

H:\2024\F1C23067 01\SURVEY\CAD\DRAWINGS\SURVEYS\ALTA\SURV\F1C23067 01-COVER-BOUNDARY---SLAYOUT COVER

TITLE NOTES

- THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. FL252401030JC/DC2400068, WITH A COMMITMENT DATE OF JANUARY 2, 2024. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, EXCEPTIONS FROM COVERAGE.
- (7) DEDICATION, NOTES, EASEMENTS AND ANY OTHER RELEVANT MATTERS SHOWN ON THE PLAT OF SHOPS AT PEMROKE GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGE 101, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS AFFECTED BY AGENT OF RECORD FOR NOTICE OF EXPIRATION OF FINDINGS OF ADEQUACY RECORDED IN OFFICIAL RECORDS BOOK 43036, PAGE 11, AS AFFECTED BY AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT AS RECORDED IN OFFICIAL RECORDS BOOK 50748, PAGE 1289, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **AFFECT THE SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN, (DRAW IN NON-VEHICULAR ACCESS LINE)**
- (8) RESERVATIONS AS SET FORTH IN THAT CERTAIN DEED FROM TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 49, PAGE 213, AS AFFECTED BY TRANSFER OF RIGHTS IN RESERVATIONS FOR SECONDARY CONSTRUCTION RECORDED IN OFFICIAL RECORDS BOOK 23797, PAGE 710, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **AFFECT THE SUBJECT PROPERTY, BLANKET IN NATURE, NO PLOTTABLE ITEMS.**
- (9) RESERVATIONS IN FAVOR OF THE UNITED STATES OF AMERICA AS SET FORTH IN THAT CERTAIN QUOT CLAIM DEED RECORDED IN DEED BOOK 689, PAGE 327, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **AFFECT THE SUBJECT PROPERTY, BLANKET IN NATURE, NO PLOTTABLE ITEMS.**
- (10) ORDINANCE NO. 86-72 ENACTED DECEMBER 9, 1986, BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, RECORDED DECEMBER 20, 1986 IN OFFICIAL RECORDS BOOK 14029, PAGE 487, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **AFFECT THE SUBJECT PROPERTY, BLANKET IN NATURE, NO PLOTTABLE ITEMS.**
- (11) RESOLUTION NO. 91-6 ADOPTED MARCH 28, 1991, BY THE SOUTH BROWARD DRAINAGE DISTRICT AND RECORDED APRIL 23, 1991 IN OFFICIAL RECORDS BOOK 18324, PAGE 409, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **AFFECT THE SUBJECT PROPERTY, BLANKET IN NATURE, NO PLOTTABLE ITEMS.**
- (12) AGREED ORDER APPROVING SETTLEMENT AGREEMENT RECORDED FEBRUARY 25, 1997 IN OFFICIAL RECORDS BOOK 26075, PAGE 341, AS AFFECTED BY FINAL ORDER RECORDED IN OFFICIAL RECORDS BOOK 26616, PAGE 548, AGREED ORDER AMENDING FINAL ORDER JUNE 13, 1997, RECORDED IN OFFICIAL RECORDS BOOK 26887, PAGE 758, ORDER RECORDED IN OFFICIAL RECORDS BOOK 27001, PAGE 795, ORDER RECORDED IN OFFICIAL RECORDS BOOK 27441, PAGE 930, ASSIGNMENT OF 825 ERCS RECORDED IN OFFICIAL RECORDS BOOK 35991, PAGE 1193, AND ASSIGNMENT OF ERCS RECORDED IN OFFICIAL RECORDS BOOK 39194, PAGE 1615 AND OFFICIAL RECORDS BOOK 43241, PAGE 1786, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **AFFECT THE SUBJECT PROPERTY, BLANKET IN NATURE, NO PLOTTABLE ITEMS.**
- (13) AGREEMENT REGARDING DRAINAGE RECORDED JULY 15, 2003 IN OFFICIAL RECORDS BOOK 35601, PAGE 1046, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 35699, PAGE 1840, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **AFFECT THE SUBJECT PROPERTY, BLANKET IN NATURE, NO PLOTTABLE ITEMS.**
- (14) AGREEMENT REGARDING WATER MANAGEMENT CAPACITY RECORDED JULY 15, 2003 IN OFFICIAL RECORDS BOOK 35601, PAGE 1077, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **AFFECT THE SUBJECT PROPERTY, BLANKET IN NATURE, NO PLOTTABLE ITEMS.**
- (15) WATER MANAGEMENT EASEMENT GRANTED TO DUKE CONSTRUCTION LIMITED PARTNERSHIP, A/K/A DUKE INDIANA CONSTRUCTION LIMITED PARTNERSHIP, RECORDED MARCH 8, 2009 IN OFFICIAL RECORDS BOOK 39194, PAGE 1725, AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF WATER MANAGEMENT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 42209, PAGE 592, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **AFFECT THE SUBJECT PROPERTY, BLANKET IN NATURE, NO PLOTTABLE ITEMS.**
- (16) ORDINANCE NO. 2005-48 ENACTED DECEMBER 13, 2005, BY THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 41179, PAGE 1662, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **AFFECT THE SUBJECT PROPERTY, BLANKET IN NATURE, NO PLOTTABLE ITEMS.**
- (17) ORDER OF THE BOARD OF ADJUSTMENT OF THE CITY OF PEMROKE PINES PASSED FEBRUARY 2, 2006, RECORDED MARCH 9, 2006 IN OFFICIAL RECORDS BOOK 41599, PAGE 405, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **AFFECT THE SUBJECT PROPERTY, BLANKET IN NATURE, NO PLOTTABLE ITEMS.**
- (18) ORDINANCE NO. 2006-32 ENACTED JUNE 27, 2006, BY THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS, RECORDED JULY 17, 2006 IN OFFICIAL RECORDS BOOK 42408, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **AFFECT THE SUBJECT PROPERTY, BLANKET IN NATURE, NO PLOTTABLE ITEMS.**
- (19) TERMS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND ASSESSMENTS, IF ANY, AS CONTAINED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR PEMROKE HARBOR WATER MANAGEMENT ASSOCIATION RECORDED IN OFFICIAL RECORDS BOOK 43984, PAGE 1414, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **AFFECT THE SUBJECT PROPERTY, BLANKET IN NATURE, NO PLOTTABLE ITEMS.**
- (20) ORDER OF THE BOARD OF ADJUSTMENT OF THE CITY OF PEMROKE PINES PASSED JUNE 7, 2007, RECORDED AUGUST 10, 2007 IN OFFICIAL RECORDS BOOK 44463, PAGE 696, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **AFFECT THE SUBJECT PROPERTY, BLANKET IN NATURE, NO PLOTTABLE ITEMS.**
- (21) IRRIGATION EASEMENT GRANTED TO AD PEMROKE LAND COMPANY, LLC, AN INDIANA LIMITED LIABILITY COMPANY RECORDED OCTOBER 5, 2007 IN OFFICIAL RECORDS BOOK 44687, PAGE 271, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **AFFECTS THE SUBJECT PROPERTY, EASEMENT SHOWN.**
- (22) TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER RELEVANT MATTERS CONTAINED IN THAT CERTAIN LEASE AGREEMENT DATED MARCH 8, 2007, BY AND BETWEEN AD PEMROKE GARDENS, LLC, AN INDIANA LIMITED LIABILITY COMPANY (LANDLORD), AND BARNES & NOBLE BOOKSELLERS, INC., A DELAWARE CORPORATION (TENANT), AS EVIDENCED BY THE MEMORANDUM OF LEASE RECORDED OCTOBER 24, 2007 IN OFFICIAL RECORDS BOOK 44745, PAGE 107, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **LEASE AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NOT A SURVEY MATTER.**
