CONTROL MONUMENTS THAT WERE UTILIZED IN THIS SURVEY WERE E38, E39 & G38 WITH THE SOUTH LINE OF THE SE 1/4 OF SECTION 33-50-42 HAVING A BEARING OF N.87°34'11\"/>

2. THIS PLAT IS RESTRICTED TO 893,000 SQUARE FEET OF COMMERCIAL USE; 505,000 SQUARE FEET OF OFFICE USE; 7,000 SQUARE FEET OF BANK, A SERVICE STATION WITH 12 FUEL POSITIONS; 300 HOTEL ROOMS; AND 1,000 HIGH RISE UNITS. BANKS AND/OR COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHIN THE PROPOSED OFFICE USE WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. IN ADDITION IN ADDITION, FREESTANDING OR DRIVE-THRU BANK FACILITIES ARE NOT PERMITTED WITHIN THE PROPOSED COMMERCIAL USES WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. IN CASES WHERE A BUILDING FLOOR MAY HAVE BOTH COMMERCIAL AND OFFICE USES, THE ENTIRE FLOOR WILL BE ASSESSED AS COMMERCIAL USE.

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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 201, 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 201, 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. FLATTED 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.

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**LEGEND:**

- D.B. .... DENOTES DEED BOOK
- P.B. .... DENOTES PLAT BOOK
- O.R.B. .... DENOTES OFFICIAL RECORDS BOOK
- P.G. .... DENOTES PAGE
- B.C.R. .... DENOTES BROWARD COUNTY RECORDS
- M.D.C.R. .... DENOTES MIAMI-DADE COUNTY RECORDS
- PLS. .... DENOTES PROFESSIONAL LAND SURVEYOR
- LB. .... DENOTES LICENSED BUSINESS
- CA= .... DENOTES CENTRAL ANGLE
- R= .... DENOTES RADIUS
- A= .... DENOTES ARC DISTANCE
- F.D.O.T. .... DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
- R/W .... DENOTES RIGHT-OF-WAY
- HWY. .... DENOTES HIGHWAY
- FPL. .... DENOTES FLORIDA POWER AND LIGHT
- T.C.D. .... DENOTES TRAFFIC CONTROL DEVICE
- B. .... DENOTES BASELINE
- P.O.C. .... DENOTES POINT OF COMMENCEMENT
- P.O.B. .... DENOTES POINT OF BEGINNING
- FNAIL. .... DENOTES FOUND NAIL
- FPRM. .... DENOTES FOUND PERMANENT REFERENCE MONUMENT
- SND. .... SET NAIL & DISC L.B. 6633
- FND. .... FOUND NAIL & DISC
- ..... DENOTES NON-VEHICULAR ACCESS LINE
- ..... DENOTES SET 4" x 4" x 18" CONCRETE MONUMENT WITH ALUMINUM DISC PERMANENT REFERENCE MONUMENT STAMPED (P.R.M. L.B. 6633)
- ..... DENOTES SET ALUMINUM DISC PERMANENT REFERENCE MONUMENT STAMPED (P.R.M. L.B. 6633)
- ..... DENOTES COORDINATE POINT NUMBER (REFER TO COORDINATE TABLE)
- SQ. FT. .... SQUARE FEET

**COORDINATE TABLE**

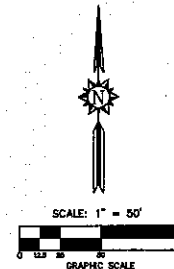
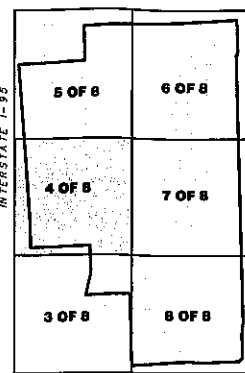
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122	624158.9126	932605.8685
123	624147.4655	932336.1445
124	624145.4660	932336.1984
125	624144.1881	932306.0879
126	624759.8542	932288.3997

PREPARED BY :

