

SKETCH OF SURVEY

REVIEW OF SCHEDULE B-II EXCEPTIONS

6. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS, AND OTHER MATTERS AS CONTAINED ON THE PLAT OF C & S SUBDIVISION, RECORDED IN PLAT BOOK 89, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
7. INTENTIONALLY DELETED.
8. DEVELOPER'S AGREEMENT REGARDING WATER AND SEWER SERVICES FILED APRIL 9, 1976 RECORDED IN OFFICIAL RECORDS BOOK 6549, PAGE 433. (AFFECTS/NOT PLOTTABLE)
9. AGREEMENT FOR SUBDIVISION APPROVAL FILED JULY 21, 1976 RECORDED IN OFFICIAL RECORDS BOOK 6662, PAGE 167. (AFFECTS/NOT PLOTTABLE)
10. GUARANTEE SEWER CONNECTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7230, PAGE 637 AND OFFICIAL RECORDS BOOK 7230, PAGE 639. (AFFECTS/NOT PLOTTABLE)
11. INTENTIONALLY DELETED.
12. CROSS-EASEMENT AGREEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 8740, PAGE 95, AS AMENDED IN OFFICIAL RECORDS BOOK 50003, PAGE 1834. (DOES NOT AFFECT/PLOTTED)
13. EASEMENT AGREEMENT FOR RECORDED IN DEED BOOK 168, PAGE 174. (PLEASE PROVIDE DOCUMENT)
14. DECLARATION OF UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 50223, PAGE 1548. (AFFECTS/NOT PLOTTABLE)
15. INTEREST OF LESSEE(S) TOGETHER WITH THE TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS, BURDENED EASEMENTS, RIGHTS, DUTIES, OBLIGATIONS AND OTHER MATTERS CONTAINED IN THAT CERTAIN UNRECORDED LEASE DATED FEBRUARY 1, 2013 AND AMENDED ON OCTOBER 4, 2013 WITH MCDONALD'S USA, LLC, AS EVIDENCED BY AND TOGETHER WITH ITS OWN TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS, RIGHTS, DUTIES, OBLIGATIONS AND OTHER MATTERS CONTAINED IN THAT CERTAIN MEMORANDUM OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 50252, PAGE 429, TOGETHER WITH SUBORDINATION, NON-DISTURBANCE AND ATTORNMEN AGREEMENT RECORDED OFFICIAL RECORDS BOOK 50252, PAGE 442, AFFECTED BY SUPPLEMENT OF LEASE IN OFFICIAL RECORDS BOOK 50785, PAGE 1267, AND ALL RIGHTS THEREUNDER OF THE SAID LESSEE AND OF ANY PERSON CLAIMING BY, THROUGH OR UNDER THE SAID LESSEE. (AFFECTS/NOT PLOTTABLE/TEMPORARY CONSTRUCTION EASEMENT EXPIRED)
16. INTENTIONALLY DELETED.
17. INTENTIONALLY DELETED.
18. COVENANT NOT TO COMPETE RECORDED IN OFFICIAL RECORDS BOOK 50252, PAGE 447. (AFFECTS/NOT PLOTTABLE)
19. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 50257, PAGE 886. (DOES NOT AFFECT/PLOTTED)
20. RESOLUTIONS RECORDED IN OFFICIAL RECORDS BOOK 50302, PAGE 602, OFFICIAL RECORDS BOOK 50488, PAGE 1325 AND INSTRUMENT NO. 116336940, FOR INFORMATIONAL PURPOSES ONLY. (AFFECTS/NOT PLOTTABLE)
21. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN INSTRUMENT NO. 118679078. (DOES NOT AFFECT/PLOTTED)
22. BILL OF SALE BY SHOPPES OF HARD ROCK LLC AND BROWARD COUNTY, FLORIDA FOR UTILITY CONNECTION PERMIT RECORDED IN INSTRUMENT NO. 119156064. (AFFECTS/NOT PLOTTABLE)
23. RESOLUTION NO. 2024-070 REGARDING AN EASEMENT FOR WATER AND WASTEWATER SERVICES RECORDED IN INSTRUMENT NO. 119440228, FOR INFORMATIONAL PURPOSES ONLY. (AFFECTS/PLOTTED)
24. MORTGAGE AND SECURITY AGREEMENT EXECUTED BY KALIFF CORP., A FLORIDA CORPORATION, TO MLR DEVELOPMENT CORP., A FLORIDA CORPORATION, EUGENE MILGRAM AND CHARLOTTE MILGRAM, HIS WIFE, DATED DECEMBER 30, 1993, FILED JANUARY 11, 1994, IN OFFICIAL RECORDS BOOK 21629, PAGE 320, AS ASSIGNED TO MMM INVESTMENTS CORP., A FLORIDA CORPORATION, BY ASSIGNMENT OF NOTE, MORTGAGE AND OTHER LOAN DOCUMENTS, FILED JANUARY 11, 1994, IN OFFICIAL RECORDS BOOK 21629, PAGE 329 TOGETHER WITH ASSIGNMENT OF LEASES, RENTS, AND CONTRACT RIGHTS RECORDED IN INSTRUMENT NO. 117588381 AND UCC-1 FINANCING STATEMENT RECORDED IN INSTRUMENT NO. 117588382 AND SUBORDINATION AGREEMENT RECORDED IN INSTRUMENT 117699352. (FEE INTEREST) (AFFECTS/NOT PLOTTABLE)
25. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
- NOTE: FOR INFORMATION PURPOSES ONLY, DEVELOPER'S AGREEMENT REGARDING WATER AND SEWER SERVICES OFFICIAL RECORDS BOOK 4206, PAGE 25 AND AMENDED IN OFFICIAL RECORDS BOOK 4517, PAGE 774 AND OFFICIAL RECORDS BOOK 6549, PAGE 428. (AFFECTS/NOT PLOTTABLE)
- NOTE: FOR INFORMATION PURPOSES ONLY, NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 51106, PAGE 850, INSTRUMENT NO. 116748648 AND INSTRUMENT NO. 117033458. NOTE: FOR INFORMATIONAL PURPOSES ONLY. (AFFECTS/NOT PLOTTABLE)

