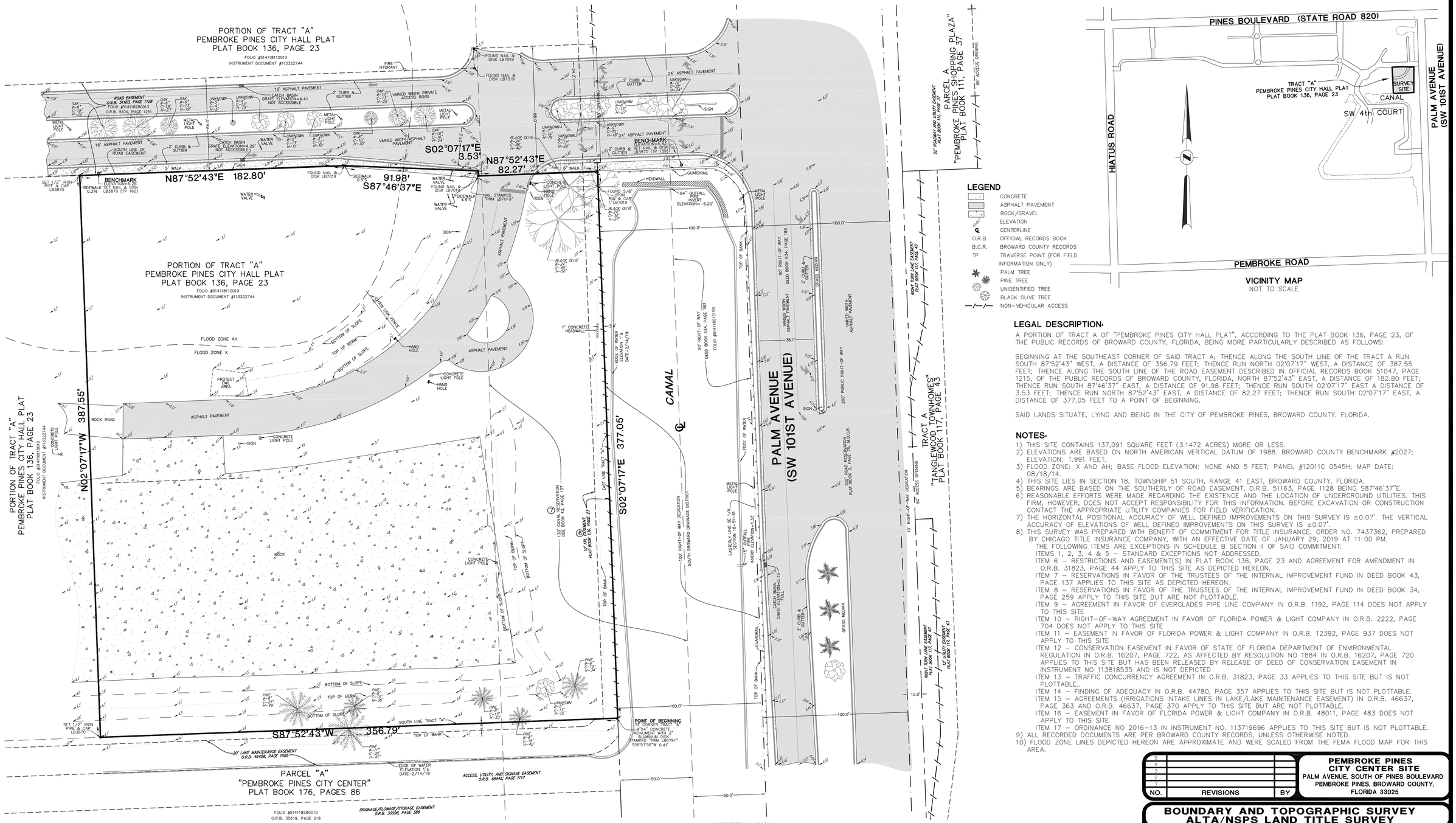


LEGAL DESCRIPTION:

A PORTION OF TRACT A OF "PEMBROKE PINES CITY HALL PLAT", ACCORDING TO THE PLAT BOOK 136, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT A; THENCE ALONG THE SOUTH LINE OF THE TRACT A RUN SOUTH 87°52'43" WEST, A DISTANCE OF 356.79 FEET; THENCE RUN NORTH 02°07'17" WEST, A DISTANCE OF 387.55 FEET; THENCE ALONG THE SOUTH LINE OF THE ROAD EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 51047, PAGE 1215, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, NORTH 87°52'43" EAST, A DISTANCE OF 182.80 FEET; THENCE RUN SOUTH 87°46'37" EAST, A DISTANCE OF 91.98 FEET; THENCE RUN SOUTH 02°07'17" EAST A DISTANCE OF 3.53 FEET; THENCE RUN NORTH 87°52'43" EAST, A DISTANCE OF 82.27 FEET; THENCE RUN SOUTH 02°07'17" EAST, A DISTANCE OF 377.05 FEET TO A POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