**STONER & ASSOCIATES, Inc.**  
SURVEYORS - MAPPERS  
Florida Licensed Surveying  
and Mapping Business No. 6889  
4341 S.W. 62nd Avenue, Davie, Florida 33314

# DANIA POINTE

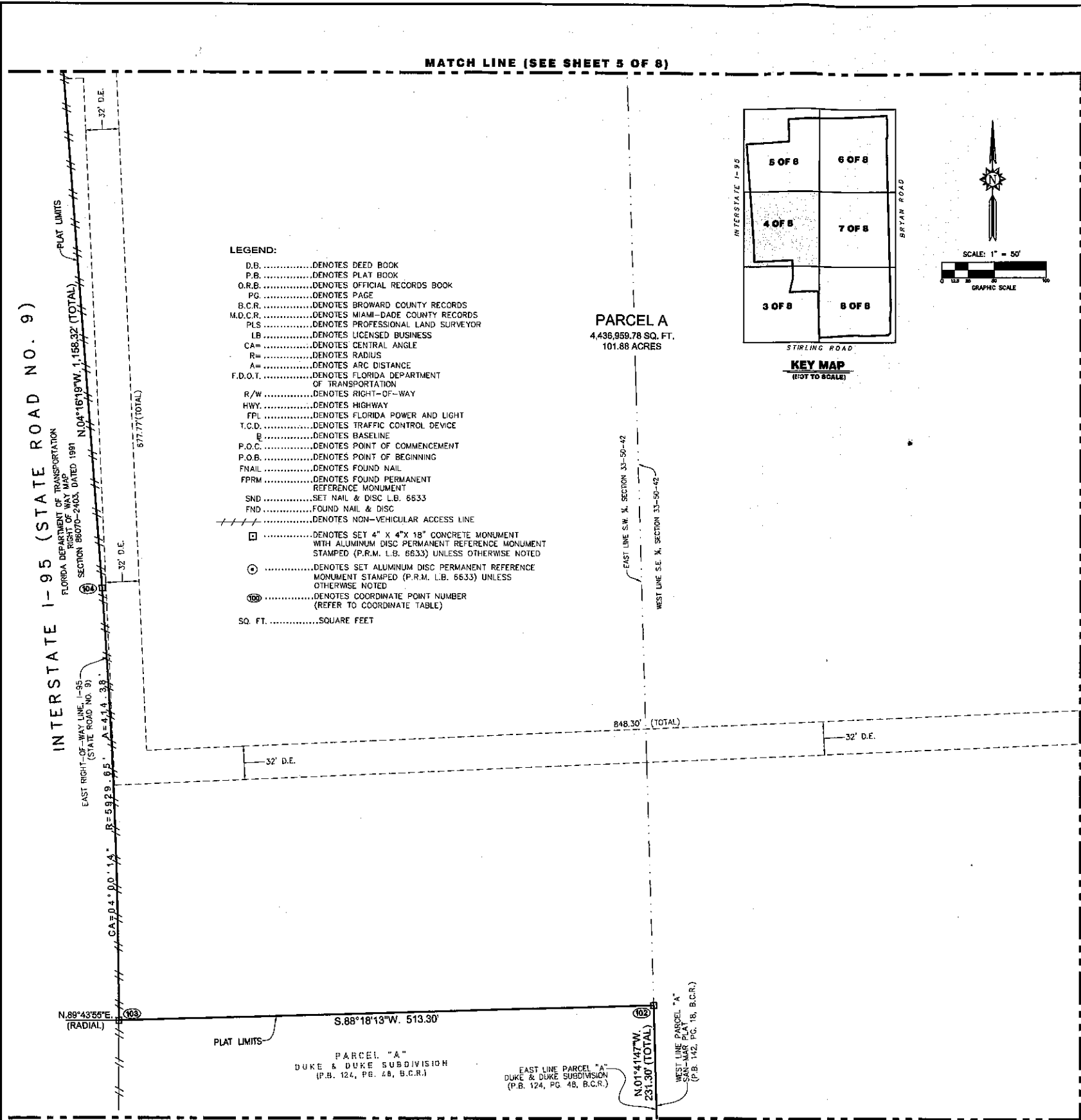
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**PARCEL A**  
4,436,959.78 SQ. FT.  
101.88 ACRES

