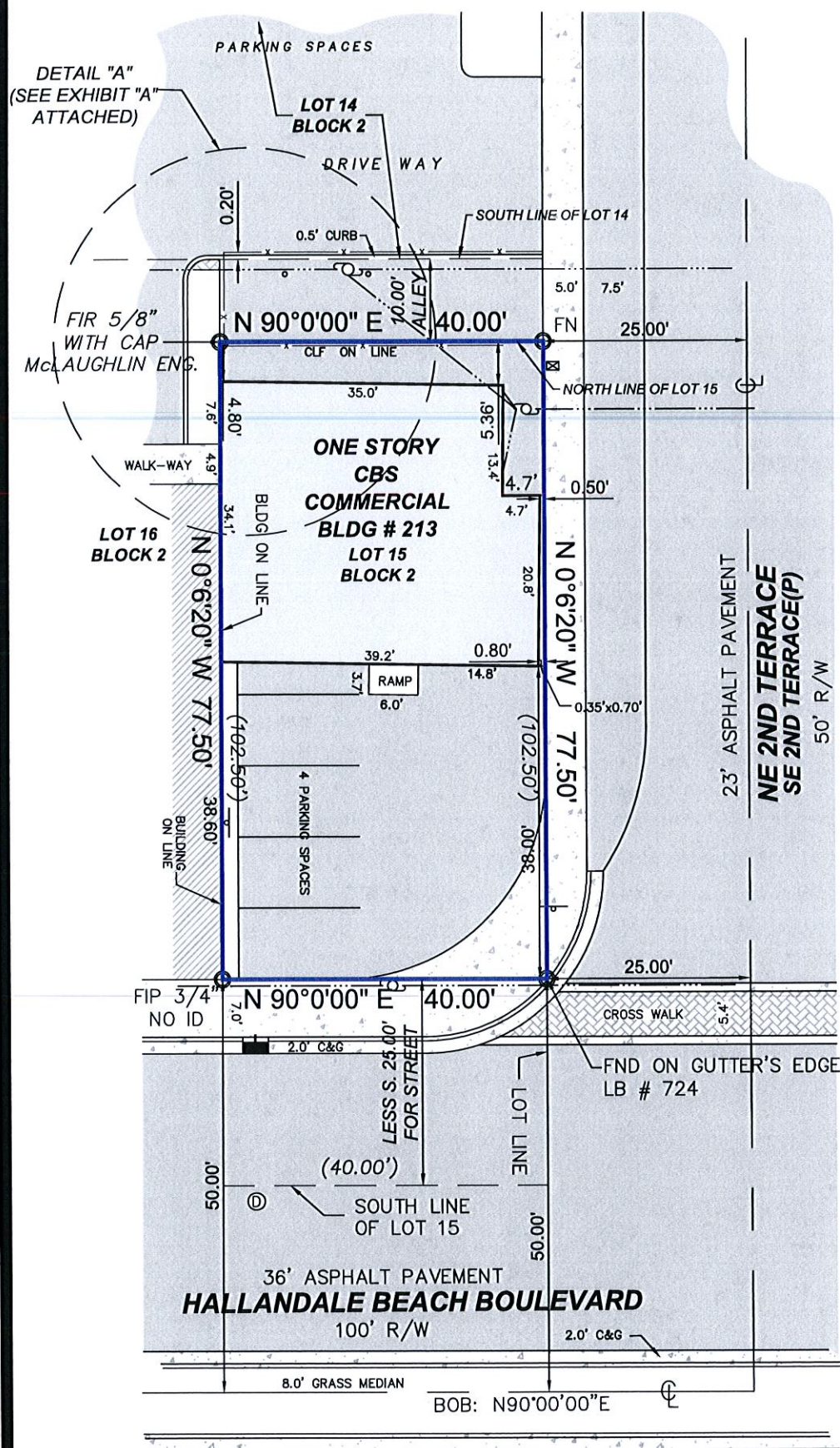


# MAP OF BOUNDARY SURVEY



NORTH  
SCALE: 1"=20'

Exhibit 4



## SURVEYOR'S NOTES CONTINUE:

9. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN, THE CENTERLINE OF HALLANDALE BEACH BOULEVARD HAS BEEN ASSIGNED A BEARING OF N90°00'00\".
10. RIGHTS-OF-WAY, OLD HIGHWAYS OR ABANDONED ROADS, LANES DRIVEWAYS, DRAINS, SEWER OR WATER PIPES OVER AND ACROSS SAID PREMISES: NONE APPARENT. ALLEY VACATION ON ADJOINING PROPERTY TO WEST. INGRESS AND EGRESS OF 10' ALLEY LYING NORTH AND ADJACENT TO PROPERTY IS BEING OBSTRUCTED BY A CHAIN LINK FENCE AND CONCRETE CURB AT NW CORNER OF PROPERTY (SEE ATTACHED EXHIBIT \"A\").
11. SPRINGS, STREAMS, RIVERS, PONDS OR LAKES LOCATED, BORDERING ON OR RUNNING THROUGH SAID PREMISES: NONE APPARENT.
12. CEMETERIES OR FAMILY BURYING GROUNDS LOCATED ON SAID PREMISES: NONE VISIBLE.
13. ELECTRICITY OR ELECTROMAGNETIC/COMMUNICATIONS SIGNAL, TOWERS, ANTENNA, LINES OR LINE SUPPORTS LOCATED ON, OVERHANGING OR CROSSING SAID PREMISE: OVER HEAD WIRES AND ANCHOR CONTAINED WITHIN 10 FOOT ALLEY, NORTH OF SUBJECT PROPERTY, WITH SERVICE LINES TO POLE AT NORTHEAST CORNER OF BUILDING.
14. DISPUTED BOUNDARIES OR ENCROACHMENTS: CHAIN LINK FENCE AND CONCRETE CURB CROSS NORTH BOUNDARY LINE, 0.9 FEET EAST OF WEST PROPERTY LINE ONTO PROPERTY; CONCRETE SIDEWALK, CURB AND GUTTER ENCROACH AT SOUTHEAST CORNER OF PROPERTY.
15. EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS: NON APPARENT.
16. BUILDING OR POSSESSION LINES: CBS WALL ALONG WEST PROPERTY LINE, BACK OF SIDEWALK ALONG EAST AND SOUTH PROPERTY LINES.
17. RECENT STREET OR SIDEWALK CONSTRUCTION AND/OR ANY CHANGE IN STREET LINES EITHER COMPLETED OR PROPOSED BY AND AVAILABLE FROM THE CONTROLLING JURISDICTION: NONE APPARENT.
18. SITE USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL: NONE APPARENT.
19. THERE IS CBS BUILDING ON SITE BEING USED FOR COMMERCIAL PURPOSE WITH FOUR STRIPED PARKING SPACES.

