

SURVEYED DESCRIPTION

A TRACT OF LAND LYING WITHIN THE SOUTH HALF OF SECTION 17 AND THE NORTH HALF OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID TRACT BEING A PORTION OF THE DICK LLOYD PLAT AS SHOWN IN PLAT BOOK 110, PAGE 8 AND A PORTION OF THE PLAT OF CENTRAL GOLF SECTION OF HOLLYWOOD AS SHOWN IN PLAT BOOK 9, PAGE 44, ALL OF THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER (E 1/4) OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20, SOUTH 88°22'44" WEST A DISTANCE OF 161.49 FEET TO A POINT;

THENCE SOUTH 61°37'16" EAST, A DISTANCE OF 86.06 FEET TO THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY OF C.S.X. RAILROAD, AS SHOWN ON F.D.O.T. RIGHT OF WAY MAP SECTION NUMBER 86070-2453, AND THE SOUTHERLY RIGHT OF WAY LINE OF HOLLYWOOD BOULEVARD;

THENCE ALONG THE WESTERLY RIGHT OF WAY OF SAID C.S.X. RAILROAD RIGHT OF WAY SOUTH 01°29'21" EAST, A DISTANCE OF 1,946.02 FEET TO A POINT;

THENCE SOUTH 00°27'03" EAST, A DISTANCE OF 686.27 FEET TO THE POINT ON THE SOUTH LINE OF SAID SECTION 17;

THENCE DEPARTING SAID WESTERLY RIGHT OF WAY OF C.S.X. RAILROAD, AND ALONG THE SOUTH LINE OF SAID SECTION 17, SOUTH 87°59'40" WEST, A DISTANCE OF 961.39 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 29°59'34" EAST A DISTANCE OF 169.81 FEET TO A POINT;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 48.88 FEET, THROUGH A CENTRAL ANGLE OF 94°22'50", FOR AN ARC LENGTH OF 80.52 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 19°30'52" WEST, FOR 71.72 FEET TO A POINT;

THENCE SOUTH 60°36'34" WEST A DISTANCE OF 222.28 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 42.84 FEET, THROUGH A CENTRAL ANGLE OF 81°30'39", FOR AN ARC LENGTH OF 60.84 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 71°50'18" WEST, FOR 61.56 FEET TO A POINT OF REVERSE CURVATURE;

THENCE WITH A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 162.33 FEET, THROUGH A CENTRAL ANGLE OF 67°04'02", FOR AN ARC LENGTH OF 180.02 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 63°03'03" WEST, FOR 179.35 FEET TO A POINT;

THENCE SOUTH 82°01'47" WEST A DISTANCE OF 289.03 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 71.39 FEET, THROUGH A CENTRAL ANGLE OF 70°08'10", FOR AN ARC LENGTH OF 87.39 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 38°12'22" WEST, FOR 82.63 FEET TO A POINT;

THENCE NORTH 17°05'57" WEST A DISTANCE OF 547.15 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.85 FEET, THROUGH A CENTRAL ANGLE OF 88°51'52", FOR AN ARC LENGTH OF 53.72 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 25°42'29" EAST, FOR 48.83 FEET TO A POINT;

THENCE NORTH 73°38'19" EAST A DISTANCE OF 107.62 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 36.66 FEET, THROUGH A CENTRAL ANGLE OF 81°22'39", FOR AN ARC LENGTH OF 58.47 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 07°02'38" EAST, FOR 54.77 FEET TO A POINT;

THENCE SOUTH 19°12'02" EAST A DISTANCE OF 208.55 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 53.74 FEET, THROUGH A CENTRAL ANGLE OF 76°10'25", FOR AN ARC LENGTH OF 71.44 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 59°04'41" EAST, FOR 66.30 FEET TO A POINT;

THENCE NORTH 82°01'47" WEST A DISTANCE OF 84.0 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 55.21 FEET, THROUGH A CENTRAL ANGLE OF 81°41'00", FOR AN ARC LENGTH OF 88.44 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 08°57'10" EAST, FOR 86.61 FEET TO A POINT;

THENCE SOUTH 35°42'54" EAST A DISTANCE OF 69.80 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 140.1 FEET, THROUGH A CENTRAL ANGLE OF 59°19'42", FOR AN ARC LENGTH OF 135.20 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 73°09'47" EAST, FOR 130.01 FEET TO A POINT;

THENCE NORTH 70°25'24" EAST A DISTANCE OF 185.77 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 53.84 FEET, THROUGH A CENTRAL ANGLE OF 83°10'39", FOR AN ARC LENGTH OF 70.04 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 07°12'02" EAST, FOR 71.40 FEET TO A POINT;

THENCE SOUTH 29°59'34" EAST A DISTANCE OF 56.92 FEET TO THE POINT OF BEGINNING.

