

SKETCH OF BOUNDARY SURVEY

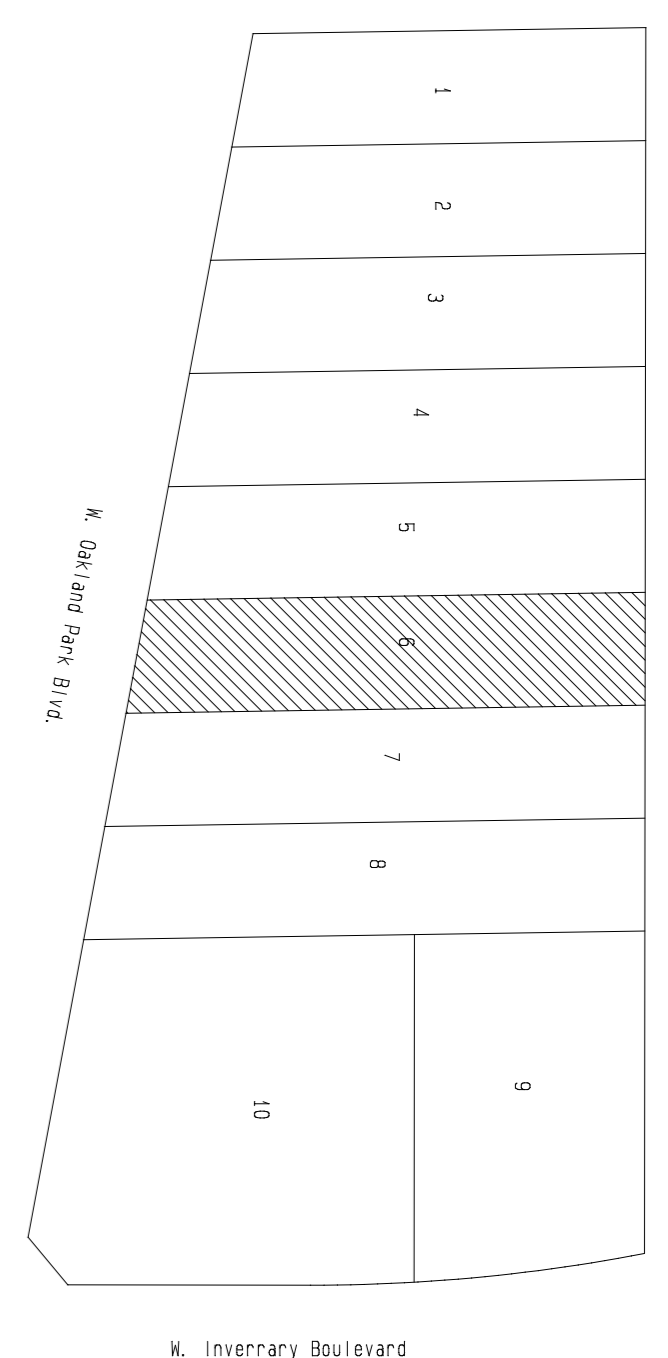
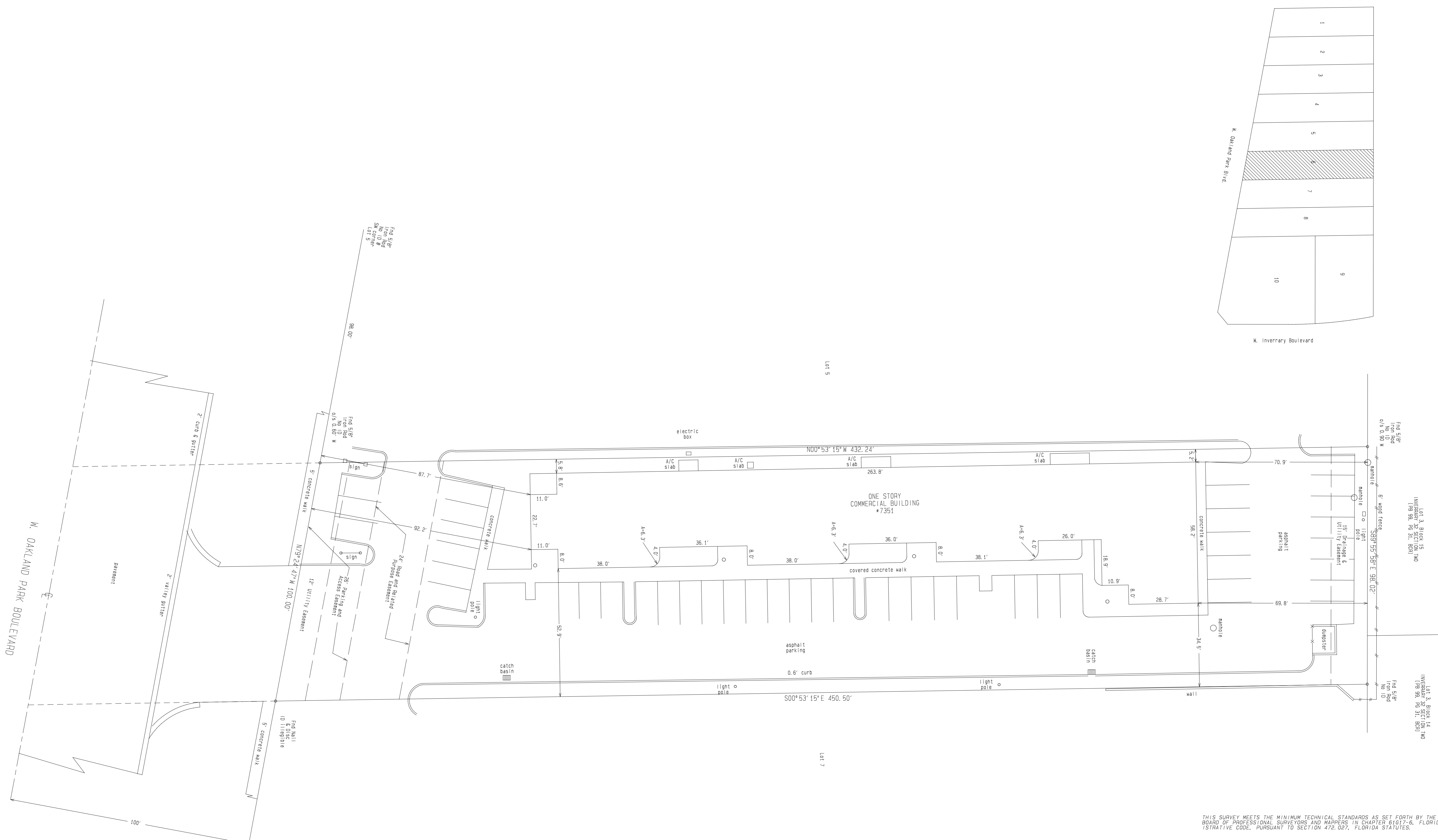
LEGAL DESCRIPTION:

Lot 6, CITY SHOPPES, according to the plat thereof, as recorded in Plat Book 107, Page 44 of the Public Records of Broward County, Florida.

Property address:  
7351 W. Oakland Park Boulevard  
Lauderhill, FL 33319

Certified to:  
ATID Medical Center LLC, a Florida  
limited liability company  
MMI Investments Corp., a Florida  
limited liability company  
Michael R. Kadach, P.A.  
D.R. Republic National Title  
Insurance Company

Statement of encroachments:  
1. Entrance drive is encroaching into R/W of W. Oakland Park Boulevard.  
2. Asphalt and curb encroach over East and West property lines.  
3. Sign encroaches over West property line.  
4. Dumpster and parking encroach into 15' Drainage & Utility Easement.



- LEGEND:
- Δ - CENTRAL ANGLE (DELTA)
  - L - ARC LENGTH
  - A/C - AIR CONDITIONER
  - BCR - BROWARD COUNTY RECORDS
  - BN - BENCHMARK
  - CL - CENTERLINE
  - CLC - CALCULATED
  - DE - DEED
  - FND - FOUND
  - FPL - FLORIDA POWER & LIGHT
  - H - HANDICAP PARKING SPACE
  - O/S - OFFSET
  - PL - PLAT
  - PR - PLAT BOOK
  - P.C. - POINT OF CURVATURE
  - PC - PACE
  - P.B. - POINT OF BEGINNING
  - POC - POINT OF COMMENCEMENT
  - R - RADIIUS
  - R/W - RIGHT-OF-WAY
  - SF - SQUARE FEET

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MIRRI H. DELICH  
PROFESSIONAL SURVEYOR MAPPER #5853  
STATE OF FLORIDA

FILENAME: 03-6  
SCALE: 1" = 20'

- NOTES:
- THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE RECORDED PLAT. THE SUBJECT PROPERTY HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR OTHER EASEMENTS OR RIGHTS-OF-WAY.
  - BOUNDARIES SHOWN HEREON ARE BASED ON THE CENTERLINE OF W. OAKLAND PARK BLVD. N 79°24'47" W PER 197-107, PG 44, BCR.
  - ELEVATION SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
  - SUBSURFACE FEATURES NOT LOCATED.
  - OWNERSHIP OF FENCES/WALLS NOT DETERMINED.

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

REVISIONS	DATE	FOR: ATID Medical Cent.	DATE: 3/24/2020	NO. 2003015	F.B. 128-59

**DENI LAND SURVEYORS, INC.** LB #7281  
1991 N.W. 35TH AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 FAX (954)979-0343  
LAND SURVEYS • SUBDIVISIONS • CONSTRUCTION SURVEYS