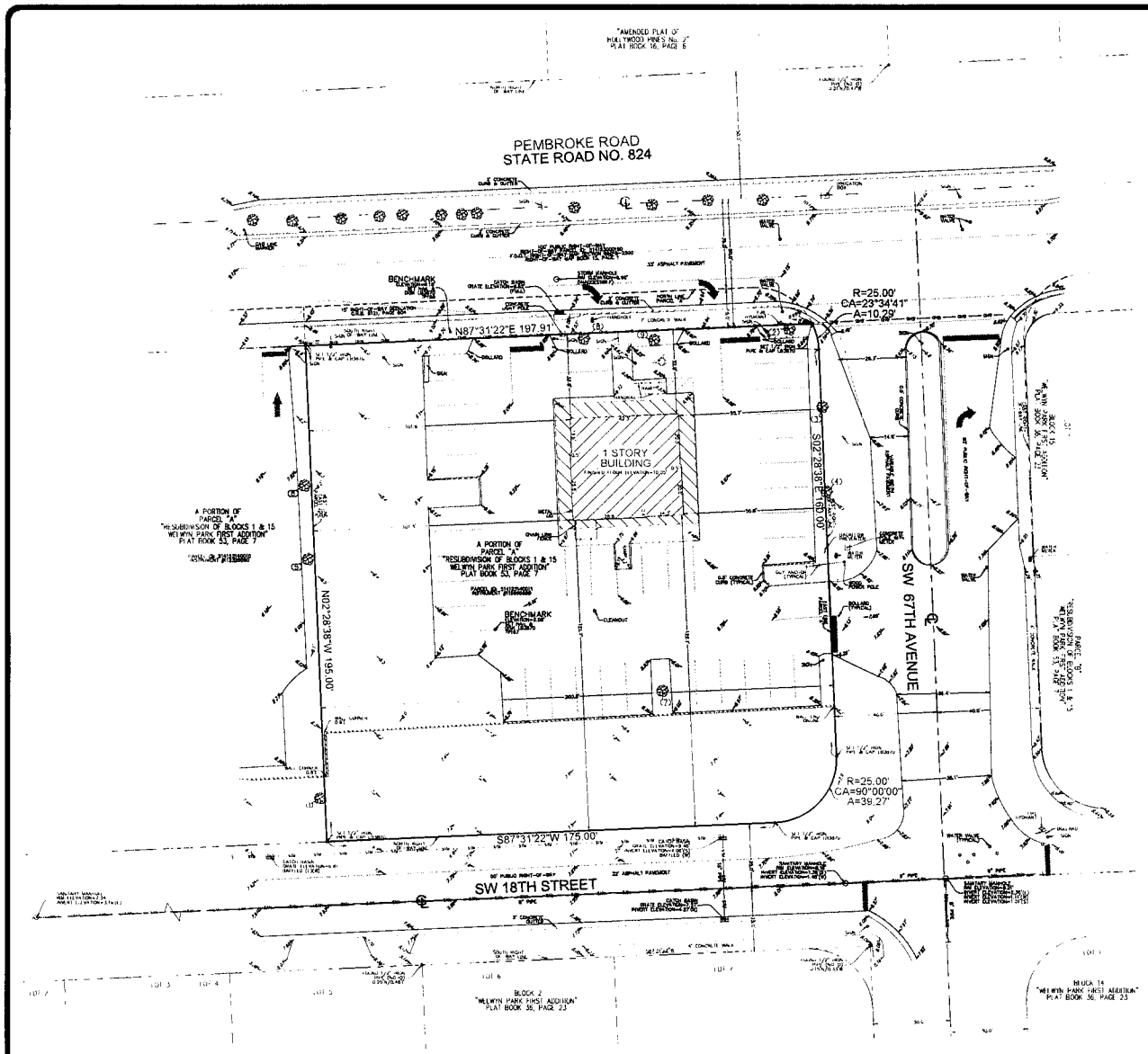

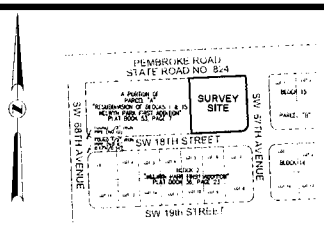

VICINITY MAP
NOT TO SCALE

LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- RADIUS
- CENTRAL ANGLE
- ARC LENGTH
- FLORIDA POWER & LIGHT COMPANY
- INTERNET INTERNET
- OFFICIAL RECORDS BOOK
- BENCHMARK (FOR FIELD INFORMATION ONLY)
- GRATE