NOTES:

1) THIS SITE CONTAINS 137,091 SQUARE FEET (3.1472 ACRES) MORE OR LESS.
2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #2027; ELEVATION: 1.991 FEET.
3) FLOOD ZONE: X AND AH; BASE FLOOD ELEVATION: NONE AND 5 FEET; PANEL #12011C 0545H; MAP DATE: 08/18/14.
4) THIS SITE LIES IN SECTION 18, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
5) BEARINGS ARE BASED ON THE SOUTHERLY OF ROAD EASEMENT, O.R.B. 51163, PAGE 1128 BEING S87°46'37"E.
6) 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.
7) 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'.
8) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, ORDER NO. 7437362, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JANUARY 29, 2019 AT 11:00 PM.
   THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B SECTION II OF SAID COMMITMENT:
   ITEMS 1, 2, 3, 4 & 5 – STANDARD EXCEPTIONS NOT ADDRESSED.
   ITEM 6 – RESTRICTIONS AND EASEMENT(S) IN PLAT BOOK 136, PAGE 23 AND AGREEMENT FOR AMENDMENT IN O.R.B. 31823, PAGE 44 APPLY TO THIS SITE AS DEPICTED HEREON.
   ITEM 7 – RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND IN DEED BOOK 43, PAGE 137 APPLIES TO THIS SITE AS DEPICTED HEREON.
   ITEM 8 – RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND IN DEED BOOK 34, PAGE 259 APPLY TO THIS SITE BUT ARE NOT PLOTTABLE.
   ITEM 9 – AGREEMENT IN FAVOR OF EVERGLADES PIPE LINE COMPANY IN O.R.B. 1192, PAGE 114 DOES NOT APPLY TO THIS SITE
   ITEM 10 – RIGHT-OF-WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY IN O.R.B. 2222, PAGE 704 DOES NOT APPLY TO THIS SITE
   ITEM 11 – EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY IN O.R.B. 12392, PAGE 937 DOES NOT APPLY TO THIS SITE
   ITEM 12 – CONSERVATION EASEMENT IN FAVOR OF STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION IN O.R.B. 16207, PAGE 722, AS AFFECTED BY RESOLUTION NO 1884 IN O.R.B. 16207, PAGE 720 APPLIES TO THIS SITE BUT HAS BEEN RELEASED BY RELEASE OF DEED OF CONSERVATION EASEMENT IN INSTRUMENT NO 113818535 AND IS NOT DEPICTED
   ITEM 13 – TRAFFIC CONCURRENCY AGREEMENT IN O.R.B. 31823, PAGE 33 APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
   ITEM 14 – FINDING OF ADEQUACY IN O.R.B. 44780, PAGE 357 APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
   ITEM 15 – AGREEMENTS (IRRIGATIONS INTAKE LINES IN LAKE/LAKE MAINTENANCE EASEMENT) IN O.R.B. 46637, PAGE 363 AND O.R.B. 46637, PAGE 370 APPLY TO THIS SITE BUT ARE NOT PLOTTABLE.
   ITEM 16 – EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY IN O.R.B. 48011, PAGE 483 DOES NOT APPLY TO THIS SITE
   ITEM 17 – ORDINANCE NO 2016-13 IN INSTRUMENT NO. 113719696 APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
9) ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS, UNLESS OTHERWISE NOTED.
10) FLOOD ZONE LINES DEPICTED HEREON ARE APPROXIMATE AND WERE SCALED FROM THE FEMA FLOOD MAP FOR THIS AREA.

NO.	REVISIONS	BY
5		
4		
3		
2		
1		

PEMBROKE PINES CITY CENTER SITE
PALM AVENUE, SOUTH OF PINES BOULEVARD
PEMBROKE PINES, BROWARD COUNTY, FLORIDA 33025

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 LB#3870

DRAWN BY: M.D. | SCALE: 1" - 30' | FILE: PROVIDENCE I PARTNERS, LLC
CHECKED BY: J.F.P. | SURVEY DATE: 2/14/19 | ORDER NO.: 65713

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0' 30' 60' 90'
GRAPHIC SCALE
1"=30'

John Pulice
Digitally signed by John Pulice
Date: 2019.03.12 16:45:32 -04'00'

CERTIFICATION:

TO PROVIDENCE I PARTNERS, LLC; PROVIDENCE I INVESTMENTS, LLC; PROVIDENCE ONE DEVELOPMENT, LLC; CHICAGO TITLE INSURANCE COMPANY; GOREN, CHEROF, DOODY & EZROL, P.A.; SHUTTS & BOWEN LLP:

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, 3, 4, 8 & 11 OF TABLE A THEREOF.

☐ 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