**LEGEND:**

- D.B. .... DENOTES DEED BOOK
- P.B. .... DENOTES PLAT BOOK
- O.R.B. .... DENOTES OFFICIAL RECORDS BOOK
- P.G. .... DENOTES PAGE
- B.C.R. .... DENOTES BROWARD COUNTY RECORDS
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- ⑩ .... DENOTES COORDINATE POINT NUMBER (REFER TO COORDINATE TABLE)
- SQ. FT. .... SQUARE FEET



MATCH LINE (SEE SHEET 7 OF 8)

**NOTES:**

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- B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 2011, 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.
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PREPARED BY :

**STONER & ASSOCIATES, Inc.**  
SURVEYORS - MAPPERS  
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and Mapping Business No. 6633  
4341 S.W. 62nd Avenue, Davie, Florida 33314

COORDINATE TABLE		
NUMBER	NORTHING	EASTING
102	625171.3183	931940.5651
103	625156.1235	931427.4853
104	625570.0902	931411.0760

# DANIA POINTE

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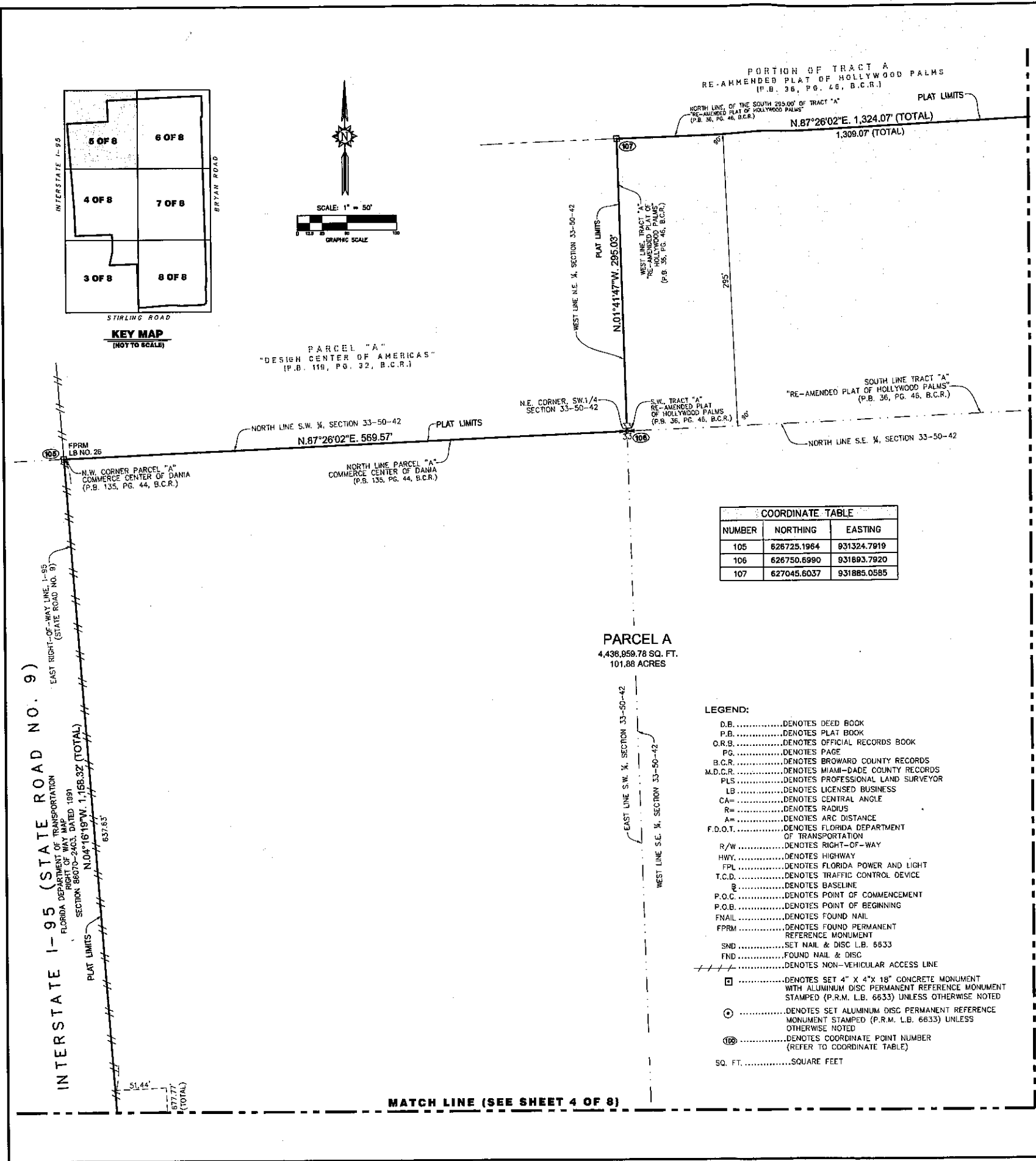
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PREPARED BY:  
**STONER & ASSOCIATES, Inc.**  
SURVEYORS - MAPPERS  
Florida Licensed Surveying  
and Mapping Business No. 6633  
4341 S.W. 62nd Avenue, Davie, Florida 33314

