

SURVEY DATA ACQUISITION WAS PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES WITH A LAST DAY OF ACQUISITION ON DECEMBER 12, 2022. INITIAL SURVEY DATA COMPUTATIONS AND ANALYSIS WERE COMPLETED ON DECEMBER 13, 2022.

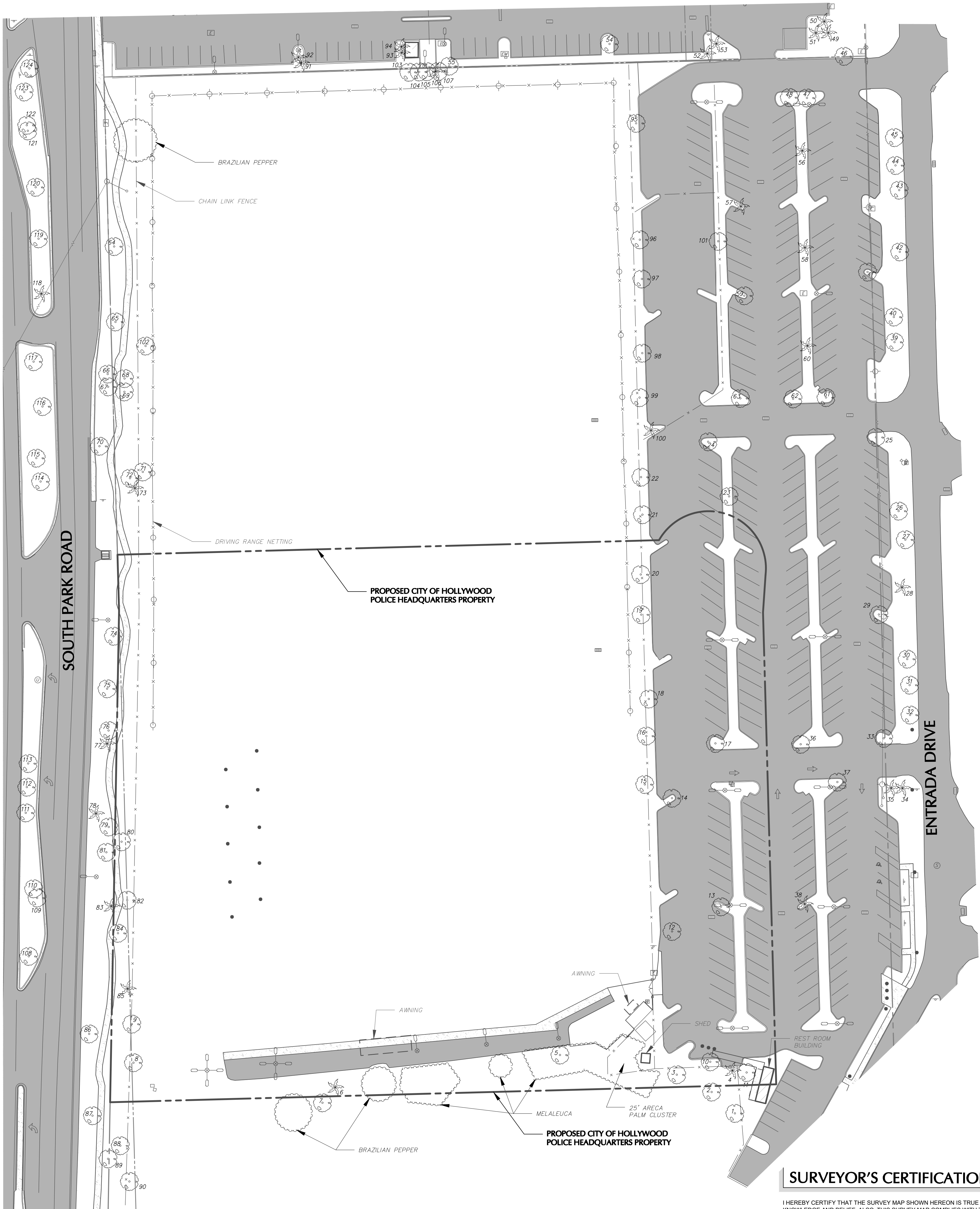
ALL SYMBOLS USED TO DEPICT IMPROVEMENTS ARE NOT TO SCALE.

THIS MAP IS 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: SPECIFIC PURPOSE SURVEY PER CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE (F.A.C.). THE INTENT OF THIS SURVEY IS TO SHOW THE LOCATIONS OF TREES IDENTIFIED BY A QUALIFIED ARBORIST. USE OF THIS SURVEY FOR PURPOSES OTHER THAN 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.










