

ACCURATE LAND SURVEYORS, INC.

L.B. #3635

1150 E. ATLANTIC BLVD.  
POMPANO BEACH, FLORIDA 33060

INFO@ACCURATELANDSURVEYORS.COM

TEL (954) 782-1441  
FAX (954) 782-1442

ALTA/NSPS LAND TITLE SURVEY

**×7.00' =** ELEVATIONS BASED ON N A V D  
**(AE)** = APPARENT ENCROACHMENT  
**P.B.C.R.** = PALM BEACH COUNTY RECORDS  
**M.D.C.R.** = MIAMI-DADE COUNTY RECORDS  
**F.P.L.** = FLORIDA POWER & LIGHT  
**B.C.R.** = BROWARD COUNTY RECORDS  
**O.R.B.** = OFFICIAL RECORDS BOOK  
**N.A.V.D.** = NORTH AMERICAN VERTICAL DATUM  
**R/W** = RIGHT OF WAY  
**N** = NORTH  
**S** = SOUTH  
**E** = EAST  
**W** = WEST  
**D.B.** = DEED BOOK  
**C.L.** = CENTERLINE  
**P.B.** = PLAT BOOK

SYMBOLS & LEGEND OF ABBREVIATIONS:



4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. **(This item is not a matter of survey.)**

5. Resolution No. 1560 recorded in O.R. Book 12715, Page 385, Public Records of Broward County, Florida. **(This item is not a matter of survey.)**

6. Resolution No. 1605 recorded in O.R. Book 12715, Page 389, Public Records of Broward County, Florida. **(This item is not a matter of survey.)**

7. Resolution No. 2027 recorded in O.R. Book 18455, Page 910, Public Records of Broward County, Florida. **(This item is not a matter of survey.)**

8. South Broward Drainage District Resolution No. 2000-06 recorded in O.R. Book 31125, Page 1114, Public Records of Broward County, Florida. **(This item is not a matter of survey.)**

9. South Broward Drainage District Resolution No. 2002-19 recorded in O.R. Book 34174, Page 1558, Public Records of Broward County, Florida. **(This item is not a matter of survey.)**

10. South Broward Drainage District Resolution No. 2002-21 recorded in O.R. Book 3440, Page 855, Public Records of Broward County, Florida. **(This item is not a matter of survey.)**

11. South Broward Drainage District Resolution No. 2003-01 recorded in O.R. Book 35122, Page 497, Public Records of Broward County, Florida. **(This item is not a matter of survey.)**

12. South Broward Drainage District Resolution No. 2003-02 recorded in O.R. Book 35122, Page 577, Public Records of Broward County, Florida. **(This item is not a matter of survey.)**

13. South Broward Drainage District Resolution No. 2003-02 recorded in O.R. Book 35774, Page 1884, Public Records of Broward County, Florida. **(This item is not a matter of survey.)**

14. Ordinance No. 2004-26 recorded in O.R. Book 37842 Page 1765, Public Records of Broward County, Florida. **(This item is not a matter of survey.)**

15. Declaration of Restrictive Covenants recorded in O.R. Book 45964, Page 398, Public Records of Broward County, Florida. **(This item affects the subject property however it is not a plottable matter of survey.)**

16. Memorandum of Lease recorded in O.R. Book 48226, Page 198 and Corrective Memorandum of Lease recorded in Instrument Number 114322264, Public Records of Broward County, Florida. **(This item is not a matter of survey.)**

17. Proposed Resolution No. 2014-R-12 Resolution No. 3413 recorded in O.R. Book 50821, Page 973, Public Records of Broward County, Florida. **(This item is located North of the subject property and is shown hereon.)**

18. Drainage Easement (Sheridan Street Business Center) recorded in Instrument Number 116884692, Public Records of Broward County, Florida. **(This item affects the subject property and is shown hereon.)**

19. Drainage, Flowage and Storage Easement (Sheridan Street Business Center) recorded in Instrument Number 116884693, Public Records of Broward County, Florida. **(This item is located adjacent to the subject property and is shown hereon.)**

20. Maintenance and Indemnification Agreement recorded in Instrument Number 117142082, Public Records of Broward County, Florida. **(This item is not a matter of survey.)**

21. Notice of Environmental Resource Permit recorded in Instrument Number 11780161, Public Records of Broward County, Florida. **(This item is not a matter of survey.)**

22. Joint Deed of Conservation Easement recorded in Instrument Number 118402380, Public Records of Broward County, Florida. **(This item affects the subject property and is shown hereon.)**