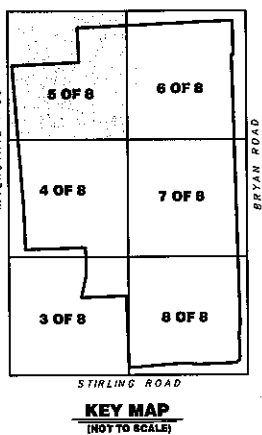


**COORDINATE TABLE**

NUMBER	NORTHING	EASTING
105	626725.1964	931324.7919
106	626750.6990	931893.7920
107	627045.6037	931885.0585

- LEGEND:**
- D.B. .... DENOTES DEED BOOK
  - P.B. .... DENOTES PLAT BOOK
  - O.R.B. .... DENOTES OFFICIAL RECORDS BOOK
  - P.G. .... DENOTES PAGE
  - B.C.R. .... DENOTES BROWARD COUNTY RECORDS
  - M.D.C.R. .... DENOTES MIAMI-DADE COUNTY RECORDS
  - PLS ..... DENOTES PROFESSIONAL LAND SURVEYOR
  - LB ..... DENOTES LICENSED BUSINESS
  - CA ..... DENOTES CENTRAL ANGLE
  - R ..... DENOTES RADIUS
  - A ..... DENOTES ARC DISTANCE
  - F.D.O.T. .... DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
  - R/W ..... DENOTES RIGHT-OF-WAY
  - HWY ..... DENOTES HIGHWAY
  - FPL ..... DENOTES FLORIDA POWER AND LIGHT
  - T.C.D. .... DENOTES TRAFFIC CONTROL DEVICE
  - B ..... DENOTES BASELINE
  - P.O.C. .... DENOTES POINT OF COMMENCEMENT
  - P.O.B. .... DENOTES POINT OF BEGINNING
  - FNAIL ..... DENOTES FOUND NAIL
  - FPRM ..... DENOTES FOUND PERMANENT REFERENCE MONUMENT
  - SND ..... SET NAIL & DISC L.B. 6633
  - FND ..... FOUND NAIL & DISC
  - ..... DENOTES NON-VEHICULAR ACCESS LINE
  - ..... DENOTES SET 4" X 4" X 18" CONCRETE MONUMENT WITH ALUMINUM DISC PERMANENT REFERENCE MONUMENT STAMPED (P.R.M. L.B. 6633) UNLESS OTHERWISE NOTED
  - ..... DENOTES SET ALUMINUM DISC PERMANENT REFERENCE MONUMENT STAMPED (P.R.M. L.B. 6633) UNLESS OTHERWISE NOTED
  - ⑩ ..... DENOTES COORDINATE POINT NUMBER (REFER TO COORDINATE TABLE)
  - SQ. FT. .... SQUARE FEET

