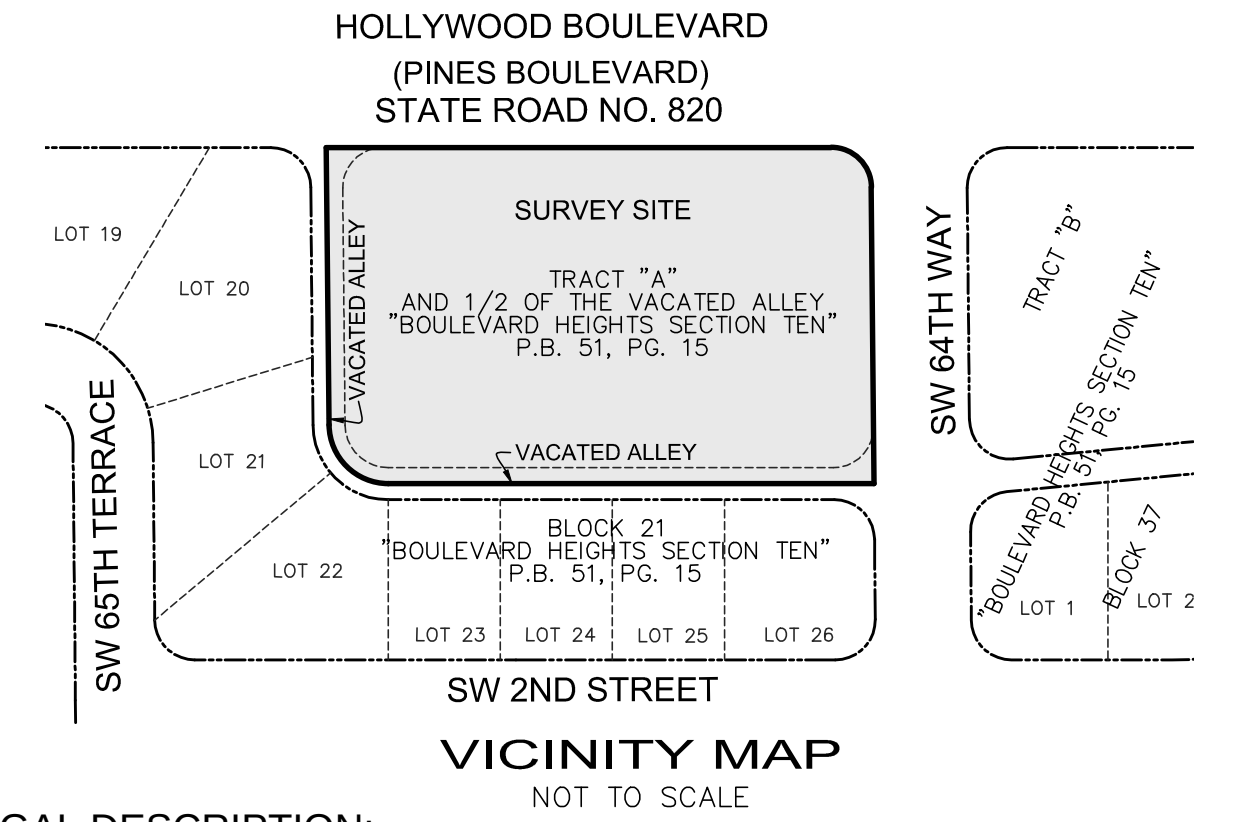