- (23) EASEMENT GRANTED TO FLORIDA POWER LIGHT COMPANY RECORDED NOVEMBER 8, 2007 IN OFFICIAL RECORDS BOOK 44798, PAGE 1887, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **AFFECTS THE SUBJECT PROPERTY, EASEMENT SHOWN HEREON.**
- (24) AGREEMENT-IRRIGATION INTAKE LINES IN LAKE/LAKE MAINTENANCE EASEMENT BETWEEN SOUTH BROWARD DRAINAGE DISTRICT AND AD PEMROKE LAND COMPANY LLC, RECORDED DECEMBER 6, 2007 IN OFFICIAL RECORDS BOOK 44877, PAGE 939, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **AFFECTS THE SUBJECT PROPERTY, EASEMENT SHOWN HEREON.**
- (25) ORDER OF THE BOARD OF ADJUSTMENT OF THE CITY OF PEMROKE PINES PASSED DECEMBER 6, 2007, RECORDED JANUARY 10, 2008 IN OFFICIAL RECORDS BOOK 44986, PAGE 1084, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NO PLOTTABLE ITEMS.**
- (26) TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER RELEVANT MATTERS CONTAINED IN THAT CERTAIN GROUND LEASE AGREEMENT DATED OCTOBER 2, 2008, BY AND BETWEEN AD PEMROKE LAND COMPANY, LLC, AN INDIANA LIMITED LIABILITY COMPANY (LANDLORD), AND PEMROKE PINES INVESTORS LLC, A FLORIDA LIMITED LIABILITY COMPANY (TENANT) D/B/A VILLAGE TAVERN, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE RECORDED JANUARY 24, 2008 IN OFFICIAL RECORDS BOOK 45030, PAGE 1138, AND THE TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, AND OTHER PROVISIONS CONTAINED IN SAID MEMORANDUM OF LEASE AND IN THE UNRECORDED LEASE QUARANTY DATED SEPTEMBER 21, 2008 (RUSH FAMILY PARTNERSHIP LLP), LEASE QUARANTY DATED SEPTEMBER 21, 2006 (PRINCE HOLDINGS, LLP), SUBLEASE AGREEMENT DATED MAY 15, 2007, BY AND BETWEEN PEMROKE INVESTORS, LLC AND VILLAGE TAVERN RESTAURANTS, LLC, FIRST AMENDMENT TO GROUND LEASE AGREEMENT DATED APRIL 14, 2008, AND SECOND AMENDMENT TO GROUND LEASE AGREEMENT DATED FEBRUARY 5, 2013, AS EVIDENCED AND AFFECTED BY THAT CERTAIN NON-DISTURBANCE AND ATTORNEYS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 50758, PAGE 708, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **LEASE AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NOT A SURVEY MATTER.**
- (27) TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER RELEVANT MATTERS CONTAINED IN THAT CERTAIN GROUND LEASE AGREEMENT DATED SEPTEMBER 8, 2006, BY AND BETWEEN AD PEMROKE LAND COMPANY, LLC, AN INDIANA LIMITED LIABILITY COMPANY (LESSOR), AND VITAFODS ENTERPRISES II, INC., A FLORIDA CORPORATION (LESSEE), AS EVIDENCED BY MEMORANDUM OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 47862, PAGE 363, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **LEASE AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NOT A SURVEY MATTER.**
- (28) ORDER OF THE BOARD OF ADJUSTMENT OF THE CITY OF PEMROKE PINES PASSED SEPTEMBER 3, 2009, RECORDED OCTOBER 7, 2009 IN OFFICIAL RECORDS BOOK 46575, PAGE 121, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NO PLOTTABLE ITEMS.**
- (29) TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER RELEVANT MATTERS CONTAINED IN THAT CERTAIN LEASE DATED JANUARY 10, 2007, BY AND BETWEEN AD PEMROKE LAND COMPANY, LLC, AN INDIANA LIMITED LIABILITY COMPANY (LANDLORD), AND THE CHEESECAKE FACTORY RESTAURANTS, INC., A CALIFORNIA CORPORATION, AS EVIDENCED BY MEMORANDUM OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 47862, PAGE 363, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NOT A SURVEY MATTER.**
- (30) TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER RELEVANT MATTERS CONTAINED IN THAT CERTAIN LEASE DATED DECEMBER 29, 2010, BY AND BETWEEN AD PEMROKE LAND COMPANY, LLC, AN INDIANA LIMITED LIABILITY COMPANY (LANDLORD), AND MIRPURI PG, LLC, A FLORIDA LIMITED LIABILITY COMPANY (TENANT), DATED APRIL 24, 2013, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF COVENANT RECORDED FEBRUARY 24, 2014 IN OFFICIAL RECORDS BOOK 50569, PAGE 1891, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **LEASE AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NOT A SURVEY MATTER.**
- (31) ORDER OF THE BOARD OF ADJUSTMENT OF THE CITY OF PEMROKE PINES PASSED MARCH 3, 2011, RECORDED APRIL 15, 2011 IN OFFICIAL RECORDS BOOK 47840, PAGE 1382, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NOT A SURVEY MATTER.**
- (32) TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER RELEVANT MATTERS CONTAINED IN THAT CERTAIN LEASE AGREEMENT BY AND BETWEEN JRA HHF VENTURE LLC, A DELAWARE LIMITED LIABILITY COMPANY (LANDLORD), AND MIRPURI PG, LLC, A FLORIDA LIMITED LIABILITY COMPANY (TENANT), DATED APRIL 24, 2013, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF COVENANT RECORDED FEBRUARY 24, 2014 IN OFFICIAL RECORDS BOOK 50569, PAGE 1891, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **LEASE AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NOT A SURVEY MATTER.**
- (33) TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER RELEVANT MATTERS CONTAINED IN THAT CERTAIN LEASE DATED MAY 15, 2017 BY AND BETWEEN JRA HHF VENTURE LLC, A DELAWARE LIMITED LIABILITY COMPANY (LANDLORD), AND T-MOBILE SOUTH LLC, A DELAWARE LIMITED LIABILITY COMPANY (TENANT), AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE RECORDED AUGUST 2, 2017 IN OFFICIAL RECORDS INSTRUMENT 114538686, AND NON-DISTURBANCE AND ATTORNEYS AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT 114575729, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **LEASE AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NOT SHOWN HEREON.**
- (34) EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED APRIL 16, 1979 IN OFFICIAL RECORDS BOOK 8154, PAGE 830, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (AS TO PARCEL 3); **AFFECTS TITLE PARCEL 3, EASEMENT SHOWN.**
- (35) JOINT DEED OF CONSERVATION EASEMENT AND AGREEMENT GRANTED TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED OCTOBER 3, 2006 IN OFFICIAL RECORDS BOOK 42872, PAGE 528, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (AS TO PARCELS 4, 5, 6, 7, 8 AND 10); **EASEMENT IS NOT LOCATED ON THE SUBJECT PROPERTY, NOT SHOWN HEREON.**
- (36) AGREEMENT (S-3 DRAINAGE BASIN DRAINAGE IMPROVEMENTS), RECORDED MAY 25, 2012 IN OFFICIAL RECORDS BOOK 48780, PAGE 380, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (AS TO PARCELS 4, 5, 6, 7 AND 8); **DOES NOT COVER THE SUBJECT PROPERTY.**