INTERSTATE 1-95 (STATE ROAD NO. 9)  
EAST RIGHT-OF-WAY LINE, I-95 (STATE ROAD NO. 9)  
FLORIDA DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY MAP  
SECTION 8607D-24C3, DATED 1991  
N.04°16'19"W, 1,158.32' (TOTAL)  
PLAT LIMITS  
637.65'



PARCEL "A"  
"DESIGN CENTER OF AMERICAS"  
(P.B. 118, PG. 32, B.C.R.)

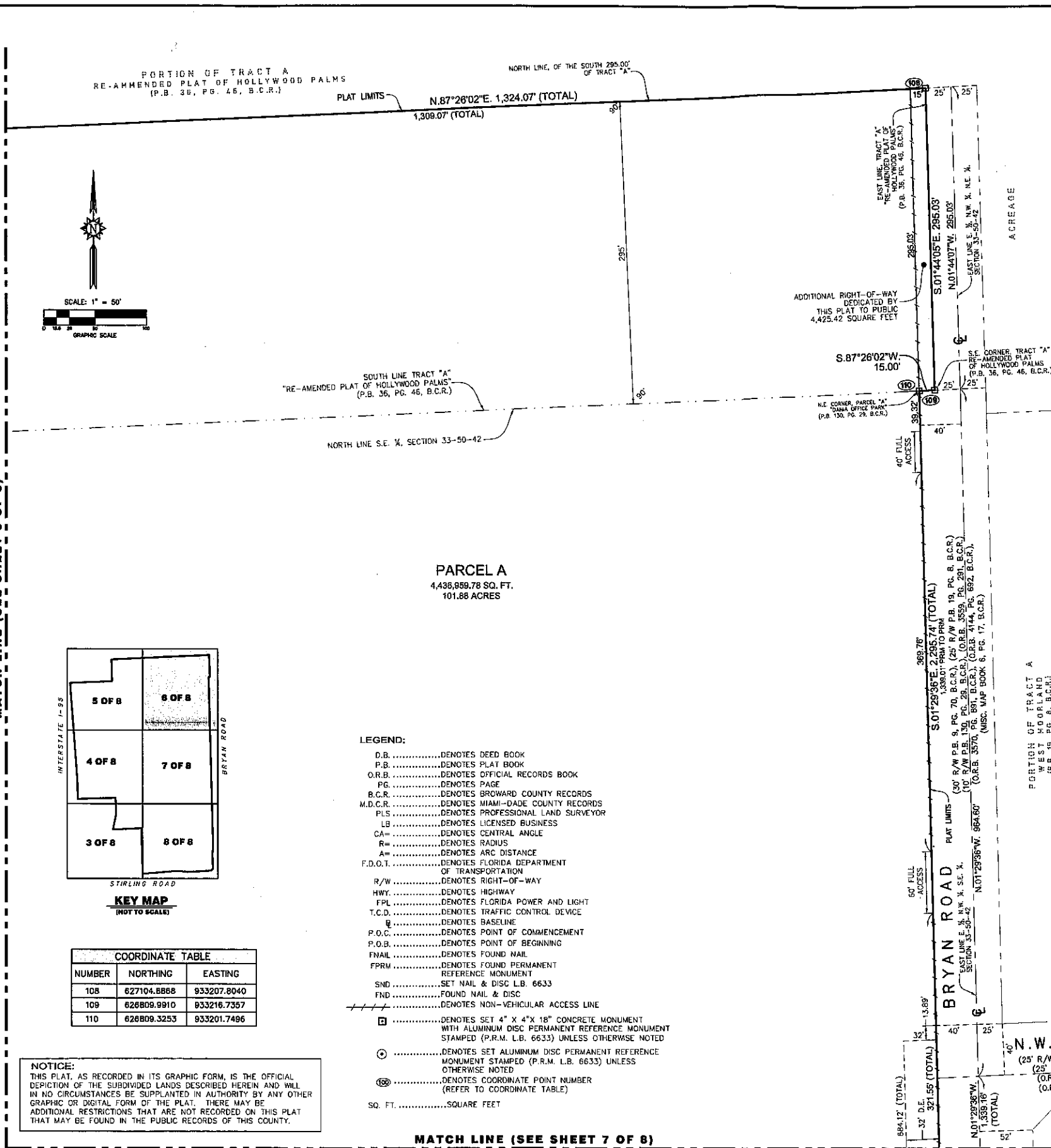
**PARCEL A**  
4,438,958.78 SQ. FT.  
101.88 ACRES

