

1"=20'

CERTIFIED TO:

ROYAL B. STAMPA, LLP  
ONE RESTAURANTS, LLC, A LIMITED LIABILITY COMPANY

FLOOD ZONE INFORMATION:

COMMUNITY NUMBER: 123110  
PARCEL: 0319  
SUFFIX: F  
DATE OF FIRM INDEX: 08/18/1992  
FIRM ZONE: AE  
BASE FLOOD ELEVATION: 7.00  
DATE OF COMPLETION: 08/25/13

NOTE:

82,754 SQUARE FEET  
1.51 ACRES

LEGAL DESCRIPTION:

PARCEL 1:  
LOTS 18, 19, 20, 21, 32, AND 33, BLOCK 4 HOLLYWOOD ENTRADA AMENDED PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR FEDERAL HIGHWAY AS REFLECTED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 15218, AT PAGE 278, AND IN OFFICIAL RECORDS BOOK 15218, AT PAGE 281.

PARCEL 2:  
LOTS 12, 14, 15, 16, 17 AND LOTS 34, 35, 36, 37, 38, IN BLOCK 4 HOLLYWOOD ENTRADA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

THAT PART OF LOTS 34, 35, 36, 37 AND 38, BLOCK 4, OF THE AMENDED PLAT OF HOLLYWOOD ENTRADA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

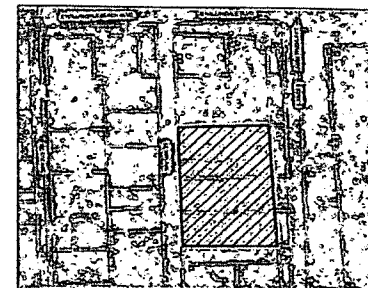
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST; THENCE N87°07'28"E, ALONG SAID QUARTER SECTION LINE OF SAID SECTION 27, A DISTANCE OF 2633.87 FEET TO THE BASELINE OF SURVEY FOR STATE ROAD 3 AND THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE N02°32'00"W, A DISTANCE OF 691.51 FEET; THENCE S87°00'00"W, A DISTANCE OF 54.00 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE, CONCAVE EASTERLY HAVING A CHORD BEARING OF N02°53'31"W, THENCE NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 8,123.74 FEET, THROUGH AN ANGLE OF 02°14'13", AN ARC DISTANCE OF 200.03 FEET TO THE END OF SAID CURVE; THENCE N88°37'08"E, ALONG THE NORTHERLY LINE OF SAID LOT 34, A DISTANCE OF 33.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 3; THENCE S02°53'00"E, A DISTANCE OF 200.03 FEET; THENCE S87°00'00"W, ALONG THE SOUTH LINE OF SAID LOT 34, A DISTANCE OF 31.00 FEET TO THE POINT OF BEGINNING.

ABBREVIATIONS:

F.A.P. 1/2" FOUND 1/2" IRON PIPE  
CONC. CONCRETE  
R RECORD  
M MEASURED  
TYP. TYPICAL  
PG. PAGE  
O.R.B. OFFICIAL RECORDS BOOK  
F.P.L. FLORIDA POWER & LIGHT

SYMBOLS:

○ CENTER LINE  
X LIGHT POLE  
X CATCH BASIN  
○ HANDICAP SPACE



LOCATION SKETCH  
NOT TO SCALE

City of Hallandale Beach BUILDING DIVISION Page Review Only			
R	Discipline	Reviewed by	Date
	Building	W.B.	10/1/16
	Electrical		
	Engineering		
	Firm		
	Mechanical		
	Plumbing		
	Zoning		

TITLE COMMITMENT (ORDER NO. 330643) PREPARED BY  
FIDELITY NATIONAL-TITLE INSURANCE COMPANY DATED  
APRIL 10, 2012, WAS REVIEWED BY: [Signature]  
P.S.M. #510

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
- THE LINES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- FENCE OWNERSHIP NOT DETERMINED.
- SCARANS REFERENCED TO LINE NOTED AS B.R.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYOR'S EMBOSSED SEAL.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.M.S. 1928 UNLESS OTHERWISE NOTED.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS ALTA SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61017-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 437.027 FLORIDA STATUTES.

SIGNATURE: [Signature]  
FOR THE FIRM  
MICHAEL ESPINOSA  
REGISTERED PROFESSIONAL SURVEYOR  
NOT VALID WITHOUT AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RASED SEAL OF A LICENSED SURVEYOR AND MAPPER.

REVISIONS	BY

MIGUEL ESPINOSA  
LAND SURVEYING, INC.  
18665 S.W. 18TH STREET  
SUITE 3310, MIAMI, FL 33157  
TELEPHONE: (305) 740-3319 FAX: (305) 669-3190  
LICENSED BUSINESS #8463  
m.espinosa@landsurveyinginc.com

A.L.T.A SURVEY  
OF  
100 SOUTH FEDERAL HIGHWAY  
HALLANDALE, 33008

DRAWN:	CHECKED:
J.R.	M.E.
DATE:	08/25/2013
SCALE:	1" = 20'
JOB No.:	A-39824
SHEET	2
	OF 2