- (37) REGIONAL ROAD CONCURRENCY AGREEMENT RECORDED JULY 17, 2007 IN OFFICIAL RECORDS BOOK 44336, PAGE 1259, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (AS TO PARCEL 9); **AFFECTS TITLE PARCEL 9, BLANKET IN NATURE, NO PLOTTABLE ITEMS.**
- (38) SIGNAGE AND ACCESS EASEMENT AGREEMENT BY AND BETWEEN AD PEMROKE LAND COMPANY, LLC TO JRA HHF VENTURE LLC RECORDED MAY 7, 2013 IN OFFICIAL RECORDS BOOK 49770, PAGE 643, AS AMENDED BY THE FIRST SUPPLEMENT TO SIGNAGE AND ACCESS AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT 114722021, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (AS TO PARCELS 4, 5, 6, 7, 9 AND 10) **AFFECTS THE SUBJECT PROPERTY, SHOWN HEREON.**
- (39) THE IN-EASEMENT AGREEMENT BY AND BETWEEN AD PEMROKE LAND COMPANY, LLC TO JRA HHF VENTURE LLC RECORDED MAY 7, 2013 IN OFFICIAL RECORDS BOOK 49770, PAGE 643, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (AS TO PARCELS 1 AND 2); **AFFECTS TITLE PARCEL 1 AND TITLE PARCEL 2, EASEMENT SHOWN.**
- (40) BROWARD COUNTY ORDINANCE NO. 2014-42, ADOPTING A SMALL SCALE AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN, AMENDING THE BROWARD COUNTY LAND USE PLAN WITHIN THE CITY OF PEMROKE PINES, AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE, RECORDED DECEMBER 16, 2014 IN OFFICIAL RECORDS BOOK 51921, PAGE 1396, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (AS TO PARCELS 9 AND 10); **AFFECTS PARCEL 9 AND PARCEL 10, BLANKET IN NATURE, NO PLOTTABLE ITEMS.**
- (41) COVENANT OF UNITED DEVELOPMENT BY AND BETWEEN DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, AND BROWARD COUNTY, RECORDED MAY 22, 2015 IN OFFICIAL RECORDS INSTRUMENT 113005418, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (AS TO PARCEL 9); **AFFECTS PARCEL 9, BLANKET IN NATURE.**
- (42) EASEMENT DEDICATION FROM ALTIS PEMROKE GARDENS MANAGER, LLC TO CITY OF PEMROKE PINES, DATED MARCH 16, 2017, RECORDED MAY 15, 2017 IN OFFICIAL RECORDS INSTRUMENT 114384992, AS AFFECTED BY THE BILL OF SALE, ABSOLUTE FROM ALTIS PEMROKE GARDENS MANAGER, LLC TO CITY OF PEMROKE PINES, RECORDED MAY 15, 2017 IN OFFICIAL RECORDS INSTRUMENT 114384993, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (AS TO PARCELS 9 AND 10); **AFFECTS TITLE PARCEL 9 AND 10, EASEMENT SHOWN.**
- (43) DECLARATION OF PROHIBITION AGAINST CONDOMINIUM CONVERSION, RECORDED APRIL 6, 2021 IN OFFICIAL RECORDS INSTRUMENT 117173131, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (AS TO PARCEL 9); **AFFECT PARCEL 9, BLANKET IN NATURE, NO PLOTTABLE ITEMS.**
- (44) REQUIREMENTS AND RESTRICTIONS SET FORTH IN CHAPTER 373, FLORIDA STATUTE AND RULE 40E, FLORIDA ADMINISTRATIVE CODE, AS EVIDENCED BY THAT CERTAIN ENVIRONMENTAL RESOURCE PERMIT NOTICE, RECORDED APRIL 18, 2007 IN OFFICIAL RECORDS BOOK 43910, PAGE 1668, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (AS TO PARCEL 9); **AFFECTS PARCEL 9, BLANKET IN NATURE, NOT A SURVEY MATTER, NO PLOTTABLE ITEMS.**
- (45) DECLARATION OF RESTRICTIVE COVENANT, BY A D PEMROKE LAND COMPANY, LLC, AN INDIANA LIMITED LIABILITY COMPANY TO BROWARD COUNTY RECORDED JULY 23, 2013 IN OFFICIAL RECORDS BOOK 40008, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (AS TO PARCEL 10); **AFFECTS PARCEL 10, BLANKET IN NATURE, CONTAINS USE RESTRICTIONS, NO PLOTTABLE ITEMS.**

NOTES:

1. THE SUBJECT PROPERTY IS THE LANDS OF FR PEMROKE GARDENS, LLC AS RECORDED IN INSTRUMENT NUMBER 1183191947 AMONG THE LANDS RECORDS OF BROWARD COUNTY, FLORIDA AND HAVING PARCEL IDENTIFICATION NUMBERS OF 5140-15-05-0010, 5141-15-01-0053, 5140-15-06-0011 PER THE BROWARD COUNTY, FLORIDA PROPERTY APPRAISER THE SUBJECT IS LYING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST.
2. PARCEL "A" AREA = 1,742.159 SQUARE FEET OR 39.994 ACRES, (MEASURED)
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON FEBRUARY 5, 2024 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS. REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS NOTED OTHERWISE.
5. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS TIED IN TO THE NGS BENCHMARK NO. AH2267 WITH A PUBLISHED ELEVATION OF 35.70 FEET.
6. THE PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE AH (FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BROWARD COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 540 OF 751", COMMUNITY-PANEL NUMBER 12011C0540H, WITH A MAP EFFECTIVE DATE OF AUGUST 18, 2014.
7. ZONING: PCD - PLANNED COMMERCIAL DEVELOPMENT.

BUILDING SETBACKS
FRONT: 60 FEET
SIDE: 20 FEET
REAR: 20 FEET

ALL ZONING INFORMATION WAS PROVIDED IN A ZONING REPORT PREPARED BY BOHLER ENGINEERING FL, LLC, DATED JANUARY 4, 2024 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION. SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCE SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.

8. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
9. THERE IS NO RECENT EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. THERE ARE NO ANY CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. THERE ARE NO GAPIGORES OR OVERLAPS BETWEEN THE ABUTTING RIGHT-OF-WAY LINES AND PARCEL "A".

12. PARCELS 1 AND 2 ARE CONTIGUOUS WITH ONE ANOTHER AND THE ADJACENT PARCELS AND RIGHTS OF WAYS, WITHOUT ANY GAPS, GORES OR OVERLAPS. PARCEL 9 IS CONTIGUOUS WITH THE ADJACENT PARCELS AND RIGHTS OF WAYS, WITHOUT ANY GAPS, GORES OR OVERLAPS. PARCEL 10 IS CONTIGUOUS WITH ADJACENT PARCELS AND RIGHTS OF WAYS, WITHOUT ANY GAPS GORES OR OVERLAPS.

13. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY. ENCROACHMENT IS A LEGAL CONDICTION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.

14. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO SOUTHWEST 145TH AVENUE.

15. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.

16. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 - 2011 ADJUSTMENT, HOLDING THE NORTH LINE OF THE SOUTHWEST ¼ OF SECTION 15-51-40, AS BEING NORTH 89°42'20" EAST.

17. THE LEGAL DESCRIPTION IS RECORDED IN INSTRUMENT NUMBER 118319947.

18. ALL DISTANCES ARE MEASURED GROUND DISTANCES UNLESS NOTED OTHERWISE.

19. ALL BEARINGS AND DISTANCES ARE MEASURED AND PLAT, AS RECORDED IN PLAT BOOK 176, PAGE 101.

20. THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR PERMITTING, REAL ESTATE TRANSACTION, AND/OR SITE PLAN. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.

21. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

22. THIS MAP IS INTENDED TO BE DEPICTED AT A SCALE OF 1"=20' ON 24"x36" SHEETS. UNITS SHOWN ARE U.S. SURVEY FEET.

23. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATIONS.

24. AERIAL IMAGERY SHOWN HEREON IS TAKEN BY AN ORTHOMAP PREPARED BY BOHLER ENGINEERING FL, LLC., AND IS DATE FEBRUARY 5, 2024. THE IMAGERY IS GEOREFERENCED YO THE NORTH AMERICAN DATUM OF 1983/2011. PROJECTION: TRANSVERSE MERCATOR. IMAGERY IS SHOWN REFERENCE ONLY AND SHOULD NOT BE CONSIDERED SURVEY INFORMATION.

25. ©COPYRIGHT 2024 BY BOHLER ENGINEERING FL, LLC. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BOHLER ENGINEERING FL, LLC.

TITLE DESCRIPTION:

A PORTION OF THE FOLLOWING DESCRIBED PARCELS OF LAND:

PARCEL 1 "THE RETAIL PARCEL" :

PARCEL "A", SHOPS AT PEMROKE GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 176, PAGE 101, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2 "THE RETAIL SLIVER" :

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST; THENCE SOUTH 01 DEGREES 49'37" EAST ON THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 2,083.47 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 41'08" EAST, A DISTANCE OF 186.70 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 25 DEGREES 17'24" EAST; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 761.29 FEET, THROUGH A CENTRAL ANGLE OF 28 DEGREES 14'47", AN ARC DISTANCE OF 375.31 FEET; THENCE NORTH 53 DEGREES 32'11" WEST, A DISTANCE OF 11.80 FEET; THENCE NORTH 36 DEGREES 19'10" EAST, A DISTANCE OF 17.34 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS NORTH 65 DEGREES 07'42" WEST; THENCE NORTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 33.00 FEET, THROUGH A CENTRAL ANGLE OF 47 DEGREES 35'37", AN ARC DISTANCE OF 27.41 FEET; THENCE NORTH 15 DEGREES 36'07" WEST, A DISTANCE OF 3.39 FEET; THENCE NORTH 44 DEGREES 23'31" WEST, A DISTANCE OF 24.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 168.00 FEET, THROUGH A CENTRAL ANGLE OF 42 DEGREES 31'56", AN ARC DISTANCE OF 124.71 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 51'34" WEST, A DISTANCE OF 54.65 FEET; THENCE NORTH 89 DEGREES 41'06" EAST, A DISTANCE OF 196.13 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN THE CITY OF PEMROKE PINES, BROWARD COUNTY, FLORIDA.

PARCEL 3 "THE PRIMARY SIGN PARCEL" :

A PORTION OF TRACT 38, SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST, OF "EVERGLADES SUGAR AND LAND CO. SUBDIVISION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST;

THENCE NORTH 89°42'20" EAST, ON THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 988.33 FEET TO A POINT ON THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID TRACT 38;

THENCE SOUTH 01°45'07" EAST, ON SAID NORTHERLY PROJECTION AND ON THE EAST LINE OF SAID TRACT 38, A DISTANCE OF 228.96 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°45'07" EAST ON THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 145TH STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 26141, PAGE 338, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 101.36 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT FROM WHICH THE RADIUS POINT OF SAID CURVE BEARS NORTH 71°53'11" WEST;

THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 27.27 FEET, A CENTRAL ANGLE OF 79°17'14", AND AN ARC DISTANCE OF 37.74 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH THE RADIUS OF SAID CURVE BEARS NORTH 10°04'54" EAST;

THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 115.05 FEET, A CENTRAL ANGLE OF 47°47'08", AND AN ARC DISTANCE OF 95.95 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 30°23'10" WEST, A DISTANCE OF 34.55 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH THE RADIUS OF SAID CURVE BEARS SOUTH 59°17'30" WEST;

THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 188.00 FEET, A CENTRAL ANGLE OF 14°25'10", AND AN ARC DISTANCE OF 47.31 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF PINES BOULEVARD (STATE ROAD 820) AS DESCRIBED IN OFFICIAL RECORDS BOOK 10128, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE NORTH 89°42'20" EAST, A DISTANCE OF 150.10 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN THE CITY OF PEMROKE PINES, BROWARD COUNTY, FLORIDA.

PARCEL 4:

TOGETHER WITH THE ACCESS EASEMENT GRANTED BY AD PEMROKE LAND COMPANY, LLC TO JRA HHF VENTURE LLC IN THE SIGNAGE AND ACCESS EASEMENT AGREEMENT, RECORDED MAY 7, 2013, IN OFFICIAL RECORDS BOOK 49770, PAGE 643 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 5:

TOGETHER WITH THE SIGN EASEMENT GRANTED BY AD PEMROKE LAND COMPANY, LLC TO JRA HHF VENTURE LLC IN THE SIGNAGE AND ACCESS EASEMENT AGREEMENT, RECORDED MAY 7, 2013, IN OFFICIAL RECORDS BOOK 49770, PAGE 643 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 6:

TOGETHER WITH THE UTILITIES EASEMENT GRANTED BY AD PEMROKE LAND COMPANY, LLC TO JRA HHF VENTURE LLC IN THE SIGNAGE AND ACCESS EASEMENT AGREEMENT, RECORDED MAY 7, 2013, IN OFFICIAL RECORDS BOOK 49770, PAGE 643 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 7:

TOGETHER WITH THE IRRIGATION EASEMENT RECORDED OCTOBER 5, 2007 IN OFFICIAL RECORDS BOOK 44687, PAGE 271, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 8:

TOGETHER WITH THE WATER MANAGEMENT EASEMENT RECORDED MARCH 8, 2009 IN OFFICIAL RECORDS BOOK 39194, PAGE 1725, AS AFFECTED BY THE ASSIGNMENT AND ASSUMPTION OF WATER MANAGEMENT EASEMENT RECORDED JUNE 14, 2006, IN OFFICIAL RECORDS BOOK 42209, PAGE 592, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 9:

A PORTION OF TRACTS 58 AND 59, SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST, "EVERGLADES SUGAR & LAND CO. SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND A PORTION OF PARCEL "A", "PEMROKE CORPORATE CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGE 91, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°45'44" WEST ALONG THE WEST LINE OF SAID PARCEL "A" EXTENDED NORTHERLY TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID NORTHWESTERLY PROJECTION TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL "A", "SOUTHERN BELL PEMROKE PINES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 89°41'44" EAST ALONG THE SOUTH LINE OF SAID PARCEL "A" OF "SOUTHERN BELL PEMROKE PINES" AND THE SOUTH LINE OF PARCEL "A", "DUKE REALTY PEMROKE TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 185, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA 608.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SW 145TH AVENUE, BEING A POINT ON A CURVE FROM WHICH A RADIAL LINE BEARS NORTH 86°39'28" WEST; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 653.00 FEET, A CENTRAL ANGLE OF 83°79'17" TO A POINT OF CURSP FROM WHICH A RADIAL LINE BEARS SOUTH 67°40'41" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 35.53 FEET, A CENTRAL ANGLE OF 62°38'03", FOR AN ARC DISTANCE OF 38.82 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 88°50'45" WEST 285.75 FEET; THENCE NORTH 78°00'44" WEST 105.54 FEET; THENCE SOUTH 88°43'18" WEST 174.61 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 89°52'44" EAST;



CURVE NO	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT
<i>C3</i>	761.29	761.29	S50°35'13"W	371.52'	028°14'47"	191.55'
<i>C4</i>	33.00	33.00	N18°55'25"W	26.63'	047°35'26"	14.55'
<i>C5</i>	168.00	168.00	S23°07'42"E	121.86'	042°31'52"	65.38'
<i>C6</i>	27.27	27.27	N57°45'40"E	34.80'	079°17'43"	22.60'
<i>C7</i>	115.05	115.05	S56°01'35"E	93.19'	047°47'01"	50.96'
<i>C8</i>	188.00	188.00	N37°55'03"W	47.19'	014°25'06"	23.78'
<i>C1</i>	761.29	761.29	S63°16'59"W	48.95'	003°21'45"	24.99'
<i>C2</i>	931.74	931.74	N43°57'22"E	1240.75'	083°29'28"	831.48'
<i>C11</i>	200.00	148.68	S51°40'58"E	145.28'	042°35'36"	77.96'
<i>C12</i>	40.00	40.00	S39°29'27"E	44.14'	066°58'36"	26.46'
<i>C14</i>	35.53	35.53	N53°37'21"W	36.92'	062°36'20"	21.60'
<i>C13</i>	653.00	653.00	N07°05'05"E	83.73'	007°21'06"	41.95'
<i>C15</i>	36.83	36.83	S78°09'55"W	3.80'	005°54'51"	1.90'
<i>C10</i>	138.00	138.00	N37°58'53"W	34.68'	014°26'13"	17.48'
<i>C9</i>	175.00	175.00	N55°16'24"W	61.21'	020°08'38"	31.08'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S69° 34' 58"W	125.22'
L2	N89° 41' 06"E	166.70'
L3	N53° 32' 11"W	11.80'
L4	N36° 19' 10"E	17.34'
L5	N15° 36' 07"W	3.39'
L6	N44° 23' 31"W	24.85'
L7	N01° 51' 34"W	54.65'
L8	N89° 41' 06"E	196.13'
L9	S01° 45' 07"E	101.36'
L10	N30° 23' 10"W	34.55'
L11	N89° 42' 20"E	150.10'
L12	N85° 42' 09"E	117.27'