TREE SYMBOLS REPRESENT THE LOCATION OF THE CENTER OF THE TRUNK AND DO NOT REPRESENT THE TRUE SIZE OF THE CANOPY. TREE LOCATIONS, IN THIS REGARD, ARE CERTIFIED BY THIS SURVEY.

6. SIZE OF THE TRUNK IS THE DIAMETER OF THE TRUNK, IN INCHES, AT BREAST HEIGHT (DBH), THE TREE NUMBERS SHOWN ON THIS SURVEY REFER THE TREE INVENTORY TABLE SHOWN ON PAGE 2 OF THIS SURVEY, SAID TABLE WAS PREPARED BY M. J. NICHOLS AND ASSOCIATES LLC, PREPARED BY MICHAEL J. NICHOLS, C.E.P., CERTIFIED ENVIRONMENTAL PROFESSIONAL, DATED NOVEMBER 29, 2022. TREE NAMES AND INFORMATION SHOWN IN THE TREE INVENTORY TABLE ARE NOT CERTIFIED BY THIS SURVEY.
7. NO CONDITIONS WERE ENCOUNTERED THAT PREVENTED FLORIDA ADMINISTRATIVE CODE SJ-17 FROM BEING MET.
8. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREIN, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
9. ADDITIONS OR DELETIONS TO THIS MAP AND REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. THIS SURVEY IS NEITHER FULL NOR COMPLETE WITHOUT ALL SHEETS OF THIS SET.

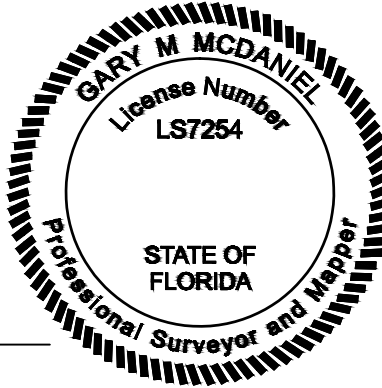


(NOT SHOWN TO SCALE)

- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- ASPHALT PAVEMENT
- CONCRETE
- TREE/HEDGE LINE
- OVERHEAD WIRES
- FENCE
- SIGN
- BOLLARD
- LIGHT POLES
- DECIDUOUS TREE
- PALM TREE

- | | | |
|-------------------------------------------------------------------------------------|---|--------------------------------------|
|  | — | UTILITY POLE |
|  | — | GUY ANCHOR |
|  | — | GUY POLE |
|  | — | UTILITY BOX/PEDESTAL (AS IDENTIFIED) |
|  | — | UTILITY METER (AS IDENTIFIED) |
|  | — | CATCH BASIN |
|  | — | MANHOLE (AS IDENTIFIED) |
|  | — | UTILITY VALVE (AS IDENTIFIED) |
|  | — | FIRE HYDRANT |
| F.A.C. | — | FLORIDA ADMINISTRATIVE CODE |
| No. | — | NUMBER |
| ENG. | — | ENGINEERING |
| LB | — | LICENSED BUSINESS |
| NGS | — | NATIONAL GEODETIC SERVICE |
| NAD83 | — | NORTH AMERICAN DATUM OF 1983 |
| MULTI | — | MULTIPLE |

I HEREBY CERTIFY THAT THE SURVEY MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, THIS SURVEY MAP COMPLIES WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.



GARY M. McDANIEL
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS7254
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
LICENSED BUSINESS NUMBER LB8172, 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 CRYPTOAPI PRIVATE KEY IGC DIGITAL CERTIFICATE.

