

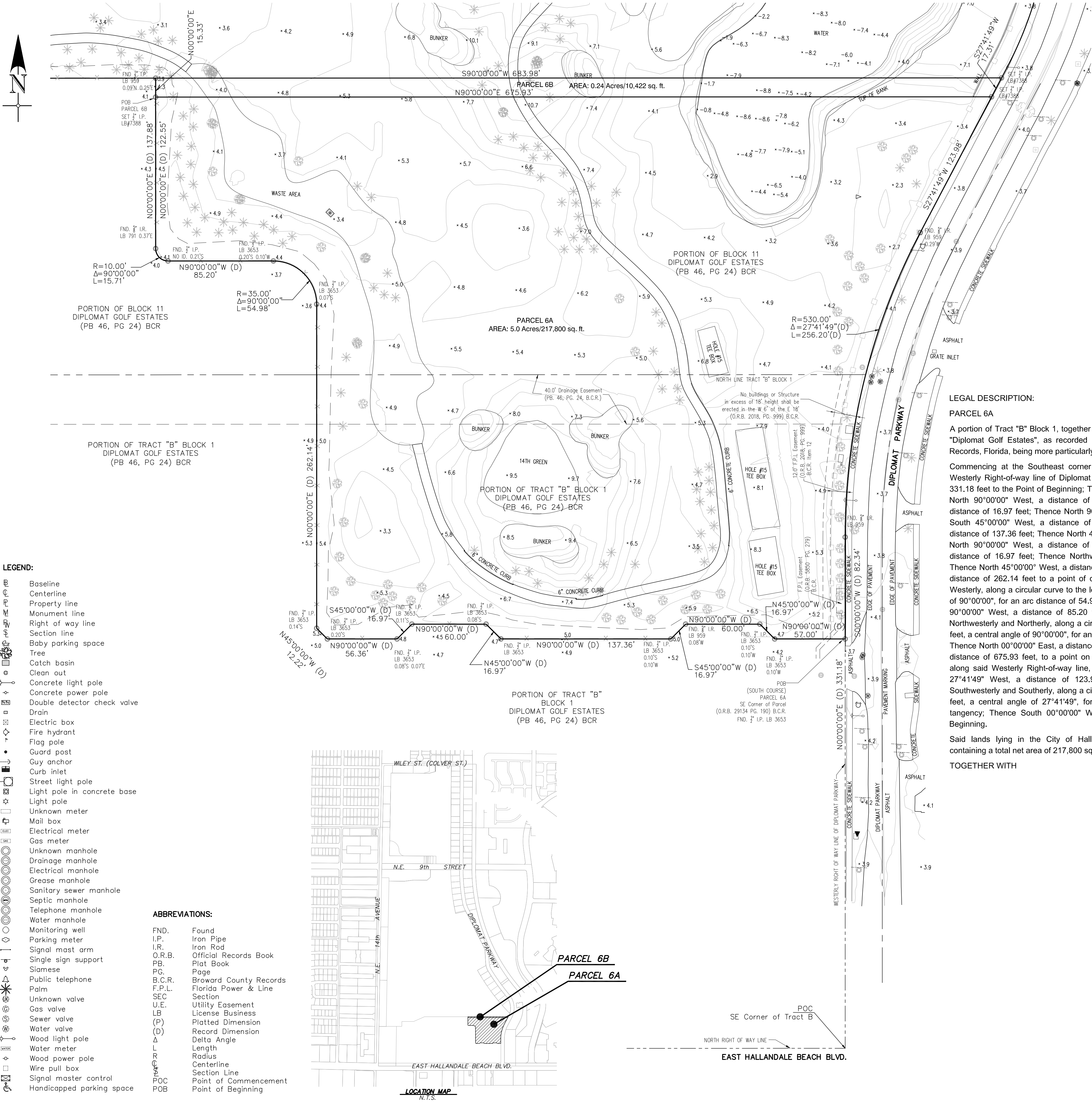
Drawing name: P:\Pro\25752-Diplomat Hotel Legal\Map\25752 Parcel 6 Sketch-Bndy.dwg 24x36 Jun 26, 2017 2:51pm i adiaz

LEGEND:

- Baseline
- Centerline
- Property line
- Monument line
- Right of way line
- Section line
- Baby parking space
- Tree
- Catch basin
- Clean out
- Concrete light pole
- Concrete power pole
- Double detector check valve
- Drain
- Electric box
- Fire hydrant
- Flag pole
- Guard post
- Guy anchor
- Curb inlet
- Street light pole
- Light pole in concrete base
- Light pole
- Unknown meter
- Mail box
- Electrical meter
- Gas meter
- Unknown manhole
- Drainage manhole
- Electrical manhole
- Grease manhole
- Sanitary sewer manhole
- Septic manhole
- Telephone manhole
- Water manhole
- Monitoring well
- Parking meter
- Signal mast arm
- Single sign support
- Siamese
- Public telephone
- Palm
- Unknown valve
- Gas valve
- Sewer valve
- Water valve
- Wood light pole
- Water meter
- Wood power pole
- Wire pull box
- Signal master control
- Handicapped parking space

ABBREVIATIONS:

- | | |
|--------------|------------------------|
| FND. | Found |
| I.P. | Iron Pipe |
| I.R. | Iron Rod |
| O.R.B. | Official Records Book |
| P.B. | Plat Book |
| P.S. | Page |
| B.C.R. | Broward County Records |
| F.P.L. | Florida Power & Line |
| SEC | Section |
| U.E. | Utility Easement |
| LB | License Business |
| (P) | Platted Dimension |
| (D) | Record Dimension |
| Δ | Delta Angle |
| Length | |
| Radius | |
| Centerline | |
| Section Line | |
| POC | Point of Commencement |
| POB | Point of Beginning |



LOCATION MAP
N.T.S.

EXHIBIT "A"

TRIANGLE
Surveying & Mapping, Inc.
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305 597-9701
www.TRIANGLESM.com
Miami, Florida, 33166
LB 7388

SURVEYOR'S NOTES:

Bearings are based on an assumed meridian, where the South line of said Block 11, bears North 90°00'00" West. All distances as shown are based on the US Survey foot.

Elevations are referred to the North American Vertical Datum, 1988 (NAVD). Elevations are based on Broward County Benchmark (BCED BM 3342), the same being a square cut, located at Northwest corner of curb at intersection of Hallandale Beach Boulevard and NE 3rd Avenue, elevation 6.93 feet (NAVD). Note, Broward County published the elevation of Benchmark 3342 as 8.522 feet NGVD 1929 (NGVD29). The National Geodetic Survey program Vertcon94 was utilized to convert the orthometric height between NGVD29 and NAVD88.

No encroachments were noted by this survey, except as shown hereon. The ownership of the fences and/or walls as shown hereon was not determined. The location of utilities on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers.

Fence locations as shown are based on the recovered monumentation.

The client provided the Legal description to the surveyor. The Legal Description is based on Exhibit A as shown on First American File No. 1062-3077463A, dated August 28, 2014.

There is no visible evidence of any kind of any earth moving or building construction within recent months. Nor is there any observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than as shown on the underlying record plat or as stated in the legal description or as noted in the recorded documents provided to the Surveyor.

A comparison between measured (M), plat (P), calculated (C) and record (R) dimensions is delineated hereon. Record dimensions are based on the Legal Description. Measure dimensions are based on the recovered monumentation. Calculated dimensions are based on a protraction based on the direct and indirect measurements of the recovered monumentation.

The Subject Property lies within a Special flood Hazard Area (SFHA) as shown on the National Flood Insurance Program's, Flood Insurance Rate Map for Broward County, Florida and Incorporated Areas Map No. 12011C0732H, Community No. 125110 and 125113, bearing an effective/revised date of August 28, 2014. Said map delineates a portion of the herein described land to be situated within Zone AE, base flood elevation 7 feet.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1"=40' or smaller. At the maximum intended displayed scale the survey and sketch's positional accuracy value occupies 1/20" on the display.

SURVEYOR'S CERTIFICATE:

This is to certify that this map and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly establish and adopted by ALTA and NSPS, and include items 1, 3, 4, 6, 7(a), 7(b)(1), 7(b)(2), 8, 9, 11(a), 11(b), 13, 16, 18, 20(a) and 20(b) of Table A thereof. The field work was completed on April 7, 2015. The undersigned further certifies that this map or plat meets the Standards of Practice Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050(10)(b).

TRIANGLE SURVEYING AND MAPPING, INC.

John Liptak,
Professional Surveyor and Mapper #5664
State of Florida
email address: jliptak@maserconsulting.com

Date: 06/21/17	Project: 2757
Scale: 1"=40'	Checked by: JL
F.B. FILE	Drawn by: ALR
Sheet: 1 OF 1	Sketch:
Ref:	

ALTA/NSPS LAND TITLE SURVEY

DIPLOMAT HOTEL-PARCEL 6A & 6B

This document is intended only for the specific purpose and client for which it was prepared.

Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.