## LEGEND

### ABBREVIATIONS:

A = ARC DISTANCE  
A/C = AIR CONDITIONER PAD  
BLDG = BUILDING  
BOB = BASIS OF BEARINGS  
CBS = CONCRETE BLOCK & STUCCO  
(C) = CALCULATED  
C&G = CURB & GUTTER  
CLF = CHAIN LINK FENCE  
COL = COLUMN  
CONC = CONCRETE  
DE = DRAINAGE EASEMENT  
DME = DRAINAGE & MAINTENANCE EASEMENT  
D/W = DRIVE-WAY  
EB = ELECTRIC BOX  
ENC = ENCROACHMENT  
EP = EDGE OF PAVEMENT  
EW = EDGE OF WATER  
FDH = FOUND DRILL HOLE  
FIP = FOUND IRON PIPE  
FIR = FOUND IRON ROD  
FN = FOUND NAIL (NO ID)  
FND = FOUND NAIL & DISK  
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD  
(M) = MEASURED  
MDCR=MIAMI-DADE COUNTY RECORDS  
MH =MAN HOLE  
ML = MONUMENT LINE  
(P) = PLAT  
PB = PLAT BOOK  
PC = POINT OF CURVATURE  
PCP = PERMANENT CONTROL POINT  
PE = POOL EQUIPMENT PAD  
PG = PAGE  
PI = POINT OF INTERSECTION  
PL = PLANTER  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PRC = POINT OF REVERSE CURVATURE  
PRM = PERMANENT REFERENCE MONUMENT  
(R) = RECORD  
R/W = RIGHT OF WAY  
SIP = SET IRON PIPE  
SND = SET NAIL & DISK (PK)  
SWK = SIDEWALK  
(TYP) = TYPICAL  
UB = UTILITY BOX  
UE = UTILITY EASEMENT  
W/F = WOOD FENCE

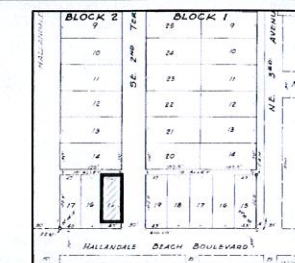
### SYMBOLS:

☐ = TELEPHONE RISER  
☐ = CABLE TV RISER  
☐ = WATER METER  
X 0.00 = ELEVATION  
(00') = ORIGINAL LOT DISTANCE  
CL = CENTER LINE  
o = GUARD POST  
☐ = CURB INLET  
☐ = CATCH BASIN  
☐ = UTILITY POLE  
⊙ = DRAINAGE MANHOLE  
— = SIGN  
— = WOOD FENCE  
— = CHAIN LINK FENCE  
— = OVERHEAD UTILITY WIRE

ASPHALT CONCRETE PAVERS TILES COVER

## PLAT IMAGE:

NOT TO SCALE



## PROPERTY ADDRESS:

213 E. HALLANDALE BEACH BOULEVARD, HALLANDALE BEACH, FLORIDA 33009

## LEGAL DESCRIPTION:

LOT 15 LESS THE SOUTH 25 FEET FOR STREET, BLOCK 2, OF BOULEVARD MANORS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 08/18/92 AND INDEX MAP REVISED ON 10/02/97 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE X BASE FLOOD ELEVATION N/A COMMUNITY NAME & NUMBER HALLANDALE 125110 MAP & PANEL NUMBER 12011C0319 SUFFIX E

## SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
6. THE BOUNDARY LIMITS STABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
7. FENCE OWNERSHIP NOT DETERMINED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

## CERTIFIED TO:

PHILLIP KING INVESTMENTS INC

## REVISION(S):

UPDATE SURVEY 3/27/14 JOB # 140319447  
UPDATE SURVEY 6/16/14 JOB # 140619906  
06/17/15 ADDED STREET NAME (NE 2ND TERRACE) AND CORRECTED PLAT IMAGE

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

Juan A. Suarez

Digitally signed by Juan A. Suarez  
DN: cn=Juan A. Suarez, o=Suarez Surveying & Mapping, ou=PSM 6220, email=suarezsurveying@gmail.com, c=US  
Date: 2015.06.17 13:04:19 -0400  
13:04:07 -0400

Juan A. Suarez

PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA LIC. # 6220

DATE OF SURVEY:  
12/03/2013  
JOB #: 131118974  
FILE #: C-14309  
CAD FILE(T): BERKOVICH  
SHEET 1 OF 1