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

Date	Description	No.
Revisions		

110 East Broward Boulevard, Suite 1500
Fort Lauderdale, FL 33301

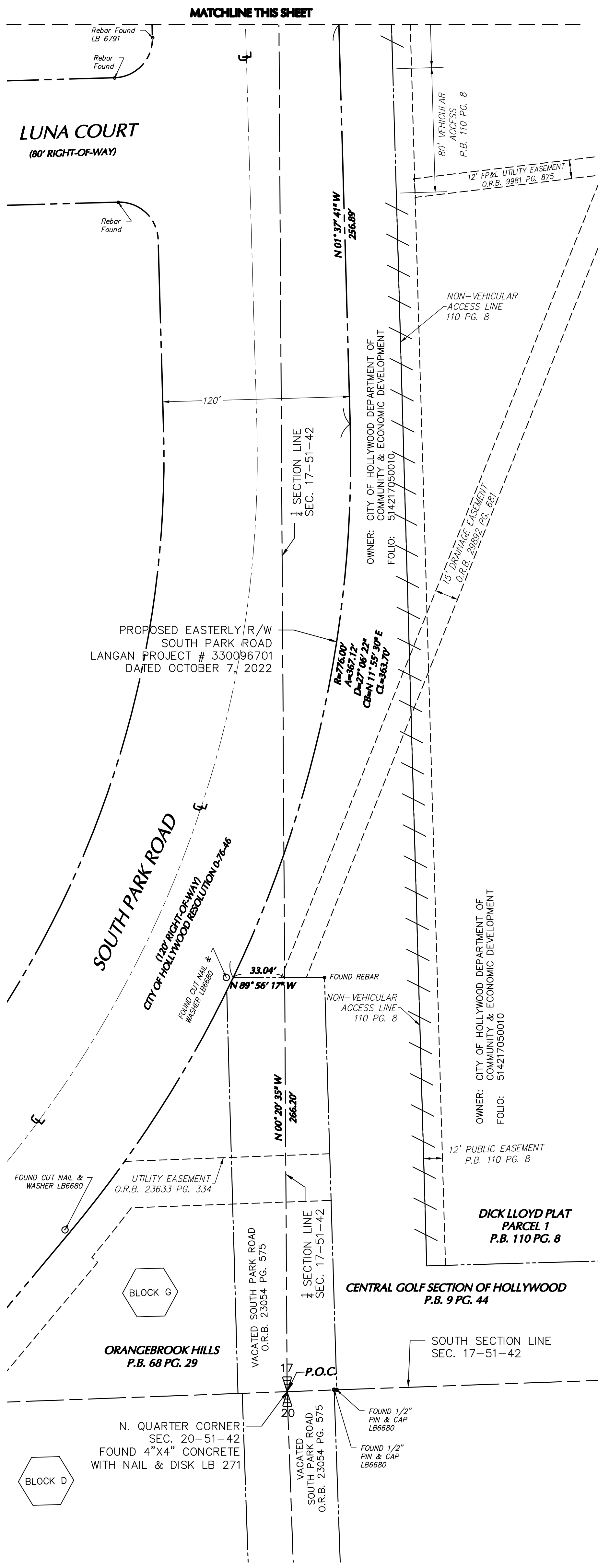
T: 954.320.2100 F: 954.320.2101 www.langan.com
FL Certificate of Authorization No. 00006601/LB8172/LB8198

BROWARD COUNTY

A.

VT101

TREE INVENTORY TABLE								

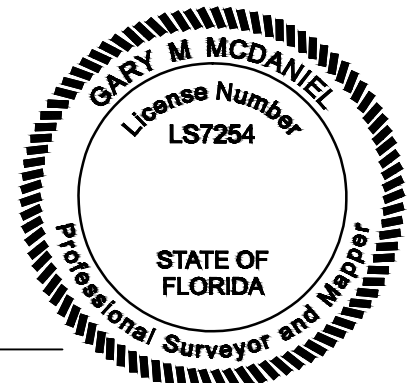


SURVEYOR'S CERTIFICATION

TO: O'DONNELL DANNWOLF & PARTNERS ARCHITECTS INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 201 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALL TOWN AND TOWN SUBDIVISIONS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 7(A), 8, 11 (OBSERVED EVIDENCE) AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 5, 2022.

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



GARY M. MCDANIEL
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER L87254
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
LICENSED BUSINESS NUMBER LB8172, 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

(NOT SHOWN TO SCALE)

- NAIL & WASHER (FOUND/SET)
- MONUMENT (FOUND/SET)
- ✱ SECTION CORNER
- ✱ QUARTER CORNER
- PIN AND CAP (FOUND/SET)
- REBAR (FOUND/SET)
- UTILITY POLE
- GUY ANCHOR
- MONITORING WELL
- UTILITY BOX/PEDESTAL (AS IDENTIFIED)
- UTILITY METER (AS IDENTIFIED)
- UTILITY MARKER

