



DESCRIPTION

The following described parcel being the same lands as described in O.R. Book 745, pages 37 and 38 and O.R. Book 775, Page 652 and part of lands described in O.R. Book 741, Page 36, Public Records of Broward County, Florida, except the East 25 feet thereof for a county road right-of-way and being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Southeast 1/4, Section 22, Township 24 South, Range 36 East, Broward County, Florida and run North 89°53'00" West along the North line of said Southeast 1/4 of the Southeast 1/4, 25 feet to a point on the West right-of-way line of the county road, being the POINT OF BEGINNING of this description. From the point of beginning run North 89°53'00" West 129.34 feet to the center line of a drainage canal, thence run along the center of said drainage canal South 1°19'10" West 91.88 feet, thence South 89°53'00" East 264.70 feet, thence run South 10°45' East 122.80 feet, thence run South 89°53'00" East 50.71 feet, thence run South 89°53'00" East 203.17 feet to a point on the South line of aforesaid property, thence run South 89°12' East 312.88 feet to a point on the West right-of-way line of the county road, thence run North 0°17'40" East along the said West right-of-way line 874.81 feet to the point of beginning.

- SCHEDULE B SECTION II** ORDER NO. 8399754
- (NOT APPLICABLE TO SURVEY)
 - (NOT APPLICABLE TO SURVEY)
 - Boundary and visible improvements plotted.
 - (NOT APPLICABLE TO SURVEY)
 - (NOT APPLICABLE TO SURVEY)
 - (NOT APPLICABLE TO SURVEY)
 - (NOT APPLICABLE TO SURVEY)
 - CANAL PLOTTED ON SURVEY
 - BLANKET EASEMENT (NOT PLOTTABLE)
 - (NOT APPLICABLE TO SURVEY)
 - (NOT APPLICABLE TO SURVEY)

SURVEYOR'S NOTES:

- This property is located in Flood Zone(s) X. The Residence is lying in Flood Zone(s) X, Map No. 12009C03400, Panel No. 340, Suffix G, Community No. 125092, Effective Date, March 17, 2014.
 - The bearings shown are based on an assumed North Meridian. Being N 0°11'40" E along the West R/W line of Jordan Road.
 - The Surveyor has not obstructed the property. Only plotted or furnished easements or encumbrances that may restrict the property are shown.
 - Underground improvements are not located unless requested.
 - Elevations shown hereon based on NAVD 88. Originating Benchmark is
 - The property as shown hereon contains 8.46 Acres more or less.
 - The zoning classification for this property shown hereon is High Density Multi-Family Residential, RU-2-30, per Section 62-1373.
- Principal Structure setback requirements are as follows:
- Front setback 25 feet, Rear setback 20 feet, Side setback 10 feet.
 - Minimum floor area for Apartments are as follows:
One bedroom: 500 Square Feet,
Two Bedrooms: 750 Square Feet, plus 100 Square Feet in each additional room.
Efficiencies: 400 Square Feet.
- Structural height standards:
- Building Height shall not exceed 35 feet.
parking requirements not listed.
- Note: Please provide a Zoning Report letter to list any further requirements.

ALTA / OPTIONAL TABLE "A" REQUIREMENTS

- This property is located in Flood Zone(s) X. The Residence is lying in Flood Zone(s) X, Map No. 12009C03400, Panel No. 340, Suffix G, Community No. 125092, Effective Date, March 17, 2014.
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- Building Height shall not exceed 35 feet.
parking requirements not listed.
- Note: Please provide a Zoning Report letter to list any further requirements.
- Number of regular parking spaces is 96, There are (4) Handicap spaces.
 - Please provide location to determine. Not applicable
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- Above ground utilities located at time of survey and shown on map of survey.
 - No evidence of Earth moving at time of survey.
 - No changes or construction observed at time of survey.
 - No wetland delineation report provided to surveyor at time of survey.
 - No easement descriptions provided to surveyor.

LEGEND & ABBREVIATIONS:

○ = Set 5/8" iron rod with plastic cap
△ = Set not with metal disc □ = Set concrete monument with disc
— = 4" C.I.P. = Center Line
— = 6" W.F. = Existing Elevations
--- = DHPL (XXX) = Proposed Elevations

⊙ = FIRE HYDRANT ⊙ = WOOD LIGHT POLE
⊙ = WOOD UTILITY POLE ⊙ = WOOD UTILITY POLE WITH CAMERA
⊙ = SANITARY SEWER MAN HOLE ⊙ = WATER METER

(B.M.)=Benchmark,(C.C.N.)=Concrete,(C.I.P.)=Centerline,(C.B.S.)=Concrete Block (C.B.S.)=Concrete Block Structure,(C.A.S.)=Covered and Screened, (C.M.)=Concrete Monument,(C.M.P.)=Corrugated Metal Pipe,(C.I.P.)=Chain Link Fence (D)=Ditch,(E.M.)=Electric Meter,(F.F.)=Flooded Floor Elevations,(F.M.)=Found, (F.P.R.)=Fixed Point of Reference, (H.C.)=Iron Rod with Cap,(P.P.)=Iron Pipe (M.)=Gas Meter,(L.S.)=Licensed Business,(L.S.)=Licensed Surveyor,(M)=Measured (L.S.)=Licensed Elev. Station,(M.H.)=Hole & Line,(D.H.R.)=Official Records Book (D.P.)=Over Head Power Line,(P.E.P.)=Permanent Control Point, (P)=Plot (P.D.S.)=Point of Beginning,(P.D.C.)=Point of Commencement (P.R.M.)=Permanent Reference Monument,(P.U.A.D.E.)=Public Utility & Drainage Easement, (R.M.)=Range,(R.C.P.)=Reinforced Conc. Pipe,(R.W.)=Right of Way,(S.E.C.)=Section (T.M.)=Township,(W.P.)=Wood Utility Pole,(W.F.S.)=Wood Frame Structure,(W.M.)=Water Meter

Eric Nielsen
Digitally signed by Eric Nielsen
Signature Date: 2025.12.15 09:40:00
Certified By:
Eric Nielsen Professional Surveyor & Mapper, No. 5385, L.B. 8946, State of Florida
Signature Date: 2025.12.15 09:40:00
Signature Date: 2025.12.15 09:40:00

| DATE | DESCRIPTION | REVISIONS |
|------|-------------|-----------|
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PREPARED BY:
Eric Nielsen Land Surveying, Inc.
12 STONE STREET, COCOA, FL 32922
PHONE: (321) 631-5854
EMAIL: info@ericsnielsenlandsurveying.com
UNLESS IT BEAR THE SEAL & SIGNATURE OF A FLORIDA LICENSED SURVEYOR THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY.

MAP OF BOUNDARY SURVEY

PREPARED FOR:
HHK TROPICAL LP, a Florida limited partnership
FIDELITY NATIONAL TITLE INSURANCE COMPANY

SITE ADDRESS:
1165 JORDAN ROAD MERRITT ISLAND, FLORIDA 32853

| SECTION | TOWNSHIP | RANGE |
|---------|----------|-------|
| 22 | 24 | 36 |

JOB NO.
20-187-05

DRAWN
CHECKED
DATE 08-28-2020
SCALE 1" = 40'

SHEET NO. 1 OF 1