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PROJECT No.:	FLC230067.01
DRAWN BY:	CW
CHECKED BY:	CW.
DATE:	2/12/2024
CAD I.D.:	
FIELD DATE:	2/5/2024
CREW CHIEF:	JV.
APPROVED:	CW.

PROJECT:


***ALTAINSPS
LAND TITLE
SURVEY***

— FOR —

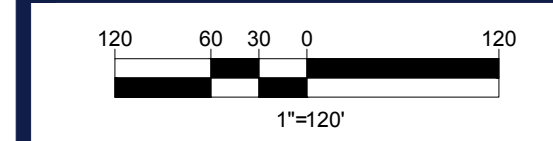
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PEMBROKE
GARDENS,
LLC

527 S.W. 145TH TERRACE
BROWARD COUNTY
PEMBROKE PINES, FL

BOHLER 
LB.8085

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

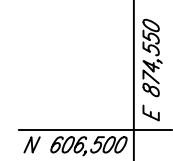
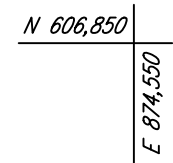


SHEET NUMBER:

2

OF 7

ORG. DATE - 2/12/2024



	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
X TC 123.45	EXISTING TOP OF CURB ELEVATION
X G 122.95	EXISTING GUTTER ELEVATION
	HYDRANT
	WATER VALVE
	WATER METER
	GAS METER
	GAS TANK
	POST INDICATOR VALVE
	CLEAN OUT
	SANITARY MANHOLE
	STORM DRAIN MANHOLE
	GREASE TRAP
	AREA LIGHT
	UTILITY POLE/LIGHT POLE
	ELECTRIC METER
	ELECTRIC BOX
	TRANSFORMER
	SIGN
	MAIL BOX
	BOLLARD
	METAL GUARDRAIL
	FENCE
	FIRE DEPARTMENT CONNECTION
	PAINTED ARROWS
	TITLE REPORT EXCEPTION
	DENOTES PARKING SPACE COUNT
	BENCHMARK
	TREE (SIZE AS NOTED)
	PALM TREE (SIZE AS NOTED)
	CBIF
	IMF
	IRON REBAR FOUND
	CONCRETE MONUMENT FOUND
	FLORIDA DEPARTMENT OF TRANSPORTATION
	OFFICIAL RECORD BOOK
	PAGE
	PLAT BOOK
	TYPICAL
	NORTH
	SOUTH
	EAST
	WEST
	CONCRETE
	EDGE OF PAVEMENT
	CENTERLINE
	PROPERTY LINE
	LANDSCAPED AREA
	PLUS OR MINUS
	CORRUGATED METAL PIPE
	POLYVINYL CHLORIDE
	REINFORCED CONCRETE PIPE
	AMERICANS WITH DISABILITIES ACT
	MANHOLE
	GRATE INLET
	ELEVATION
	SQUARE FOOT
	ACRE
	NOW OR FORMERLY
	INVERT
	FLORIDA COORDINATE SYSTEM
	NORTH-AMERICAN DATUM
	NORTH-AMERICAN VERTICAL DATUM
	NATIONAL GEODETIC SURVEY
	BUILDING SETBACK LINE
	LICENSE BUSINESS
	PROPERTY IDENTIFICATION
	RIGHT-OF-WAY
	FINISH FLOOR
	POINT OF BEGINNING
	POINT OF COMMENCEMENT

CURVE TABLE					
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C5	168.00	168.00	S23°07'42"E	121.86'	042°31'52"

REFERENCE (*):

PIPES SIZE AND INVERTS AT THESE LOCATION ARE REFERENCE D, FROM A PLAN "PAVING GRADING & DRAINAGE/SEWER AS-BUILT SURVEY BY CALVIN, GIORDANO & ASSOCIATES, INC." DATED SEPTEMBER 14, 2007 PROJECT NUMBER 02-2587. THE CONDITION OF THE STRUCTURES AT THESE LOCATIONS IS NOTED ON THE SURVEY. FIELD VERIFICATION SHOULD BE CONDUCTED PRIOR TO ANY SITE DESIGN.

[illegible]

PROJECT No.:	FLC230067.01
DRAWN BY:	AS.
CHECKED BY:	CW.
DATE:	2/12/2024
CAD I.D.:	
FIELD DATE:	2/5/2024
CREW CHIEF:	JV.
APPROVED:	CW.