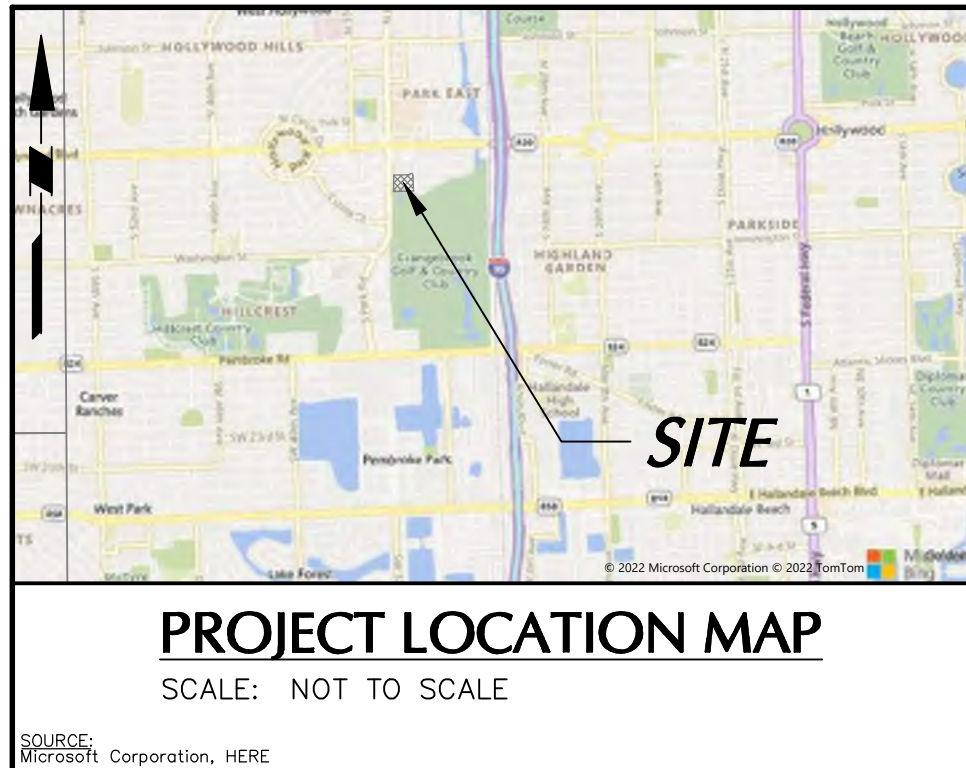
- UNDERGROUND VAULT
- CATCH BASIN
- ✱ LIGHTING FIXTURE
- ✱ FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- CLEANOUT

- MANHOLE (AS IDENTIFIED)
- UTILITY VALVE (AS IDENTIFIED)
- SIGN
- LIGHT POLES
- GATE

- ✱ PALM TREE
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB

- BUILDING OUTLINE
- ASPHALT PAVEMENT
- CONCRETE
- GRAVEL ROAD
- WATER
- CHAIN LINK FENCE
- IRON FENCE
- OVERHEAD WIRES
- TREE/HEDGE LINE
- LANDSCAPING EDGE

- MAJOR CONTOUR INTERVAL (EXISTING)
- MINOR CONTOUR INTERVAL (EXISTING)
- EASEMENT BOUNDARY
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- ADJOINING PROPERTY BOUNDARY
- SECTION LINE
- NON-ACCESS LINE
- FEMA FLOOD ZONE BOUNDARY



ABBREVIATIONS

- ENG. — ENGINEERING
- FEMA — FEDERAL EMERGENCY MANAGEMENT AGENCY
- FDOT — FLORIDA DEPARTMENT OF TRANSPORTATION
- FPL — FLORIDA POWER AND LIGHT
- BFE — BASE FLOOD ELEVATION
- (D) — DEED BEARING/DISTANCE
- (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
- A — ARC LENGTH
- CB — CHORD BEARING
- CL — CHORD LENGTH
- Δ — DELTA ANGLE
- R — RADIUS
- F.A.C. — FLORIDA ADMINISTRATIVE CODE
- No. — NUMBER
- O.R.B. — OFFICIAL RECORD BOOK
- PG. — PAGE
- P.C.N. — PARCEL CONTROL NUMBER
- P.B. — PLAT BOOK
- GR — GRATED INLET
- BLVD. — BOULEVARD
- INV. — INVERT
- EDGE OF PAVEMENT
- CONC. — CONCRETE

