



CURVE TABLE				
CURVE	CHORD	LENGTH	RAADIUS	DELTA
C1	85.86	66.34	237.00	20°52'22"

LEGAL DESCRIPTION:
A PORTION OF PARCEL A, LYONS CORPORATE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH-EAST CORNER OF SAID PARCEL A, THENCE SOUTH 00°25'54" EAST, ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 740.91 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°24'54" EAST, CONTINUING ALONG SAID EAST LINE OF SAID PARCEL A, A DISTANCE OF 207.05 FEET; THENCE SOUTH 89°30'21" WEST, A DISTANCE OF 578.79 FEET; THENCE NORTH 00°23'07" WEST, A DISTANCE OF 261.50 FEET; THENCE NORTH 89°30'21" EAST, A DISTANCE OF 494.24 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 237.00 FEET; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°52'22", AN ARC LENGTH OF 86.34 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS:
4700 LYONS TECHNOLOGY PARKWAY
COCONUT CREEK, FL 33073

INVOICE NUMBER: 84064-5E
DATE OF FIELD WORK: 09/20/2017

CERTIFIED TO:
COHEN, NORRIS, WOLMER, RAY, TELEPMAN & COHEN
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COCONUT CREEK AVIATION ASSETS LLC, A DELAWARE LIMITED LIABILITY COMPANY

FLOOD ZONE: AH AND X, 0.2% ANNUAL CHANCE FLOOD HAZARD
FLOOD MAP: 12011C
PANEL: 0155
SUFFIX: H
PANEL DATE: 08/18/2014
BASE FLOOD ELEVATION: 15 FEET
ZONES: FCD (PLANNED COMMERCIAL DISTRICT) LYONS CORPORATE PARK

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND ASSET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 4.72(2), FLORIDA STATUTES AND APPLICABLE REGULATIONS IN THE FLORIDA ADMINISTRATIVE CODE AND WITHOUT LIMITATION OF THE FOREGOING, THAT THIS SURVEY:

WAS MADE FROM AN ACTUAL FIELD SURVEY ON THE GROUND UNDER MY SUPERVISION AND IS CORRECT; (2) ACCURATELY SURVEYS ALL REAL PROPERTY AND IMPROVEMENTS SHOWN THEREIN AND THE INDICATED DIMENSIONS, SQUARE FOOTAGE AND ACREAGE OF ALL SUCH PROPERTY AND IMPROVEMENTS IS CORRECT; (3) SHOWS THE LOCATION OF ALL IMPROVEMENTS AND ANY OTHER MATTERS ON THE SUBJECT PROPERTY; (4) SHOWS THE LOCATION OF ALL EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY WHICH CAN BE GRAPHICALLY ILLUSTRATED, AS SET FORTH IN 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP LAND TITLE SURVEYS. I DO NOT FURTHER CERTIFY THAT:

FROM A CAREFUL, PHYSICAL INSPECTION, EXCEPT AS SET FORTH BELOW, THIS SURVEY SHOWS THERE ARE NO (i) EASEMENTS, STREETS, ROADS, RIGHTS OF WAY OR USES OF THE PROPERTY, (ii) ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY, (iii) ENCROACHMENTS ON ADJACENT PROPERTY, STREETS, OR ALLEY BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY, (iv) PARTY WALLS, (v) CONFLICTS OR PROTRUSIONS, OR (vi) LEGAL SUBDIVISIONS OF THE PROPERTY. THE EXCEPTIONS TO THE ABOVE STATEMENTS ARE AS FOLLOWS:

NONE, OTHER THAN SHOWN ON SURVEY.

ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY LYONS TECH PARKWAY, THE SAME BEING PAVED, DEDICATED PUBLIC RIGHTS-OF-WAY MAINTAINED BY BROWARD COUNTY, FLORIDA.

ALL REQUIRED BUILDING SETBACK OR ZONING RESTRICTION LINES ON THE SUBJECT PROPERTY ARE LOCATED AS SHOWN HEREON AND ALL IMPROVEMENTS ARE CONSTRUCTED WITHIN SUCH SETBACKS OR RESTRICTIONS.

ALL UTILITIES REQUIRED FOR OPERATION OF IMPROVEMENTS UPON THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS. THE PROPERTY IS LOCATED IN FLOOD ZONE X, BASE FLOOD ELEVATION: MVA NGM, CPWA FLOOD MAP: 12011C, PANEL: 0155, SUFFIX: H REVISED 08/18/2014.

THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.

THE PROPERTY DOES NOT CONSTITUTE AN ILLEGAL SUBDIVISION OF THE LAND UNDER APPLICABLE LAW.