THIS PROPOSED PARCEL ENCOMPASSING AN AREA OF 309.249 SQUARE FEET OR 7.099 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

- INITIAL SURVEY DATA ACQUISITION WAS PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES WITH A LAST DAY OF ACQUISITION ON AUGUST 31ST, 2021. INITIAL SURVEY DATA COMPUTATIONS AND ANALYSIS WERE COMPLETED ON AUGUST 13, 2021 AND UPDATED ON APRIL 24, 2024.
- ALL SYMBOLS USED TO DEPICT IMPROVEMENTS ARE NOT TO SCALE.
- MONUMENT OFFSET DIRECTIONS AND DISTANCES ARE COMPUTED IN CARDINAL DIRECTIONS FROM THE FOUND MONUMENTATION TO THE BOUNDARY CORNERS, RELATIVE TO THE BEARING BASIS (E.E., N 0.2° = NORTH 0.2°).
- ELEVATIONS ON "HARD" SURFACES ARE SHOWN TO THE NEAREST 0.01 (HUNDREDTH) OF A FOOT WHILE "SOFT" SURFACES ARE SHOWN TO THE NEAREST 0.1 FEET AND UPON A FOOT.
- THIS MAP WAS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=40' OR SMALLER, UNLESS OTHERWISE NOTED. LINEAR UNITS SHOWN ARE U.S. SURVEY FEET.
- TYPE OF SURVEY: ALTANS/SPS LAND TITLE SURVEY PER 2021 MINIMUM STANDARD DETAIL REQUIREMENTS. USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT FOR WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- ALL ADJOINING RIGHT-OF-WAY, SUBDIVISIONS AND INFORMATION ON ADJOINING PROPERTIES SHOWN HEREON ARE FROM INFORMATION SHOWN ON COUNTY PROPERTY APPRAISERS WEBSITE. USERS OF THIS SURVEY ARE PLACED ON NOTICE THAT RELIANCE ON SUCH INFORMATION IS AT THEIR OWN PERIL. IN THIS REGARD, THIS SURVEY DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. UNRECORDED EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST. THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN UPON THIS SURVEY.
- DRAINAGE AND SEWER PIPE SIZES AND CONNECTIONS BETWEEN STRUCTURES HAVE BEEN COMPILED FROM FIELD OBSERVATIONS WITH LIMITED VISIBILITY. THESE CONNECTIONS ARE BELIEVED TO BE ACCURATE, HOWEVER CANNOT BE RELIED UPON THEREFORE IS NOT CERTIFIED BY THIS SURVEY.
- INVERT ELEVATIONS MAY VARY WHEN PIPE OPENING IS RECESSED.
- THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF EXISTING UTILITIES LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE UNDERGROUND IMPROVEMENTS, UTILITIES, FOOTINGS, AND/OR FOUNDATIONS WHICH MAY OR MAY NOT VIOLATE DEED OR EASEMENT LINES.
- THE TREES IDENTIFIED AND SHOWN ARE IN NO WAY TO BE CONSIDERED A TREE SURVEY. TREE SYMBOLS REPRESENT THE LOCATION OF THE CENTER OF THE TRUNK AND DO NOT REPRESENT THE TRUE SIZE OF THE CANOPY. SIZE OF THE TRUNK (IF SPECIFIED) IS THE DIAMETER OF THE TRUNK, IN INCHES, AT BREAST HEIGHT. SPECIES NOMENCLATURE IS GENERALLY COMMON (OAK, PALM, PINE, ETC.) AND CANNOT BE RELIED UPON AND THEREFORE IS NOT CERTIFIED BY THIS SURVEY. CONSULT WITH AN ARBORIST FOR FURTHER CLASSIFICATION.
- SPOT ELEVATIONS & CONTOUR LINES SHOWN ON THIS SURVEY ARE DERIVED FROM A DIGITAL TERRAIN MODEL GENERATED FROM AERIAL DATA. CONVENTIONAL GROUND SURVEY DATA COLLECTED ON MAY 11, 2022 WITH AN ESTIMATED PRECISION OF +/- 0.2 FEET.
- NO CONDITIONS WERE ENCOUNTERED THAT PREVENTED FLORIDA ADMINISTRATIVE CODE SJ-17 FROM BEING MET.
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THERE ARE NO INHERENT GAPS, GORES OR HATUS TO THE SURVEYED PROPERTY.
- THE SUBJECT PROPERTY HAS NO POSTED ADDRESS IN THE TITLE DOCUMENTS.
- THE SUBJECT PROPERTY DOESN'T HAVE ACCESS TO PUBLICLY ACTIVATED RIGHT-OF-WAYS.
- THIS SURVEY HAS NO EVIDENCE OF ACTIVE CONSTRUCTION ACTIVITIES OBSERVED DURING THE PROCESS OF CONDUCTING FIELD WORK.
- ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, ARE NOT COVERED UNDER THIS SURVEY. NO ENVIRONMENTAL ISSUES HAVE BEEN ADDRESSED BY THIS SURVEY.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON LANDS ADJACENT TO THE SURVEYED LINES.

HOLLYWOOD BLVD.

(120' RIGHT-OF-WAY)

S 88°22'44" W (M) 161.49' (M)

P.O.C. EAST 1/4 CORNER SECTION 17

INTERSTATE 95

(VARIABLE WIDTH RIGHT-OF-WAY)

WESTERLY R/W LINE OF C.S.X. RAILROAD F.D.O.T. R/W MAP SECTION NO. 86070-2453

SOUTHERLY R/W LINE OF HOLLYWOOD BLVD.

SECTION 17 TOWNSHIP 51 SOUTH RANGE 42 EAST

SECTION 20 TOWNSHIP 51 SOUTH RANGE 42 EAST

REFERENCE SURVEY CONTROL

- CP-1 SET MAGNAIL AND WASHER STAMPED "LANGAN ENGINEERING, LBR172" (NOT SHOWN ON SURVEY).  
NORTHING: 810246.09 EASTING: 802725.17 ELEVATION: 4.66
- CP-2 SET MAGNAIL AND WASHER STAMPED "LANGAN ENGINEERING, LBR172" (NOT SHOWN ON SURVEY).  
NORTHING: 810232.41 EASTING: 802508.08 ELEVATION: 4.65
- THE BEARINGS, FEATURES, LINEWORK, AND GRID COORDINATES SHOWN HEREON ARE BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, AS ESTABLISHED FROM THE FLORIDA PERMANENT REFERENCE NETWORK. HORIZONTAL AND VERTICAL CONTROLS WAS ESTABLISHED BY PERFORMING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS OF A MINIMUM OF TWO SEPARATE THREE MINUTE OBSERVATIONS.
  - BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH LINE OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA HAVING A BEARING OF S 87°50'47" W. ALL OTHER BEARINGS ARE RELATIVE TO SAID LINE.
  - ELEVATIONS SHOWN HEREON ARE BASED THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND WERE ESTABLISHED BY (GPS) OBSERVATION BASED ON CONTROL POINT 11 (CP-1).
  - RELATIVE HORIZONTAL AND VERTICAL ACCURACIES OF THE FEATURES SHOWN ARE ESTIMATED TO BE 0.2" +/- BASED ON TOTAL STATION TRIANGULOMETRIC METHODS AND/OR REAL TIME KINEMATIC GPS METHODS.
  - ALL CONTROL MEASUREMENTS EXCEEDED CLOSURES OF COMMERCIAL-HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET.

TITLE REPORT

ALTA COMMITMENT FOR TITLE INSURANCE WITH FLORIDA MODIFICATIONS ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NUMBER: 24042511  
ISSUING OFFICE FILE NUMBER: 1875254  
TITLE COMPANY: LSG254  
COMMITMENT DATE: APRIL 17, 2024 AT 08:00 A.M.

SCHEDULE B SECTION II:

ITEMS 1-4 ARE NOT SURVEY RELATED

COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND DEDICATIONS CONTAINED ON THE PLAT OF CENTRAL GOLF SECTION AS RECORDED IN PLAT BOOK 9 PAGE 44, TOGETHER WITH AND AS AFFECTED BY THAT ORDINANCE VACATING PORTIONS OF WASHINGTON BOULEVARD RECORDED IN OFFICIAL RECORDS BOOK 54 PAGE 80, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.

COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND DEDICATIONS CONTAINED ON THE PLAT OF DICK LLOYD PLAT AS RECORDED IN PLAT BOOK 110 PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.

COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND DEDICATIONS CONTAINED ON THE PLAT OF HOLLYWOOD HILLS AS RECORDED IN PLAT BOOK 6 PAGE 22, TOGETHER WITH AND AS AFFECTED BY RESOLUTION NO. 2013 RECORDED IN OFFICIAL RECORD BOOK 169 PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.

COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND DEDICATIONS CONTAINED ON THE PLAT OF HOLLYWOOD HILLS - 1968, AS RECORDED IN PLAT BOOK 68 PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.

EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1171 PAGE 587, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.

EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2740 PAGE 295, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.

ACCESS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3307 PAGE 1426, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.

EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3347 PAGE 61, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.

EASEMENT IN FAVOR OF THE FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL BOOK 5109 PAGE 800, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.

ORDINANCE NO. 05/78, RECORDED IN OFFICIAL RECORDS BOOK 1460 PAGE 174, TOGETHER WITH AND AS AFFECTED BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 8862 PAGE 635, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.

EASEMENT IN FAVOR OF THE FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1892 PAGE 68, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.

EASEMENT IN FAVOR OF THE FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1666 PAGE 140, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.

EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 6967 PAGE 298, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.

EASEMENT IN FAVOR OF THE FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 6967 PAGE 234, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.

EASEMENT IN FAVOR OF THE FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 6961 PAGE 670, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.

EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 21091, PAGE 315, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS SHOWN ON SURVEY.

LEASE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 22891 PAGE 982, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.

EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2624 PAGE 628, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.

EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 23775 PAGE 724, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BY THE CITY OF HOLLYWOOD RECORDED IN BOOK 31168 PAGE 1038 AND CORRECTED IN OFFICIAL RECORDS BOOK 37867 PAGE 1232, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (NOT SURVEY RELATED).

ORDINANCE AMENDING THE BROWARD COUNTY LAND USE PLAN RECORDED IN OFFICIAL RECORDS BOOK 3410 PAGE 189, IN OFFICIAL RECORDS BOOK 41179 PAGE 104, IN OFFICIAL RECORDS BOOK 4460 PAGE 616 AND IN OFFICIAL RECORDS BOOK 4494 PAGE 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (NOT SURVEY RELATED).

PERMIT/PLAT EASEMENT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED ON OCTOBER 4, 2018 IN INSTRUMENT NO. 11536862, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (AS SHOWN ON SURVEY).

TERMS, CONDITIONS, AND OBLIGATIONS SET FORTH IN THAT CERTAIN LEASE AGREEMENT (CLIMBHOUSE) BY AND BETWEEN THE CITY OF HOLLYWOOD, A MUNICIPAL CORPORATION, LESSOR, AND LSG254, LESSOR, AS MODIFIED BY THE INSTRUMENT NO. 11536862, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (NOT SURVEY RELATED).

ANY LOSS OR DAMAGE OCCASIONED BY CLAIMS, DEMANDS, INTERESTS OR RIGHTS ASSERTED BY OTHERS THAT THE REQUIRED INSURANCE FROM USING OR MAINTAINING THE LAND OTHER THAN AS A GOLF COURSE OR THAT AFFECT THE DESIGN OF THE LAND OR THE IMPROVEMENTS OR LANDSCAPING THEREON, UNLESS ANY SUCH CLAIM, DEMAND, INTEREST OR RIGHTS ARE GRANTED ON A RECORDING DOCUMENT NOT SHOWN AS AN EXCEPTION IN SCHEDULE B HEREOF WHICH CONTAINS THE LEGAL DESCRIPTION FOR THE INSURED PROPERTY DESCRIBED ON SCHEDULE A HEREOF, (NOT SURVEY RELATED).

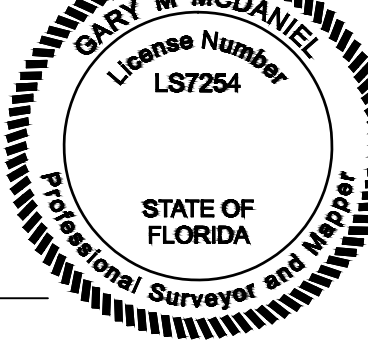
NOTWITHSTANDING THE FOREGOING PROVISION COVERED HEREIN, THIS POLICY DOES NOT INSURE ANY RIGHT OF ACCESS TO AND FROM SAID LAND, (NOT SURVEY RELATED).