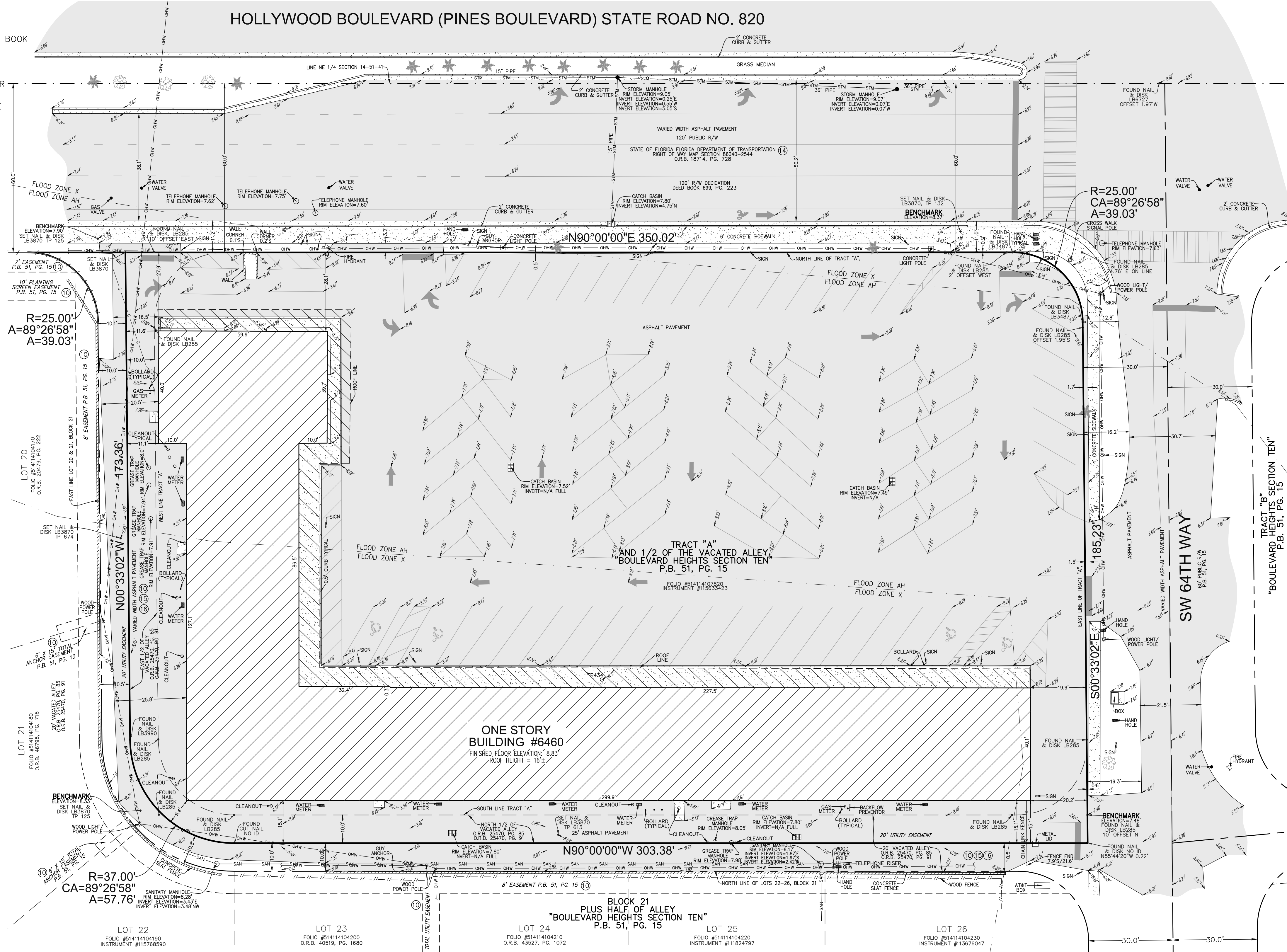