SCHEDULE B.4 TITLE COMMITMENT REVIEW FINDINGS
PER TITLE COMMITMENT ISSUED BY AMERICAN LAND TITLE ASSOCIATION
COMMITMENT DATED: JULY 18, 2017 AT 8:00 A.M.
AGENT FILE # 35393.005

ITEM NO.	O.B.B. PAGE	AFFECTS	PLATT/STIP	COMMENTS
1	NA	Y	NI	NOT A SURVEY MATTER: HERSON
2	NA	Y	NI	SURVEY IS SHOWN
3	NA	Y	NI	NOT A SURVEY MATTER: HERSON
4	NA	Y	NI	NOT A SURVEY MATTER: HERSON
5	NA	Y	NI	EASEMENTS NOT SHOWN BY PUBLIC RECORDS
6	NA	Y	NI	NOT A SURVEY MATTER: HERSON
7	P.B. 153, PG. 45 35486-628	Y	Y	PLATTED EASEMENTS DO NOT AFFECT AGREEMENT
8	35540-1252	Y	NI	ACCESS AGREEMENT
9	30562-213 34294-1166 33209-1483	Y	Y	PARCEL 7 DRAINAGE AREA, DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS ASSIGNMENT AND ASSUMPTION OF RIGHTS
10	1948-1-82	Y	NI	ACCESS AGREEMENT
11	20666-337	Y	NI	HOLD HARVESTS AND NOTIFICATION AGREEMENT
12	15007-25	Y	NI	AERIAL EASEMENT AFFECTING PARCEL 50
13	35243-1340	Y	Y	UTILITY AND WATER EASEMENTS
14	35486-653	Y	NI	AGENTS OF RECORD FOR NOTICE OF EXPIRATION OF FINDINGS OF ADEQUACY
15	45316-1977	Y	Y	COMMON DRIVE AND TRUCK COURT AREAS
16	21172-547	Y	NI	AGENTS OF RECORD FOR NOTICE OF EXPIRATION OF FINDINGS OF ADEQUACY

BUILDING SETBACK LINES
FRONT (NORTH) 25'
REAR (SOUTH) 25'
SIDES (EAST) 25'
(WEST) 25'

TOTAL PARCEL SQUARE FOOTAGE: 163,347 SQ. FT. (3.8+ ACRES)
TOTAL BUILDING SQUARE FOOTAGE: 23,895 SQ. FT. (0.55+ ACRES)
TOTAL PARKING SPACES (NON-HANDICAPPED): 76
TOTAL PARKING SPACES (HANDICAPPED): 3

ELEVATIONS SHOWN: IF APPLICABLE - ARE BASED UPON
BENCHMARK: N.G.V.D., 1989
ELEVATION: N.G.V.D., 1989

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPING COMPANY (F.S. 472.07, FLORIDA STATUTES AND THE ELECTRONIC SIGNATURE AND SEAL VERIFICATION PROCEDURES AS SET FORTH IN CHAPTER 61-17.00, PURSUANT TO SECTION 472.07, FLORIDA STATUTES).

LEGEND:
ARROWS: ARC LENGTH
CA: DENOTES CENTRAL ANGLE
CIR: DENOTES CIRCLE RADIUS
D: DENOTES DRIVE SURFACE
DL: DENOTES DRAINAGE EASEMENT
F: DENOTES FOUND IRON ROD
L: DENOTES LEGAL LIEN
M: DENOTES METAL MARKER
OH: DENOTES OVERHEAD CABLE
R: DENOTES RADIUS
S: DENOTES SETBACK LINE
T: DENOTES TANGENT
V: DENOTES VERTICAL CURVE
W: DENOTES WATER METER

BEARING REFERENCE:
EAST LINE OF PARCEL AS S. 00°24'54" E.
ALL BEARINGS SHOWN HEREON REFERENCED THERETO, AS REFERENCED IN SUBJECT PROPERTY LEGAL DESCRIPTION.

IMPORTANT NOTE:
IF THIS SKETCH OF SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, IT IS LIMITED TO THE INFORMATION REQUIRED FOR THAT PURPOSE. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTEC. SAID APPROVAL SHALL BE CONFIRMED BY AN ADDITIONAL SIGNED NOTATION "LANDTEC APPROVAL FOR CONSTRUCTION" LISTED IN THE REVISION BAR BELOW. LANDTEC ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client):
- No platted easements affect property, easements as shown per title commitment.

This survey has been issued by the following Landtec Surveying office:
600 Fairway Drive - Ste. 101
Deerfield Beach, FL 33441
Office: (561) 367-3587 Fax: (561) 465-3145
www.LandtecSurvey.com

PLEASE NOTE:
SUBJECT PROPERTY SERVICED BY PUBLIC UTILITIES.
NO APPROVAL FOR CONSTRUCTION HAS BEEN MADE BY THIS OFFICE.
Job Number: 16484-8424-SE Rev: SITE PLAN 190118
Drawn By: J. Santner Rev:
Date of Field Work: 09/20/2017 Rev:

