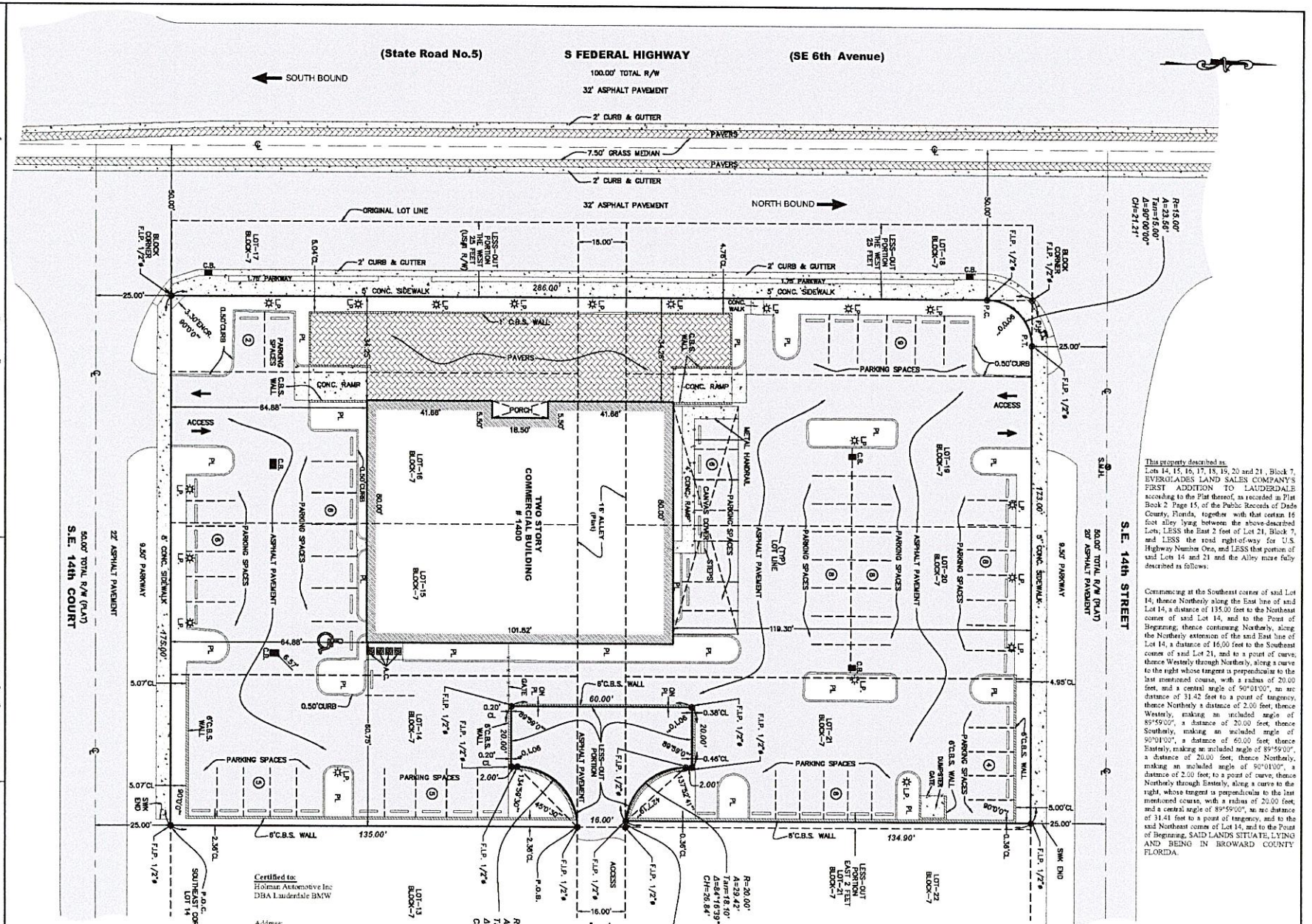

Certified to:
Holman Automotive Inc
DBA Lauderdale BMW

Address:
1400 S. Federal Highway, Fort Lauderdale FL
33316

This property described as:
Lots 14, 15, 16, 17, 18, 19, 20 and 21 , Block 7, EVERGLADES LAND SALES COMPANY'S FIRST ADDITION TO LAUDERDALE according to the Plat thereof, as recorded in Plat Book 2, Page 15, of the Public Records of Dade County, Florida, together with that certain 16 foot alley lyang between the above-described Lots; LESS the East 2 feet of Lot 21, Block 7, and LESS the road right-of-way for U.S. Highway Number One, and LESS that portion of said Lots 14 and 21 and the Alley more fully described as follows:

Commencing at the Southeast corner of said Lot 14; thence Northerly along the East line of said Lot 14, a distance of 135.00 feet to the Northeast corner of said Lot 14, and to the Point of Beginning; thence continuing Northerly, along the Northerly extension of the said East line of Lot 14, a distance of 16.00 feet to the Southeast corner of said Lot 21, and to a point of curve; thence Westerly through Northerly, along a curve to the right whose tangent is perpendicular to the last mentioned course, with a radius of 20.00 feet, and a central angle of 90°01'00", an arc distance of 31.42 feet to a point of tangency; thence Northerly a distance of 2.00 feet; thence Westerly, making an included angle of 89°59'00", a distance of 20.00 feet; thence Southerly, making an included angle of 90°01'00", a distance of 60.00 feet; thence Eastrely, making an included angle of 89°59'00", a distance of 20.00 feet; thence Northerly, making an included angle of 90°01'00", a distance of 2.00 feet; to a point of curve; thence Northerly through Easterly, along a curve to the right, whose tangent is perpendicular to the last mentioned course, with a radius of 20.00 feet; and a central angle of 89°59'00", an arc distance of 31.41 feet to a point of tangency, and to the said Northeast corner of Lot 14, and to the Point of Beginning, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY FLORIDA.

NOTES:
- Southwest corner of the Subject Property Concrete sidewalk Encroaching into the Subject Property
- No platted Easement in this lot

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

REVISIONS:

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper
AH	120105	0557	H	
F.I.R.M DATE	F.I.R.M.INDEX	BASE ELEV.		
06 / 18 / 14	06 / 18 / 14	+ 7 FT N.G.V.D.		

BOUNDARY SURVEY.
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUESVIVES 12/03/20
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Alguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date:	Scale:	Drawn by:	Drwg. No.
11/30/20	1"= 20'	R.S.	20-22387