SURVEYOR'S CERTIFICATION

TO:  
a. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
b. LSG254  
c. LSG254

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 ALTANS/SPS LAND TITLE SURVEYS, ONLY IF ESTABLISHED AND ADOPTED BY ALTA AND NERS, AND INCLUDES ITEMS 1, 4, 5, 8, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 24, 2024.

DATE OF PLAT OR MAP: SEE TITLE BLOCK FOR DATE OF LAST REVISION.



GARY M. MCDANIEL  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER: LS7254  
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC  
LICENSED BUSINESS NUMBER: LBR172, STATE OF FLORIDA.

THE FEATURES SHOWN ON THIS SURVEY ARE VALID AS TO THE DATE OF THE LAST DATE OF FIELD WORK, NOT TO THE SIGNATURE DATE OF THIS CERTIFICATION.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE NAMED PROFESSIONAL SURVEYOR AND MAPPER USING A CRYPTOGRAPHIC PRIVATE KEY AND DIGITAL CERTIFICATE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE AUTHENTICATION CODE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.

LEGEND AND ABBREVIATIONS

- NOT SHOWN TO SCALE
- - NAIL & WASHER (FOUND/SET)
  - - MONUMENT (FOUND/SET)
  - ✱ - SECTION CORNER
  - 1 - QUARTER CORNER
  - - PIN AND CAP (FOUND/SET)
  - - REBAR (FOUND/SET)
  - - UTILITY POLE
  - - GUY ANCHOR
  - - MONITORING WELL
  - - BOLLARD
  - - UTILITY BOX/PEDESTAL (AS IDENTIFIED)
  - - UTILITY METER (AS IDENTIFIED)
  - - UTILITY MARKER
  - - UNDERGROUND VAULT
  - - FLARED END SECTION
  - - CATCH BASIN
  - - CLEANOUT
  - - FIRE HYDRANT
  - - BUILDING OUTLINE
  - - ASPHALT PAVEMENT
  - - CONCRETE
  - - GRAVEL ROAD
  - - WATER
  - - CHAIN LINK FENCE
  - - IRON FENCE
  - - OVERHEAD WIRES
  - - TREE/HEDGE LINE
  - - LANDSCAPING EDGE
  - - RAILROAD TRACK
  - - MAJOR CONTOUR INTERVAL
  - - MINOR CONTOUR INTERVAL
  - - EASEMENT BOUNDARY
  - - PROPERTY BOUNDARY
  - - RIGHT-OF-WAY LINE
  - - ADJOINING PROPERTY BOUNDARY
  - - SECTION LINE
  - - MANHOLE (AS IDENTIFIED)
  - - UTILITY VALVE (AS IDENTIFIED)
  - - SIGN
  - - LIGHT POLES
  - - GATE
  - - PALM TREE
  - - DECIDUOUS TREE
  - - CONIFEROUS TREE
  - - SHRUB
- ENG. - ENGINEERING  
F.E.M.A. - FEDERAL EMERGENCY MANAGEMENT AGENCY  
F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION  
FPL - FLORIDA POWER AND LIGHT  
(M) - MEASURED BEARING/DISTANCE  
L.A. - LIMITED ACCESS  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
R/W - RIGHT-OF-WAY  
LB - LICENSED BUSINESS  
L - ARC LENGTH  
CB - CHORD BEARING  
CL - CHORD LENGTH  
D - DELTA ANGLE  
R - RADIUS  
F.A.C. - FLORIDA ADMINISTRATIVE CODE  
No. - NUMBER  
O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE  
P.B. - PLAT BOOK  
GR - GRATED INLET  
BLVD. - BOULEVARD  
INV - INVERT  
EP - EDGE OF PAVEMENT  
S.F. - SQUARE FEET  
INST# - INSTRUMENT NUMBER  
CONCR. - CONCRETE  
(O/A) - OVERALL

LANGAN

LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC  
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Fort Lauderdale, FL 33301  
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FBPE Registry No. 0000661081872L88198

Project: ORANGEBROOK GOLF COURSE REDEVELOPMENT  
BROWARD COUNTY FLORIDA

Drawing Title: ALTANS/SPS LAND TITLE SURVEY  
Project No.: 330135701  
Date: 05/10/2024  
Drawn By: DAA  
Checked By: GMD  
Drawing No.: VL101  
Sheet 1 of 1