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0562 J
ZONE	AE
BASE FLOOD ELEV.	5
EFFECTIVE DATE	07/31/24

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET IRON ROD & CAP #6448
SN	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
-X-	CHAIN LINK/ WOOD FENCE
-E-	OVERHEAD UTILITY WIRES
5-62	ELEVATIONS
A/C	AIR CONDITIONER
CLP	CONCRETE LIGHT POLE
EBOX	ELECTRIC BOX
TRANS	TRANSFORMER
CALC	CALCULATED
BOU	BOTTOM OF UNIT
DDCV	DOUBLE DETECTOR CHECK VALVE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12053733 WITH A COMMITMENT DATE: 10/18/2024 AT: 8:00 AM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
7. BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK # 3361 ELEVATION=3.69' (NAV88)
8. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF "C & S SUBDIVISION", P.B. 89, PG. 40, B.C.R. SAID LINE BEARS S89°52'12"W.

LAND DESCRIPTION :

LESSEE'S INTEREST IN THAT CERTAIN LEASE BY AND BETWEEN KALIFF CORP., A FLORIDA CORPORATION, AS LESSOR, AND SHOPPES OF HARD ROCK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS LESSEE, DATED JULY 26, 2016, MEMORIALIZED BY THAT CERTAIN MEMORANDUM OF LEASE DATED APRIL 13, 2017, RECORDED APRIL 21, 2017 AT INSTRUMENT NO. 114338528, ASSIGNED BY THAT CERTAIN ASSIGNMENT OF GROUND LEASE BETWEEN KALIFF CORP., A FLORIDA CORPORATION, LANDLORD, AND SHOPPES OF HARD ROCK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, NOW KNOWN AS ROCK CENTER OF HOLLYWOOD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TENANT AND ASSIGNOR TO KOSHER HOUSE LLLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, ASSIGNEE RECORDED MARCH 10, 2020 IN INSTRUMENT NO. 116402406 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DEMISING THE FOLLOWING DESCRIBED LAND:

A PORTION OF PARCELS "B" AND "C", OF C & S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 89°48'30" WEST ALONG THE NORTH LINE OF SAID PARCEL "B" FOR 24.08 FEET; THENCE SOUTH 89°18'32" WEST, A DISTANCE OF 46.58 FEET; THENCE NORTH 00°41'28" WEST, A DISTANCE OF 0.41 FEET TO A POINT ON SAID NORTH LINE OF PARCEL "B"; THENCE SOUTH 89°48'30" WEST ALONG SAID NORTH LINE OF PARCEL "B" FOR 56.83 TO THE NORTHEAST CORNER OF THE MCDONALD'S PARCEL AS SHOWN ON THE SURVEY PREPARED BY FORTIN, LEAVY, SKILES, INC. UNDER JOB NO. 131023 AND DRAWING NO. 2008-092-2 AND DATED SEPTEMBER 9, 2013, THE FOLLOWING FIVE (5) COURSES BEING ALONG THE LINE OF SAID MCDONALD'S PARCEL; 1) THENCE SOUTH 00°07'48" EAST FOR 55.12 FEET; 2) THENCE SOUTH 89°52'12" WEST FOR 7.81 FEET; 3) THENCE SOUTH 00°07'48" EAST FOR 131.36 FEET; 4) THENCE NORTH 89°52'12" EAST FOR 5.36 FEET; 5) THENCE SOUTH 00°07'48" EAST FOR 30.75 FEET; THENCE NORTH 89°52'12" EAST ALONG THE SOUTH LINE OF SAID PARCEL "C" FOR 132.28 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "C", THENCE NORTH 00°44'47" WEST ALONG THE EAST LINE OF SAID PARCELS "B" AND "C" FOR 217.60 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:

KOSHER HOUSE LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP
OCEAN BANK, A FLORIDA BANKING CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
COMMONWEALTH LAND TITLE INSURANCE COMPANY
COKER & FEINER

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN AUGUST, 2023. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 06/14/23

COUSINS SURVEYORS & ASSOCIATES, INC.
351 SW 47TH AVENUE, SUITE 1011
DAVE, FLORIDA 33311
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766

CLIENT :
COKER & FEINER

5530 S STATE ROAD 7
HOLLYWOOD, FLORIDA

R E V I S I O N S		DATE	FB/PG	DWN	CKD
TOPOGRAPHIC SURVEY		10/15/18	SKETCH	AM	REC
REVISED SURVEY PER DBS RECORD, PG. 428, RCR		11/02/19	-----	REC	REC
BOUNDARY AND IMPROVEMENT SURVEY		12/04/18	-----	JD	REC
REVISED CENTERLINE OF SB-7		12/04/18	-----	JD	REC
ADDED FENCING AND RUSTLES/UTILITY EASEMENT		04/12/20	-----	REC	REC
REVISED PER OWNERSHIP & ENCUMBRANCE REPORT		01/25/19	-----	AM	REC

R E V I S I O N S		DATE	FB/PG	DWN	CKD
UPDATE SURVEY		10/25/21	SKETCH	REC	REC
FINAL SURVEY		06/14/23	SKETCH	JD	REC
RECEIPTIFICATION ONLY		11/15/24	-----	AC	REC
REVISED PER NEW TITLE COMMITMENT		11/15/24	-----	AM	REC

