LEGAL DESCRIPTION

All of Block C and the East 96.08 feet of Block B of "DRANGEBROOK HILLS" according to the plat thereof as recorded in Plat Book 68, at Page 29 of the Public Records of Broward County, Florida. Being more particularly described as follows: Begin at the Southeast corner of said Block C; Thenec run North 89°54'29" West along the South line of said Blocks C and B, for a distance of 540.05 feet to a point of intersection with a line that lies 96.08 feet West of and parallel with the East line of said Block B; Thence run North 00°18′53″ East along said parallel line for a distance of 643.47 feet to a point of intersection with the North line of said Block B (said point also being the Southerly Right-of-way line of Washington Street as shown on aforementioned plat); Thence run South 89°49'21" East along the North line of said Block B and C (also being the Southerly Right-of-way line of Washington Street as shown on aforementioned plat) for a distance 518.92 feet to a point of curvature of a circular curve, concave to the Southwest, and having for its elements a radius of 25 feet and a central angle of 90°30′10″; Thence run Southeasterly along the arc of said circular curve for an arc distance of 39.49 feet to a point of tangency on the Easterly line of said Block C (said point also being the Westerly Right-of-way line of South 35th Avenue as shown on aforementioned plat); Thence run Souht 00° 40′ 49" West along the East line of said Block C (also being the Westerly Right-of-way line of South 35th Avenue as shown on aforementioned plat) for a distance of 617.47 feet to the Point of Beginning. Said described parcel of land containing 348, 463 Sq. Ft. (7.99 Acres more of less).

SURVEY NOTES:

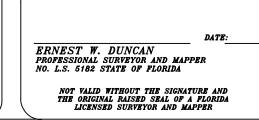
- 1) ELEVATIONS IF SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 2) BOUNDARY LINES SHOWN HEREON ARE PER THE PLAT
- 3) BEARING SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF PARCEL "C", ORANGEBROOK HILLS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LINE BEARS SOUTH 89° 49′ 21″ EAST
- 4) SURVEYOR HAS MADE NO ADDITIONAL RESEARCH OF THE PUBLIC RECORDS EXCEPT AS NOTED. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR RECORDINGS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS.
- 5) BENCHMARK REFERENCE: BROWARD COUNTY BENCH MARK NO. ELEV= 0.00 ' (N. G. V. D.)
- 6) FLOOD IMFORMATION COMMUNITY NUMBER: 125113 CITY OF HOLLYWOOD PANEL NUMBER: 0316 SUFFIX: F FLOOD ZONE: X BASE FLOOD ELEVATION: NA DATE OF FIRM: 8/18/92
- 7) THE (2) FLORIDA POWER & LIGHT EASEMENTS SHOWN HEREON ARE APPROXIMATE & EXISTING UTILITIES SHOULD BE PHYSICALLY VERIFIED PRIOR TO DESIGN AND/OR CONSTRUCTION.
- 8) THE UNDERGOUND UTILITIES SHOWN HEREON ARE FROM LOCATIONS PERFORMED BY GROUND HOG LOCATIONS SERVICES.
- 9) A Certificate of Search & Ownership & Emcumbrance Report was prepared by Fidelity National Title Insurance Company covering the dates of july 1, 1936 to May 30, 2012. The following is our report of all survey related items contained in said report affecting this property.
- Item #14) Plat-all matters shown hereon
- Item #15) F.P.L. Easement-affects property to the west
- Item #17) Cable Television Easement-affects property to the west
- Item #18) Blanket Easement for cable television- affects entire property
- Item #30) Blanket Easement for Broadband equipment installation and maintenance affects entire property.
- All other items contained in said report are not survey related and not adrdressed hereon.

LEGEND: EJB DENOTES ELECTRICAL JUNCTION BOX ETP DENOTES ELECTRICAL TRANSFORMER CTV DENOTES CABLE TELEVISION RISER SSMH DENOTES SANITARY SEWER MANHOLE U. E. DENOTES UTILITY EASEMENT P. B. DENOTES PLATBOOK PG. DENOTES PAGE B. C. R. DENOTES BROWARD COUNTY RECORDS P. O. B. DENOTES POINT OF BEGINNING CB DENOTES CATCHBASIN C. B. S. DENOTES CONCRETE BLOCK STRUCTURE WPP DENOTES WOOD POWERPOLE CUP DENOTES CONCRETE UTILITY POLE CONC. DENOTES CONCRETE CONC. SWK. DENOTES CONCRETE SIDEWALK

I hereby certify that this survey was prepared under my that it meets the Minimum Technical Standards for Land Surveys in the State of Florida as set forth by Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, and that said survey is true and correct to the best of my knowledge and belief.

ERNEST W. DUNCAN, P.L.S. 5182

LAND SURVEYORS 521 SE 5TH COURT POMPANO BEACH, FL. 33060 PH. (754)264-2166 FAX (954) 827-0535



NAUTILUS (HOLLYWOOD, FL.)

SURVEY TYPE: BOUNDARY SURVEY 1 UPDATE SURVEY 5/9/12 ADD UNDERGROUND UTILITIES 4/25/13 REVIEW OF REVISED O & E REPORT 4/25/13

SCALE: DRAWN BY: CHECKED BY: DATE:__ PROJECT NO._ SHEET ____1 OF _____