LEGAL DESCRIPTION

THE EAST 200 FEET OF PARCEL "A", LESS THE NORTH 15 FEET THEREOF, OF "RESUBDIVISION OF BLOCKS 1 AND 15, WELWYN PARK FIRST ADDITION" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 53, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SITE CONTAINS 38,809 SQUARE FEET (0.8907 ACRES) MORE OR LESS.
3. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1156, ELEVATION 7.172 FEET.
4. FLOOD ZONE: X, BASE FLOOD ELEVATION: NONE, PANEL #12011C0726H, COMMUNITY #120003, MAP DATE 8/18/14.
5. THIS SITE LIES IN SECTION 23, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
6. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, EAST ZONE, WITH THE SOUTH RIGHT OF WAY LINE OF SW 18TH STREET BEING S87°31'22"W.
7. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTING AND THE LOCATION OF UNDERGROUND UTILITIES. HOWEVER, THIS FIRM ACCEPTS NO RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR VERIFICATION.
8. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
9. THIS SITE CONTAINS 39 TOTAL CLEARLY DEFINED PARKING SPACES (38 REGULAR & 1 DISABLED).
10. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER 7007615, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED FEBRUARY 22, 2022 AT 11:00 AM REVISION NUMBER A 2/25/22. THE ITEMS WHICH ARE EXCEPTIONS TO SCHEDULE B SECTION II OF SAID COMMITMENT:
    - ITEMS 1, 2, 3 & 4: STANDARD EXCEPTIONS, NOT ADDRESSED.
    - ITEM 5: OBLIGATIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS AND OTHER MATTERS IN PLAT BOOK 53, PAGE 7 AFFECT THE SUBJECT PROPERTY AND NO PLATTED EASEMENTS.
    - ITEM 6: NOT ADDRESSED.
11. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
12. THE SUBJECT PROPERTY HAS DIRECT ACCESS VIA STATE ROAD NO 824 (PEMBROKE ROAD) AND SW 67TH AVENUE.
13. THE LEGAL DESCRIPTION IS CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
14. BUILDING ADDRESS: 6700 PEMBROKE ROAD.
15. BUILDING AREA: 1721 SQUARE FEET.

TREE TABLE

Tree Number	Common Name	DBH (inches)	Height (feet)	Canopy (feet)
1	LIVE OAK	18"	30'	40'
2	BLACK OLIVE	18"	30'	25'
3	BLACK OLIVE	18"	30'	25'
4	BLACK OLIVE	24"	40'	30'
5	SEAGRAPE	24"	30'	40'
6	PINE	15"	50'	20'
7	BLACK OLIVE	36"	30'	45'
8	BLACK OLIVE	18"	35'	30'
9	BLACK OLIVE	18"	35'	20'

CERTIFICATION

TO: OLD REPUBLIC TITLE INSURANCE COMPANY, M&M LAND ENTERPRISES DEVELOPMENT CO. A FLORIDA LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(b), 16, 19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2/17/22.

DATE OF PLAT OR MAP: 2/17/22

John F Pulice

Digitally signed by John F Pulice
Date: 2022.03.04 13:05:39 -05'00'

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS5264
STATE OF FLORIDA

NO.	REVISIONS	BY
1		
2		
3		
4		

COMMERCIAL SITE
6700 N. PEMBROKE ROAD
PEMBROKE PINES, FLORIDA 33023
(CITY OF PEMBROKE PINES, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5361 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1776
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION: LB#3653

DRAWN BY: L.S.	SCALE: 1" = 20'	CLIENT: M&M LAND ENTERPRISES DEVELOPMENT CO.
CHECKED BY: J.F.P.	SURVEY DATE: 2/17/22	ORDER NO: 69451

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ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

GRAPHIC SCALE
0' 20' 40' 60'
1" 20'