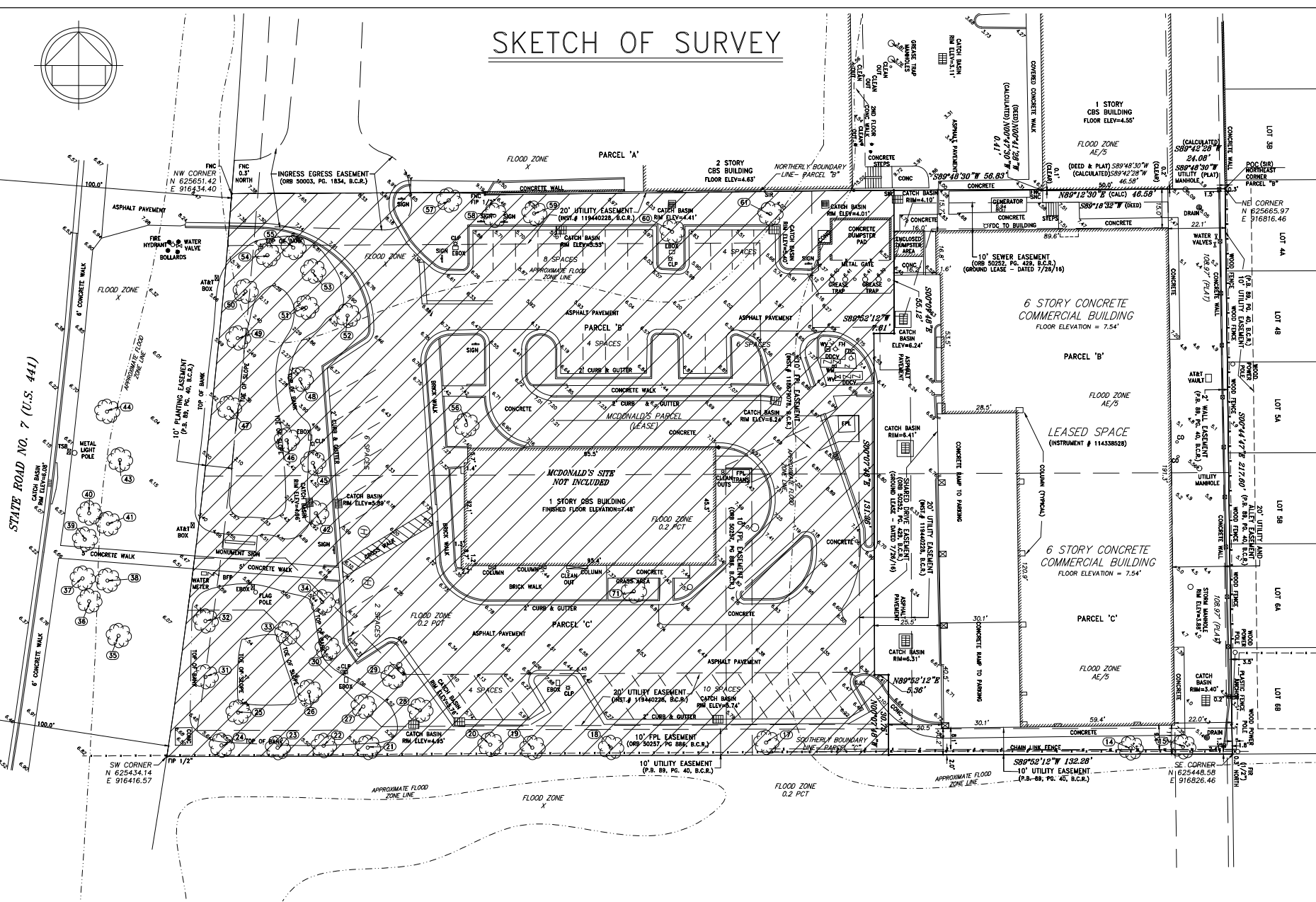
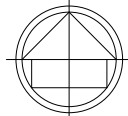
PROJECT NUMBER : 8177-18

SCALE : N/A

SHEET
1
OF
2
SHEETS

SKETCH OF SURVEY

STATE ROAD NO. 7 (U.S. 441)



COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766

CLIENT :
COKER & FEINER

5530 S STATE ROAD 7
HOLLYWOOD, FLORIDA

REVISIONS				
DATE	FB/PG	DWN	CKD	
10/19/18	SKETCH	AM	REC	
11/02/18	REC	REC	REC	
12/04/18	JD	REC	REC	
12/29/18	JD	REC	REC	
01/17/19	REC	REC	REC	
01/25/19	AM	REC	REC	

REVISIONS				
DATE	FB/PG	DWN	CKD	
10/25/21	SKETCH	REC	REC	
09/14/22	SKETCH	JD	REC	
11/12/24	AC	REC	REC	
11/18/24	AM	REC	REC	

PROJECT NUMBER : 8177-16
SCALE : 1" = 16'

SHEET
2
OF
2
SHEETS