MATCH LINE (SEE SHEET 4 OF 8)

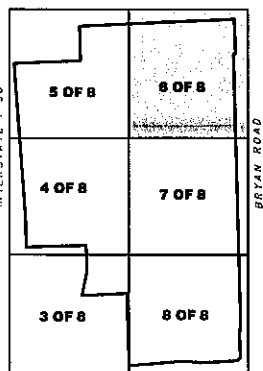
MATCH LINE (SEE SHEET 6 OF 8)

# DANIA POINTE

A REPLAT OF ALL OF BLOCK 7 AND A PORTION OF BLOCK 8, TIGERTAIL GROVE RESUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 20; A PORTION OF TRACT "A", RE-AMENDED PLAT OF HOLLYWOOD PALMS, RECORDED IN PLAT BOOK 36, PAGE 46; A PORTION OF TRACT "A", "THE GADDIS PLAT", RECORDED IN PLAT BOOK 112, PAGE 7; A PORTION OF PARCEL "A", DUKE & DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48; ALL OF PARCEL "A", DANIA OFFICE PARK, RECORDED IN PLAT BOOK 130, PAGE 29; ALL OF PARCEL "A", COMMERCE CENTER OF DANIA, RECORDED IN PLAT BOOK 135, PAGE 44; ALL OF PARCEL "A", SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; ALL OF PARCEL "A", DANIA BEACH AIR & PORT COMMERCE CENTER, RECORDED IN PLAT BOOK 177, PAGES 81 THRU 83; A PORTION OF TIGERTAIL BOULEVARD (N.W. 1ST STREET) RIGHT-OF-WAY, LYING EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33 AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF DANIA BEACH BOULEVARD RIGHT-OF-WAY, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE WITHIN SECTIONS 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.



**PARCEL A**  
4,436,888.78 SQ. FT.  
101.88 ACRES



COORDINATE TABLE		
NUMBER	NORTHING	EASTING
108	627104.8888	933207.8040
109	626809.9910	933216.7357
110	626809.3253	933201.7486

- LEGEND:**
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  - P.G. ....DENOTES PAGE
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  - P.O.B. ....DENOTES POINT OF BEGINNING
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  - SND ....SET NAIL & DISC L.B. 6633
  - FND ....FOUND NAIL & DISC
  - ++++ ....DENOTES NON-VEHICULAR ACCESS LINE
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  - .....DENOTES COORDINATE POINT NUMBER (REFER TO COORDINATE TABLE)
  - SQ. FT. ....SQUARE FEET

**NOTES:**

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- THIS PLAT IS RESTRICTED TO 893,000 SQUARE FEET OF COMMERCIAL USE; 506,000 SQUARE FEET OF OFFICE USE; 7,000 SQUARE FEET OF BANK, A SERVICE STATION WITH 12 FUEL POSITIONS; 300 HOTEL ROOMS; AND 1,000 HIGH RISE UNITS. BANKS AND/OR COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHIN THE PROPOSED OFFICE USE WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. IN ADDITION, FREESTANDING OR DRIVE-THRU BANK FACILITIES ARE NOT PERMITTED WITHIN THE PROPOSED COMMERCIAL USES WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. IN CASES WHERE A BUILDING FLOOR MAY HAVE BOTH COMMERCIAL AND OFFICE USES, THE ENTIRE FLOOR WILL BE ASSESSED AS COMMERCIAL USE.  
  