PROJECT:

**ALTAINSPS
LAND TITLE
SURVEY**

FOR

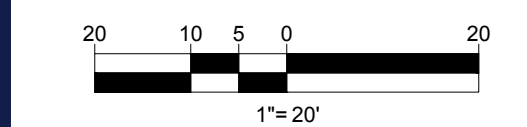
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GARDENS.
LLC

527 S.W. 145TH TERRACE
BROWARD COUNTY
PEMBROKE PINES, FL

BOHLER //

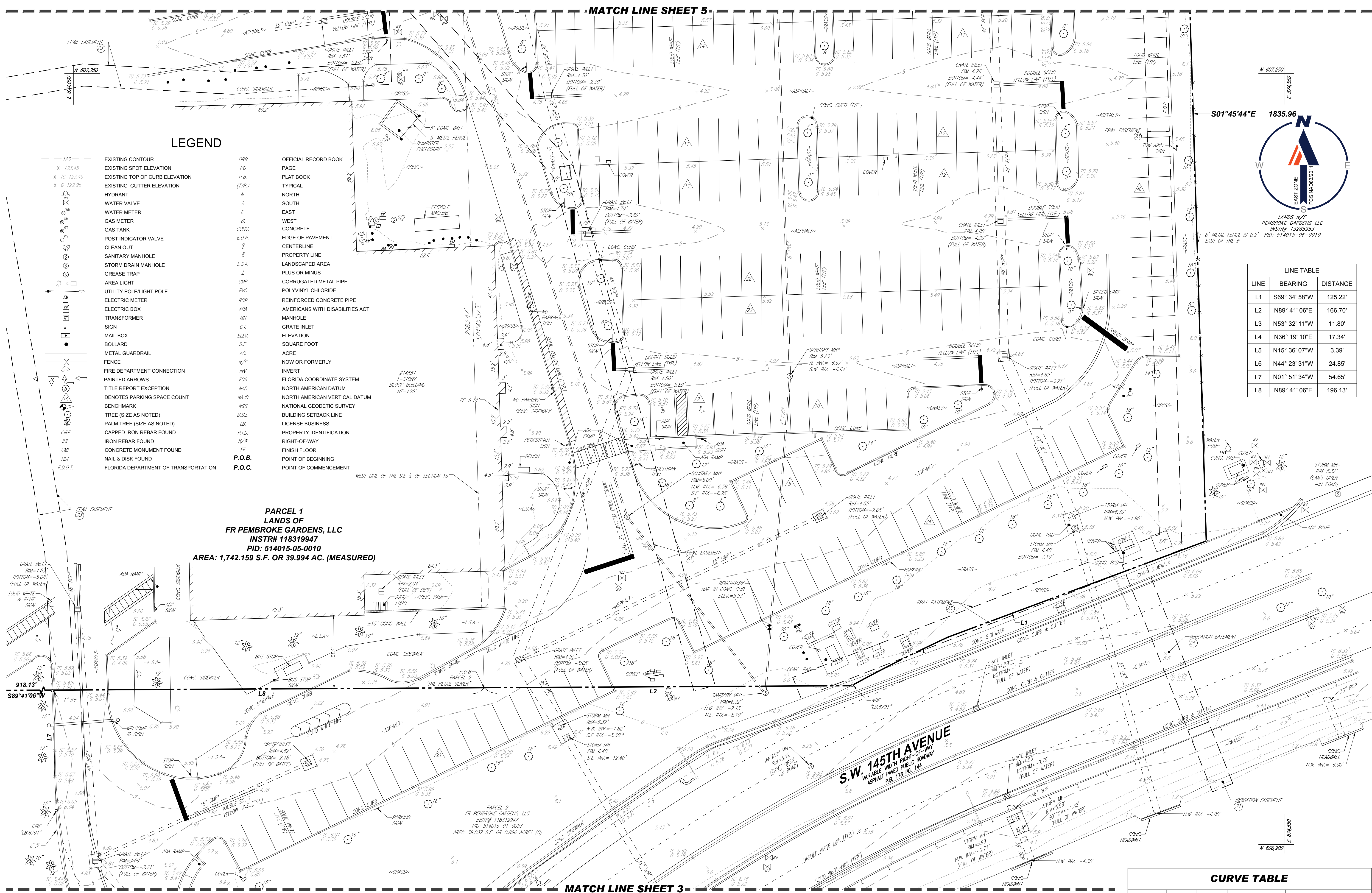
1900 NW CORPORATE BOULEVARD
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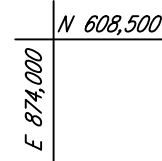
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OF 7

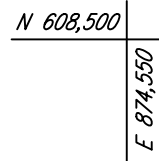
ORG. DATE - 02/12/2024







	EXISTING CONTOUR
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	HYDRANT
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	PROPERTY IDENTIFICATION
	RIGHT-OF-WAY
	FINISH FLOOR
	POINT OF BEGINNING
	POINT OF COMMENCEMENT



LANDS N/F
SOUTHERN BELL TEL & TEL CO
PID: 514015-02-0010

[illegible]

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APPROVED:	CW

PROJECT:

**ALTA/INSPS
LAND TITLE
SURVEY**

FOR

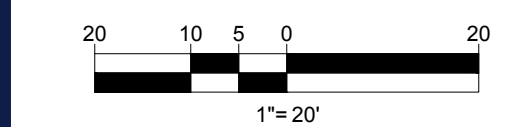
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ORG. DATE - 02/12/2024

REFERENCE (*):

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MATCH LINE SHEET 6