SURVEYOR'S NOTES

- SURVEY DATA ACQUISITION WAS PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES WITH A LAST DAY OF ACQUISITION ON AUGUST 5TH, 2022. INITIAL SURVEY DATA COMPUTATIONS AND ANALYSIS WERE COMPLETED ON AUGUST 12, 2022.
- ALL SYMBOLS USED TO DEPICT IMPROVEMENTS ARE NOT TO SCALE.
- THIS MAP IS 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: A LANDS AND TITLE SURVEY PER CHAPTER 54-17 F.A.C. 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.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) AND WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS BASED ON THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
- CONTOUR LINES SHOWN ON THIS SURVEY ARE DERIVED FROM A DIGITAL ELEVATION MODEL, GENERATED FROM AERIAL LIDAR DATA COLLECTED ON MAY 11, 2022 WITH AN ESTIMATED PRECISION OF +/- 0.2 FEET.
- THERE ARE NO INHERENT GAPS, GORES OR HATUS TO THE SURVEYED PROPERTY.
- THE STREET ADDRESS OF THE SUBJECT PROPERTY IS 400 ENTRADA DRIVE, HOLLYWOOD, FL 33021.
- THE SUBJECT PROPERTY ABUTS PROPOSED PUBLIC DEDICATED RIGHT-OF-WAY FOR SOUTH PARK RD.
- ALL ADJOINING PROPERTIES OF THE SUBJECT PROPERTY 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.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON LANDS ADJACENT TO THE SURVEYED LINES.
- 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.
- NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTION WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY 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 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. SPECIFIC NOMINATIONS ARE GENERALLY COMMON TO THE FIELD AND CAN BE RELIED UPON AND THEREFORE IS NOT CERTIFIED BY THIS SURVEY. CONSULT WITH AN ARBORIST FOR FURTHER CLASSIFICATION.
- ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, ARE NOT COVERED UNDER THIS SURVEY. NO ENVIRONMENTAL ISSUES HAVE BEEN ADDRESSED BY THIS SURVEY.
- BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "AE" AND "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120110268H, MAP EFFECTIVE DATE AUGUST 14, 2014. BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD, REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND SHOWN WHERE UNIFORM WITHIN A ZONE. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARED BY THE MAP. THE MAP, THE EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS SURVEY.
- THERE WAS NO EVIDENCE OF ACTIVE CONSTRUCTION ACTIVITIES OBSERVED DURING THE PROCESS OF CONDUCTING FIELD WORK.
- NO CONDITIONS WERE ENCOUNTERED THAT PREVENTED FLORIDA ADMINISTRATIVE CODE 54-17 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.
- ADDITIONS OR DELETIONS TO THIS MAP AND REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY IS NEITHER FULL NOR COMPLETE WITHOUT ALL SHEETS OF THIS SET.

SURVEYED DESCRIPTION

ALL THAT PIECE AND PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, INCLUDING A PORTION OF "DICK LLOYD PLAT" AS SHOWN IN PLAT BOOK 110, PAGE 8, AND A PORTION OF THE EAST 40 FEET OF BLOCK "D" OF THE PLAT "HOLLYWOOD HILLS-1968" AS SHOWN IN PLAT BOOK 68, PAGE 15, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, NORTH 00°20'55" WEST A DISTANCE OF 266.20 FEET TO A POINT ON THE NORTH LINE OF THE VACATED SOUTH PARK ROAD RIGHT-OF-WAY AS SHOWN IN OFFICIAL RECORDS BOOK 23054, PAGE 573-576, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE ALONG SAID VACATED SOUTH PARK ROAD RIGHT-OF-WAY, NORTH 89°56'17" WEST A DISTANCE OF 33.04 FEET TO A POINT OF CURVATURE, SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF SOUTH PARK ROAD;

THENCE ALONG SAID SOUTH PARK ROAD RIGHT-OF-WAY FOR THE FOLLOWING (9) COURSES:

- ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 776.00 FEET, A CENTRAL ANGLE OF 27°09'22", AN ARC DISTANCE OF 367.12 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 11°52'50" EAST A DISTANCE OF 363.70 FEET TO A POINT OF TANGENCY;
- THENCE NORTH 01°37'41" WEST A DISTANCE OF 256.89 FEET TO A POINT;
- THENCE NORTH 00°56'26" WEST A DISTANCE OF 500.01 FEET TO A POINT;
- THENCE NORTH 01°03'33" EAST A DISTANCE OF 64.57 FEET TO A POINT;
- THENCE NORTH 01°02'34" EAST A DISTANCE OF 153.93 FEET TO THE POINT OF BEGINNING;
- THENCE NORTH 01°02'34" EAST A DISTANCE OF 256.51 FEET TO A POINT;
- THENCE NORTH 01°02'41" EAST A DISTANCE OF 82.10 FEET TO A POINT;
- THENCE NORTH 01°02'38" EAST A DISTANCE OF 43.62 FEET TO A POINT;
- THENCE NORTH 01°37'41" WEST A DISTANCE OF 43.84 FEET TO A POINT;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY OF SOUTH PARK ROAD NORTH 89°27'36" EAST A DISTANCE OF 421.48 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 44.50 FEET, A CENTRAL ANGLE OF 157°06'58", AN ARC DISTANCE OF 122.03 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 71°51'37" EAST A DISTANCE OF 87.23 FEET TO A POINT;

THENCE SOUTH 03°53'15" WEST A DISTANCE OF 29.10 FEET TO A POINT;

THENCE SOUTH 01°36'09" EAST A DISTANCE OF 387.33 FEET TO A POINT;

THENCE SOUTH 89°27'36" WEST A DISTANCE OF 518.43 FEET TO THE POINT OF BEGINNING;

SAID PARCEL ENCOMPASSING AN AREA OF 217,786 SQUARE FEET OR 4.9997 ACRES, MORE OR LESS.