ORIGINAL DATE OF FIELD SURVEY: 10-26-2022	DRAWN BY: MLW
FIELD BOOK: ALS-SU-22-1801	CHECKED BY: MLW
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS
	BY

**STREET ADDRESS:**  
Vacant property located on Sheridan Street Pembroke Pines, Florida 33029  
ID# 5139 11 01 0030 & ID# 5139 11 01 0040

**LEGAL DESCRIPTION:**  
"WETLANDS AREA"  
  
AT SHERIDAN STREET BUSINESS CENTER  
  
A PORTION OF TRACTS 5 AND 6, IN SECTION 11, TOWNSHIP 51 SOUTH, RANGE 39 EAST, EVERGLADES LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 6; THENCE SOUTH 01°47'36" EAST, ALONG THE WEST LINE OF SAID TRACT 6, A DISTANCE OF 85.04 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°53'44" EAST, ALONG A LINE 85 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 6, A DISTANCE OF 6.00 FEET; THENCE SOUTH 01°35'20" EAST, A DISTANCE OF 554.71 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 89°47'03", A DISTANCE OF 7.84 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°37'37" EAST, A DISTANCE OF 452.96 FEET; THENCE SOUTH 88°59'57" EAST, A DISTANCE OF 154.18 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 95°06'28", A DISTANCE OF 66.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°06'25" WEST, A DISTANCE OF 319.98 FEET; THENCE NORTH 89°53'30" EAST, A DISTANCE OF 15.01 FEET; THENCE SOUTH 01°47'25" EAST, ALONG THE EAST LINE OF SAID TRACT 5, A DISTANCE OF 370.16 FEET; THENCE SOUTH 89°53'30" WEST, ALONG THE SOUTH LINES OF SAID TRACTS 5 AND 6, A DISTANCE OF 660.19 FEET; THENCE NORTH 01°47'36" WEST, ALONG SAID WEST LINE OF TRACT 6, A DISTANCE OF 560.64 FEET TO THE POINT OF BEGINNING.

**NOTES:**

- Unless otherwise noted field measurements are in agreement with record measurements.
- Bearings shown hereon are based on a Deed bearing of South 01°47'39" East along the West line of Tract 6, Plat Book 2, Page 1, Miami-Dade County Records.
- The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
- Ownership of fences and walls if any are not determined.
- This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
- Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
- This survey reflects all obtainable, legible, plottable, recorded matters of survey per Schedule B2 of Old Republic National Title Insurance Company Commitment No: 1321833, Commitment Date: September 19, 2022 at 11:00P.M.
- Perimeter area of the subject property is 10,528 square feet or 0.2417 acres, more or less.
- The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
- The location of overhead utility lines are approximate in nature due to their proximity above ground, size, type and quantity must be verified prior to design or construction.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There was no evidence of recent street or sidewalk construction or repairs in the process of conducting the fieldwork.
- Accuracy statement: This survey meets or exceeds the horizontal and vertical accuracy for Alta NSPS Land Title Survey Required February 2021.
- Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.

**FLOOD INFORMATION:**  
Community name and number: City of Pembroke Pines 120053  
Map and panel number: 12011C0520H  
Panel date: 08-18-2014  
Flood zone: AH  
Base flood elevation: 4'

**APPARENT ENCROACHMENTS:**  
None

**CERTIFY TO:**  
City of Pembroke Pines, a Florida Municipal Corporation  
Goren Cherof Doody & Ezrol, P.A.  
Old Republic National Title Insurance Company

**CERTIFICATION:**  
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, 7(a), 7(b)(1), 8, 9, 11, 14, 16, 18 and 19 of Table A thereof. The fieldwork was completed on 10-26-2022.

*Robert L. Thompson* 11-18-2022  
ROBERT L. THOMPSON (PRESIDENT)  
PROFESSIONAL SURVEYOR AND MAPPER NO.3869 - STATE OF FLORIDA

**SCHEDULE B2 EXCEPTIONS:**  
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment. **(This item is not a matter of survey.)**  
  
2. a. General or special taxes and assessments required to be paid in the year 2022 and subsequent years. **(This item is not a matter of survey.)**

b. Rights or claims of parties in possession not recorded in the Public Records. **(This item is not a matter of survey.)**  
  
c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. **(After upon review of survey to be determined by title examiner.)**  
  
d. Easements or claims of easements not recorded in the Public Records. **(This item is not certifiable.)**

e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. **(This item is not a matter of survey.)**  
  
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. **(As of date of survey the subject property was not submerged.)**

4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. **(This item is not a matter of survey.)**  
  
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