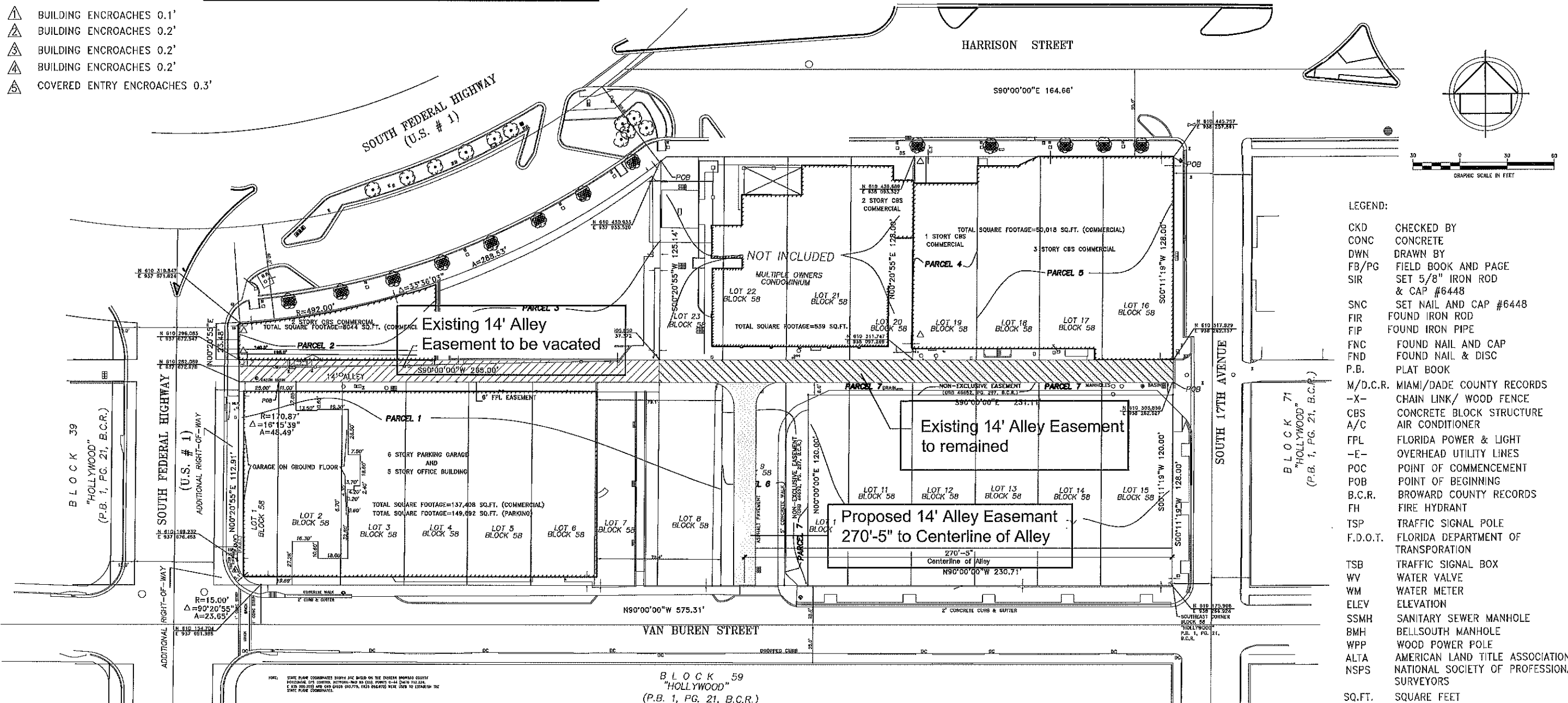


ALTA/NSPS LAND TITLE SURVEY

ENCROACHMENTS

- △ BUILDING ENCROACHES 0.1'
- △ BUILDING ENCROACHES 0.2'
- △ BUILDING ENCROACHES 0.2'
- △ BUILDING ENCROACHES 0.2'
- △ COVERED ENTRY ENCROACHES 0.3'



- LEGEND:**
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET 5/8" IRON ROD & CAP #6448
 - SNC 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
 - M/D.C.R. MIAMI/DADE COUNTY RECORDS
 - X- CHAIN LINK/ WOOD FENCE
 - CBS CONCRETE BLOCK STRUCTURE
 - A/C AIR CONDITIONER
 - FPL FLORIDA POWER & LIGHT OVERHEAD UTILITY LINES
 - E- POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - B.C.R. BROWARD COUNTY RECORDS
 - FH FIRE HYDRANT
 - TSP TRAFFIC SIGNAL POLE
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - TSB TRAFFIC SIGNAL BOX
 - WV WATER VALVE
 - WM WATER METER
 - ELEV ELEVATION
 - SSMH SANITARY SEWER MANHOLE
 - BMH BELLSOUTH MANHOLE
 - WPP WOOD POWER POLE
 - ALTA AMERICAN LAND TITLE ASSOCIATION
 - NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
 - SQ.FT. SQUARE FEET
 - U/K UNKNOWN
 - BOLLARD
 - ▨ BUILDING LINE
 - DC DROPPED CURB

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	0.2 PCT
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

- Legend**
- Existing 14' Alley Easement to be vacated
 - Existing 14' Alley Easement to remained
 - Proposed 14' Alley Easement

NET AREA			
PARCEL A	AREA =	75,500 SQ.FT.	/ 1.7332 ACRES
PARCEL B	AREA =	21,098 SQ.FT.	/ 0.4843 ACRES
PARCEL C	AREA =	15,693 SQ.FT.	/ 0.3606 ACRES
LESS OUT		=	27,709 SQ.FT. / 0.6361 ACRES
TOTAL NET AREA		=	84,582 SQ.FT. / 1.9419 ACRES
TOTAL GROSS AREA		=	141,083 SQ.FT. / 3.2388 ACRES

COUSINS SURVEYORS & ASSOCIATES, INC.
 3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :
 MG3 HOLLYWOOD LLC

PARC PLACE TOWERS
 PORTION OF BLOCK 58
 HOLLYWOOD, FLORIDA

REVISIONS	DATE	FB/PG	DWN	CKD
UPDATE SURVEY	01/29/13	SKETCH	AM	REC
UPDATE SURVEY	11/29/13	SKETCH	JD	REC
UPDATE SURVEY	08/27/14	SKETCH	REC	REC
REVISED ZONING INFORMATION	04/18/16	---	REC	REC
ADDED TOTAL GROSS AREA	04/21/16	---	AM	REC

REVISIONS	DATE	FB/PG	DWN	CKD
REVISED PER ATTORNEY'S COMMENTS	05/26/16	---	AM	REC

PROJECT NUMBER : 5418-05
 SCALE : 1" = 30'
 SHEET 2 OF 3