OWNERSHIP & ENCUMBRANCE REPORT

AMERICAN LAND TITLE ASSOCIATION TITLE SEARCH ISSUED BY NATIONAL TITLE AND ABSTRACT COMPANY

SEARCH NUMBER: 21-47713
PARCEL NUMBER: 514217050010
SEARCH DATE: FEBRUARY 5, 1926 THROUGH DECEMBER 14, 2022 AT 2:30 P.M.

COVENANTS, RESTRICTIONS, EASEMENTS AND RELATED DOCUMENTS:

- ALL MATTERS SHOWN ON THE PLAT OF CENTRAL GOLF SECTION OF HOLLYWOOD, AS RECORDED FEBRUARY 5, 1926, IN PLAT BOOK 9 AT PAGE 44.
- ALL MATTERS SHOWN ON THE PLAT OF DICK LLOYD PLAT AS RECORDED JUNE 12, 1981, IN PLAT BOOK 110 AT PAGE 8.
- ORDINANCE VACATING PORTIONS OF WASHINGTON BOULEVARD RECORDED JULY 13, 1953 IN OFFICIAL RECORDS BOOK 54, PAGE 325.
- EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED MARCH 12, 1958 IN OFFICIAL RECORDS BOOK 1171, PAGE 567.
- RESOLUTION DEDICATING 34TH AVENUE RECORDED APRIL 27, 1965 IN OFFICIAL RECORDS BOOK 1909, PAGE 149.
- ORDINANCE AUTHORIZING THE CITY OF HOLLYWOOD TO SWAP LANDS WITH HOLLYWOOD HEIGHTS, INC. RECORDED OCTOBER 18, 1965 IN OFFICIAL RECORDS BOOK 1101, PAGE 132.
- FINAL JUDGMENT AGAINST THE CITY OF HOLLYWOOD RECORDED MAY 14, 1970 IN OFFICIAL RECORDS BOOK 163, PAGE 782.
- EASEMENT IN FAVOR OF THE FLORIDA POWER & LIGHT COMPANY RECORDED JULY 16, 1975 IN OFFICIAL RECORDS BOOK 6302, PAGE 638.
- EASEMENT IN FAVOR OF THE FLORIDA POWER & LIGHT COMPANY RECORDED JANUARY 26, 1977 IN OFFICIAL RECORDS BOOK 6886, PAGE 140.
- EASEMENT IN FAVOR OF THE FLORIDA POWER & LIGHT COMPANY RECORDED APRIL 15, 1977 IN OFFICIAL RECORDS BOOK 6987, PAGE 234.
- EASEMENT IN FAVOR OF THE FLORIDA POWER & LIGHT COMPANY RECORDED JANUARY 14, 1982 IN OFFICIAL RECORDS BOOK 9951, PAGE 875.
- EASEMENT IN FAVOR OF THE CITY OF HOLLYWOOD RECORDED JULY 3, 1995 IN OFFICIAL RECORDS BOOK 23833, PAGE 334.
- EASEMENT FROM THE CITY OF HOLLYWOOD RECORDED AUGUST 10, 1995 IN OFFICIAL RECORDS BOOK 23775, PAGE 720.
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BY THE CITY OF HOLLYWOOD RECORDED JANUARY 16, 2001 IN OFFICIAL RECORDS BOOK 31189, PAGE 1338 AND CORRECTED ON JUNE 21, 2004 IN OFFICIAL RECORDS BOOK 37687, PAGE 1252.
- ORDINANCES AMENDING THE BROWARD COUNTY LAND USE PLAN RECORDED NOVEMBER 21, 2002 IN OFFICIAL RECORDS BOOK 34145, PAGE 1891, DECEMBER 26, 2005 IN OFFICIAL RECORDS BOOK 41179, PAGE 1696, MAY 8, 2007 IN OFFICIAL RECORDS BOOK 44035, PAGE 55 AND DECEMBER 26, 2007 IN OFFICIAL RECORDS BOOK 44036, PAGE 1402.
- PERPETUAL EASEMENT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED OCTOBER 4, 2018 IN OFFICIAL RECORDS INSTRUMENT #11535822.

AMERICAN LAND TITLE ASSOCIATION TITLE SEARCH ISSUED BY NATIONAL TITLE AND ABSTRACT COMPANY

SEARCH NUMBER: 21-47713
PARCEL NUMBER: 514217050010
SEARCH DATE: FEBRUARY 5, 1926 THROUGH DECEMBER 14, 2022 AT 2:30 P.M.