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B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY \_\_\_\_\_, 2011, 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.
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MATCH LINE (SEE SHEET 7 OF 8)

PREPARED BY :

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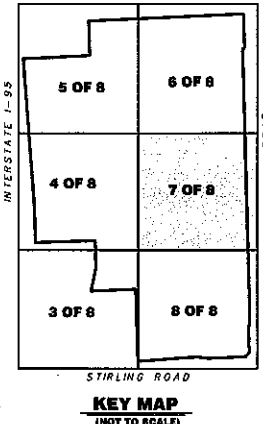
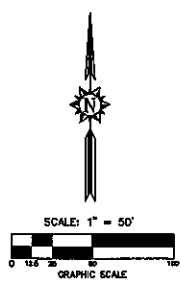
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MATCH LINE (SEE SHEET 4 OF 8)

MATCH LINE (SEE SHEET 6 OF 8)

MATCH LINE (SEE SHEET 8 OF 8)



**PARCEL A**  
4,436,969.78 SQ. FT.  
101.88 ACRES

- LEGEND:**
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  - FND .....FOUND NAIL & DISC
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COORDINATE TABLE		
NUMBER	NORTHING	EASTING
111	625470.7715	933236.6466

PREPARED BY:

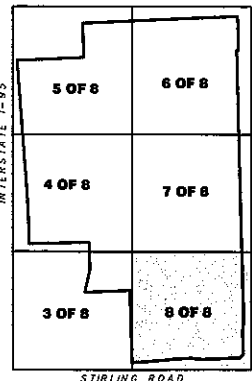
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MATCH LINE (SEE SHEET 7 OF 8)

# DANIA POINTE

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KEY MAP  
(NOT TO SCALE)

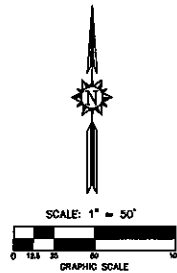
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- F.D.O.T. .... DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
- R/W ..... DENOTES RIGHT-OF-WAY
- HWY ..... DENOTES HIGHWAY
- FPL ..... DENOTES FLORIDA POWER AND LIGHT
- T.C.D. .... DENOTES TRAFFIC CONTROL DEVICE
- B ..... DENOTES BASELINE
- P.O.C. .... DENOTES POINT OF COMMENCEMENT
- P.O.B. .... DENOTES POINT OF BEGINNING
- FNAIL ..... DENOTES FOUND NAIL
- FPRM ..... DENOTES FOUND PERMANENT REFERENCE MONUMENT
- SN ..... DENOTES SET NAIL & DISC L.B. 6633
- FND ..... DENOTES FOUND NAIL & DISC
- DENOTES NON-VEHICULAR ACCESS LINE
- ..... DENOTES SET 4" X 4" X 18" CONCRETE MONUMENT WITH ALUMINUM DISC PERMANENT REFERENCE MONUMENT STAMPED (P.R.M. L.B. 6633) UNLESS OTHERWISE NOTED
- ..... DENOTES SET ALUMINUM DISC PERMANENT REFERENCE MONUMENT STAMPED (P.R.M. L.B. 6633) UNLESS OTHERWISE NOTED
- ① ..... DENOTES COORDINATE POINT NUMBER (REFER TO COORDINATE TABLE)
- SQ. FT. .... SQUARE FEET