LEGEND

	CONCRETE
	ASPHALT PAVEMENT
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND SANITARY SEWER LINE
	UNDERGROUND GAS LINE
	NON-VEHICULAR ACCESS LINE
	CENTERLINE
	RIGHT-OF-WAY
	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	FLORIDA POWER & LIGHT COMPANY
	LICENSED BUSINESS
	RADIUS
	CENTRAL ANGLE
	ARC LENGTH
	OFFICIAL RECORDS BOOK
	PLAT BOOK
	PAGE
	NOT AVAILABLE
	EXCEPTION NUMBER
	PALM TREE
	UNIDENTIFIED TREE



LEGAL DESCRIPTION:
LEASEHOLD ESTATE IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY CREATED PURSUANT TO THAT CERTAIN GROUND LEASE DATED ____/____/2019, BY AND BETWEEN ____ (LANDLORD) AND 7-ELEVEN, INC., A TEXAS CORPORATION, (TENANT) AS EVIDENCED BY MEMORANDUM OF LEASE, DATED ____/____/2019, FILED ____/____/2019, RECORDED IN OFFICIAL RECORDS BOOK ____ PAGE ____ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TRACT "A", TOGETHER WITH THAT CERTAIN 10 FOOT ALLEY LOCATED SOUTH OF AND ADJACENT TO AND WEST OF AND ADJACENT TO TRACT "A" OF "BOULEVARD HEIGHTS SECTION TEN", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, AT PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID ALLEY ALSO LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT "A" AND LYING WEST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT "A".

- NOTES:**
- THIS SITE CONTAINS 70,978 SQUARE FEET (1.6294 ACRES) MORE OR LESS.
 - ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1853; ELEVATION: 7.313 FEET.
 - FLOOD ZONE: X AND AH; BASE FLOOD ELEVATION: NONE AND 8 FEET; PANEL #120053 0564H; MAP DATE: 8/18/14.
 - THIS SITE LIES IN SECTION 14, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
 - BEARINGS ARE BASED ON THE EAST LINE OF TRACT "A" BEING S00°33'02"E.
 - REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
 - THIS SITE CONTAINS 86 TOTAL PARKING SPACES (82 REGULAR & 4 DISABLED).
 - THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER: 1002-278272-RTT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY; EFFECTIVE DATE: JUNE 10, 2019 AT 8:00 AM.
- THE FOLLOWING ARE SCHEDULE B-II EXCEPTIONS TO SAID COMMITMENT:
ITEMS 1, 2, 3, 4, 5, 6, 7, 8 & 9-NOT ADDRESSED.
ITEM 10-MATTERS SHOWN IN P.B. 51, PG. 15, APPLY TO THIS SITE AS DEPICTED HEREON.
ITEM 11-SEWER AGREEMENT IN O.R.B. 1678, PG. 63, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 12-WATER SYSTEM AGREEMENT IN O.R.B. 1678, PG. 63, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 13-RESTRICTIVE COVENANTS IN O.R.B. 1806, PG. 239, DO NOT APPLY TO THIS SITE.
ITEM 14-RESOLUTION OF TAKING IN O.R.B. 18714, PG. 728, DEPICTED HEREON, DOES NOT APPLY TO THIS SITE.
ITEM 15-RESOLUTION IN O.R.B. 25470, PG. 85, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 16-RESOLUTION IN O.R.B. 25470, PG. 91, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 17-NOT ADDRESSED.

CERTIFICATION:
TO: 7-ELEVEN, INC., A TEXAS CORPORATION; CREIGHTON CONSTRUCTION AND MANAGEMENT; 6500 PINES HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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(o), 8, 9, & 11 OF TABLE A THEREOF.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR A DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

□ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
□ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
□ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA

5		
4		
3		
2		
1		
NO.	REVISIONS	BY

BOUNDARY AND TOPOGRAPHIC SURVEY ALTA/NSPS LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB93870

7-ELEVEN SITE #1045649
6460 HOLLYWOOD BOULEVARD
PEMBROKE PINES, BROWARD COUNTY
FLORIDA 33023

DRAWN BY:
CHECKED BY: J.F.P.

SCALE: 1" = 20'
SURVEY DATE: 7/9/19

FILE: CREIGHTON CONSTRUCTION & MANAGEMENT
ORDER NO.: 66398