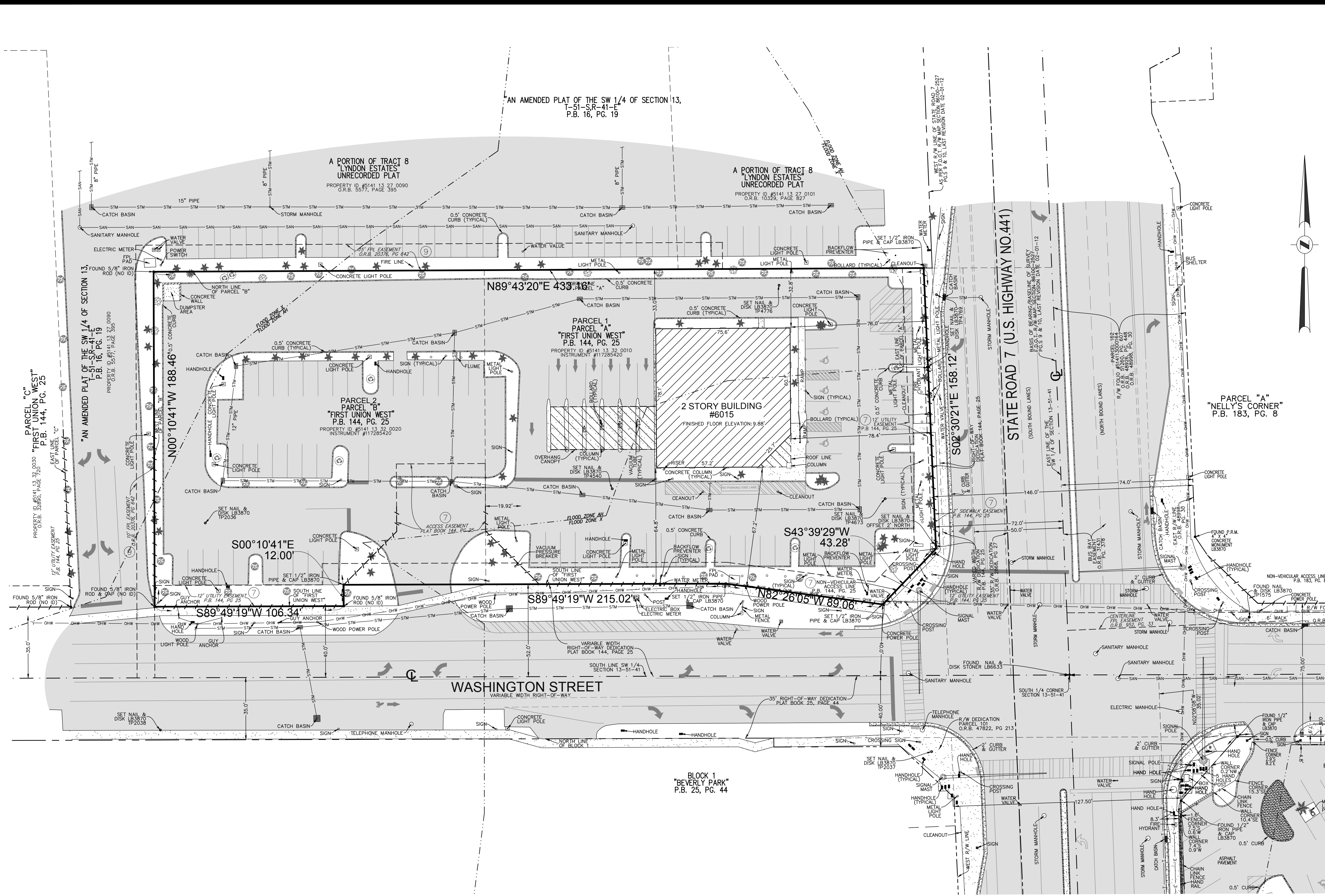




- LEGEND & ABBREVIATIONS**
- CONCRETE
 - ASPHALT PAVEMENT
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - NON-VEHICULAR ACCESS LINE
 - CENTERLINE
 - FPL FLORIDA POWER & LIGHT
 - R= RADIUS
 - CA= CENTRAL ANGLE
 - A= ARC LENGTH
 - FPL FLORIDA POWER & LIGHT COMPANY
 - LB LICENSED BUSINESS
 - O.R.B. OFFICIAL RECORDS BOOK
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - UNIDENTIFIED TREE
 - PINE TREE
 - MAHOGANY TREE
 - OAK TREE
 - PALM TREE
 - P.B. PLAT BOOK
 - PG. PAGE

LEGAL DESCRIPTION:

PARCEL 1:
PARCEL "A", "FIRST UNION WEST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, AT PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:
PARCEL "B", "FIRST UNION WEST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, AT PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 78,925 SQUARE FEET (1.8119 ACRES), MORE OR LESS.

- NOTES:**
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #5-312, ELEVATION: 8.60 FEET.
 - FLOOD ZONE: AH/X; BASE FLOOD ELEVATION: 10 FEET/NONE; PANEL #12011C0564H; COMMUNITY #125113; MAP DATE: 8/18/14.
 - THIS SITE LIES IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF PARCEL "B" BEING S89°49'19"W.
 - 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.
 - THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER FL252301056JC, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED AUGUST 3, 2023 AT 8:00 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT:
ITEM 1-3: STANDARD EXCEPTIONS, NOT ADDRESSED.
ITEM 4: INTENTIONALLY DELETED.
ITEM 5-6: STANDARD EXCEPTIONS, NOT ADDRESSED.
ITEM 7: DEDICATION, NOTES, EASEMENTS AND ANY OTHER RELEVANT MATTERS IN PLAT BOOK 144, PAGE 28 APPLY TO THIS SITE AS DEPICTED HEREON.
ITEM 8: REVOCABLE LICENSE AGREEMENT IN O.R.B. 17543, PAGE 8 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 9-10: INTENTIONALLY DELETED.
ITEM 11: RESTRICTIONS IN SPECIAL WARRANTY DEED IN O.R.B. 38552, PAGE 187 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 12: SURVEY MATTERS DEPICTED HEREON.
 - THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'.
 - THIS SITE CONTAINS 71 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (67 REGULAR & 4 DISABLED).
 - ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
 - THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.
 - THIS SURVEY IS EXCLUSIVELY CERTIFIED TO FIDELITY NATIONAL TITLE INSURANCE COMPANY; WASHINGTON STREET OFFICE, LLC; 6015 WASHINGTON LLC.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 - DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
- STATE OF FLORIDA

5		
4		
3		
2	UPDATE TITLE COMMITMENT-8/28/23	R.V.
1	#71299-ORIGINAL SURVEY-4/26/23	J.S.
NO.	REVISIONS	BY

**PROPOSED
RESIDENCES AT BEVERLY PARK**

6015 WASHINGTON STREET
HOLLYWOOD, FLORIDA 33023
(CITY OF HOLLYWOOD, BROWARD COUNTY)

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: J.S.	SCALE: 1" = 30'	CLIENT: NUROCK ACQUISITIONS FLORIDA, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 4/26/23	ORDER NO.: 71299