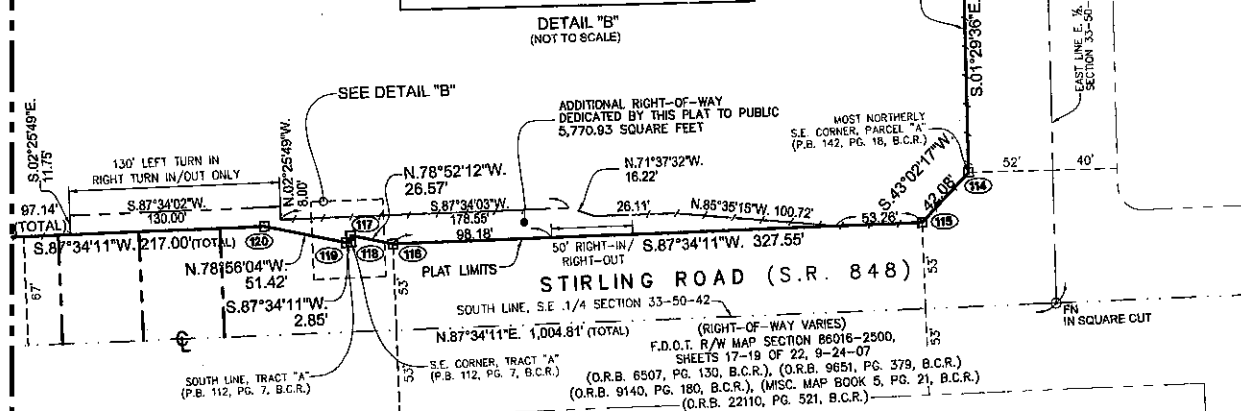
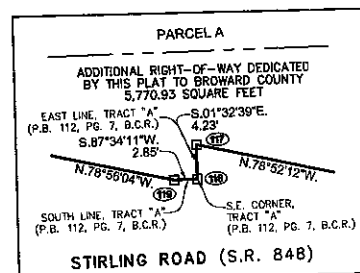
COORDINATE TABLE		
NUMBER	NORTHING	EASTING
112	624514.3675	933261.5807
113	624414.0303	933252.1926
114	624214.0982	933257.4051
115	624183.3433	933228.6873
116	624169.4545	932901.4300
117	624174.5830	932875.3620
118	624170.3548	932875.4760
119	624170.2339	932872.8285
120	624180.1031	932822.1645

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 GRAPHIC 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.

MATCH LINE (SEE SHEET 3 OF 8)



PARCEL A  
4,436,959.78 SQ. FT.  
101.88 ACRES



NOTES:

1. THE BEARINGS SHOWN ON THIS PLAT, ARE BASED ON STATE PLANE COORDINATES, TRAVERSE MERCATOR, FLORIDA EAST ZONE, N.A.D. 83 WITH THE 1990 ADJUSTMENT AS SHOWN ON THE "EASTERN BROWARD SECONDARY G.P.S. CONTROL NETWORK" SURVEY PREPARED BY THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION. CONTROL MONUMENTS THAT WERE UTILIZED IN THIS SURVEY WERE E38, E39 & G38 WITH THE SOUTH LINE OF THE SE 1/4 OF SECTION 33-50-42 HAVING A BEARING OF N.87°34'11"W.
2. THIS PLAT IS RESTRICTED TO 893,000 SQUARE FEET OF COMMERCIAL USE; 508,000 SQUARE FEET OF OFFICE USE; 7,000 SQUARE FEET OF BANK, A SERVICE STATION WITH 12 FUEL POSITIONS; 300 HOTEL ROOMS; AND 1,000 HIGH RISE UNITS. BANKS AND/OR COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHIN THE PROPOSED OFFICE USE WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. IN ADDITION, FREESTANDING OR DRIVE-THRU BANK FACILITIES ARE NOT PERMITTED WITHIN THE PROPOSED COMMERCIAL USES WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. IN CASES WHERE A BUILDING FLOOR MAY HAVE BOTH COMMERCIAL AND OFFICE USES, THE ENTIRE FLOOR WILL BE ASSESSED AS COMMERCIAL USE.  
  
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 THERE TO 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.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
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 \_\_\_\_\_, 201\_\_\_\_, 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 PROTECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY \_\_\_\_\_, 201\_\_\_\_, 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.

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