COVENANTS, RESTRICTIONS, EASEMENTS AND RELATED DOCUMENTS:

- ALL MATTERS SHOWN ON THE PLAT OF CENTRAL GOLF SECTION OF HOLLYWOOD, AS RECORDED FEBRUARY 5, 1926, IN PLAT BOOK 9 AT PAGE 44.
- ALL MATTERS SHOWN ON THE PLAT OF DICK LLOYD PLAT AS RECORDED JUNE 12, 1981, IN PLAT BOOK 110 AT PAGE 8.
- EASEMENT IN FAVOR OF THE FLORIDA POWER & LIGHT COMPANY RECORDED JULY 16, 1975 IN OFFICIAL RECORDS BOOK 6302, PAGE 638.
- EASEMENT IN FAVOR OF THE FLORIDA POWER & LIGHT COMPANY RECORDED JANUARY 26, 1977 IN OFFICIAL RECORDS BOOK 6886, PAGE 140.
- EASEMENT IN FAVOR OF THE FLORIDA POWER & LIGHT COMPANY RECORDED APRIL 15, 1977 IN OFFICIAL RECORDS BOOK 6987, PAGE 234.
- ORDINANCES AMENDING THE BROWARD COUNTY COMPREHENSIVE PLAN RECORDED IN OFFICIAL RECORDS BOOK 34145, PAGE 1891, OFFICIAL RECORDS BOOK 41179, PAGE 1696, OFFICIAL RECORDS BOOK 44035, PAGE 55 AND OFFICIAL RECORDS BOOK 44036, PAGE 1402.
- PERPETUAL EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED OCTOBER 4, 2018 IN OFFICIAL RECORDS INSTRUMENT #11535822.

AMERICAN LAND TITLE ASSOCIATION TITLE SEARCH ISSUED BY NATIONAL TITLE AND ABSTRACT COMPANY

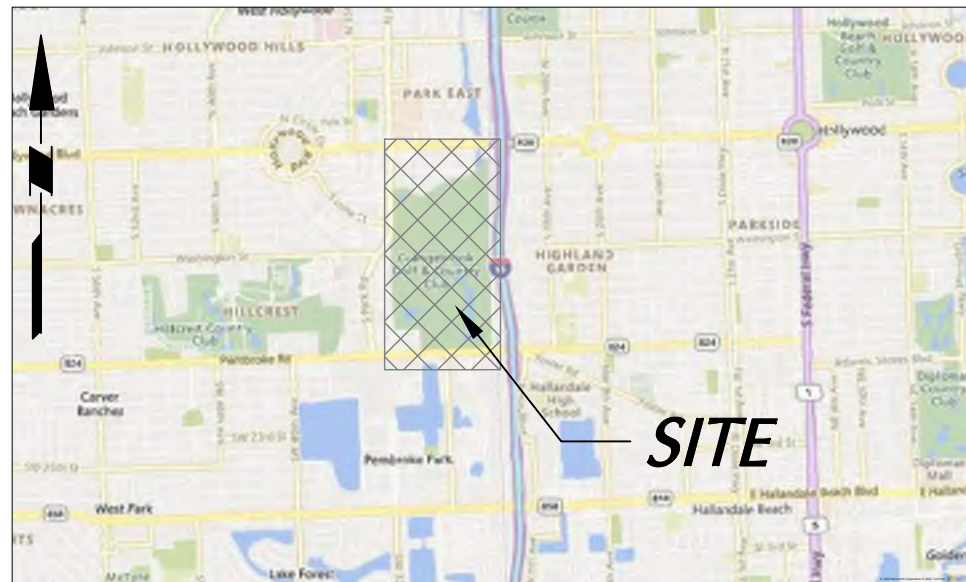
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PARCEL NUMBER: 514217050010
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COVENANTS, RESTRICTIONS, EASEMENTS AND RELATED DOCUMENTS:

- ALL MATTERS SHOWN ON THE PLAT OF HOLLYWOOD HILLS - 1968, AS RECORDED APRIL 24, 1969 IN PLAT BOOK 68 AT PAGE 15.
- ALL MATTERS SHOWN ON THE PLAT OF HOLLYWOOD HILLS AS RECORDED MAY 30, 1925 IN PLAT BOOK 6 AT PAGE 22.
- QUIT-CLAIM DEED FROM HOME SEEKERS REALTY COMPANY TO HOLLYWOOD, INC. RECORDED NOVEMBER 6, 1971 IN OFFICIAL RECORDS BOOK 4698, PAGE 970.
- ORDINANCE ABANDONING PORTIONS OF STREETS RECORDED JULY 22, 1976 IN OFFICIAL RECORDS BOOK 6662, PAGE 774.
- QUIT-CLAIM DEED FROM THE CITY OF HOLLYWOOD TO HOLLYWOOD, INC. RECORDED AUGUST 30, 1976 IN OFFICIAL RECORDS BOOK 6852, PAGE 825.
- EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED MARCH 25, 1977 IN OFFICIAL RECORDS BOOK 6957, PAGE 268.
- ORDINANCES AMENDING THE BROWARD COUNTY COMPREHENSIVE PLAN RECORDED IN OFFICIAL RECORDS BOOK 34145, PAGE 1891, OFFICIAL RECORDS BOOK 41179, PAGE 1696, OFFICIAL RECORDS BOOK 44035, PAGE 55 AND OFFICIAL RECORDS BOOK 44036, PAGE 1402.

ORANGEBROOK GOLF & COUNTRY CLUB

400 ENTRADA DRIVE, HOLLYWOOD, FL



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, INCLUDING "DICK LLOYD PLAT" AS SHOWN IN PLAT BOOK 110, PAGE 8; THE EAST 40 FEET OF BLOCK "D" OF THE PLAT "HOLLYWOOD HILLS-1968" AS SHOWN IN PLAT BOOK 68, PAGE 15; A PORTION OF THE PLAT "CENTRAL GOLF SECTION OF HOLLYWOOD" AS SHOWN IN PLAT BOOK 9, PAGE 44; AND LESS A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3138, PAGE 577 OF THE PUBLIC 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, THENCE SOUTH 88°22'44" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 161.27 FEET TO THE POINT OF INTERSECTION WITH A NORTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF C.S.X. RAILROAD, AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAP SECTION NUMBER 86070-2453;

THENCE SOUTH 01°28'21" EAST, A DISTANCE OF 86.06 FEET, TO THE POINT OF BEGINNING;

THENCE ALONG SAID C.S.X. RAILROAD WESTERN RIGHT-OF-WAY FOR THE FOLLOWING THREE COURSES: SOUTH 01°28'21" EAST A DISTANCE OF 1946.02 FEET TO A POINT; THENCE SOUTH 00°27'03" EAST A DISTANCE OF 686.27 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 17, THENCE SOUTH 01°54'18" EAST A DISTANCE OF 2888.86 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE FOR PEMBORKE ROAD AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAP SECTION NUMBER 86068-3001;

THENCE WESTERLY ALONG SAID PEMBORKE ROAD NORTHERN RIGHT-OF-WAY FOR THE FOLLOWING FOUR COURSES: SOUTH 84°06'33" WEST A DISTANCE OF 250.45 FEET TO A POINT; THENCE SOUTH 87°32'34" WEST A DISTANCE OF 300.00 FEET TO A POINT, THENCE SOUTH 87°43'44" WEST A DISTANCE OF 225.50 FEET TO A POINT, THENCE SOUTH 87°32'34" WEST A DISTANCE OF 1067.92 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 20;

THENCE, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 20, NORTH 02°12'10" WEST A DISTANCE OF 619.08 FEET TO A FOUND REBAR MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 20;

THENCE, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 20, SOUTH 87°42'13" WEST A DISTANCE OF 667.68 FEET TO A FOUND MAG NAIL AND WASHER STAMPED "PRM LB 271" AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 20;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 20 NORTH 02°00'03" WEST A DISTANCE OF 669.76 FEET TO A FOUND 1 INCH PIPE WHICH IS A POINT ON THE SOUTH LINE OF THE VACATED SOUTH PARK ROAD RIGHT-OF-WAY AS SHOWN IN OFFICIAL RECORDS BOOK 23054, PAGE 575-576, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE, THE FOLLOWING FIVE COURSES ALONG SAID VACATED SOUTH PARK ROAD RIGHT-OF-WAY, NORTH 83°56'39" EAST A DISTANCE OF 28.87 FEET TO A FOUND REBAR AT THE SOUTHEAST CORNER OF SAID VACATED SOUTH PARK ROAD RIGHT-OF-WAY, THENCE NORTH 02°01'45" WEST A DISTANCE OF 1343.27 FEET TO A FOUND ONE-HALF INCH PIPE WITH CAP STAMPED "LB6680" ON THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 20, THENCE, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 20, SOUTH 87°53'59" EAST A DISTANCE OF 1.69 FEET TO A FOUND ONE-HALF INCH PIPE WITH CAP STAMPED "LB6680" ON THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 20, THENCE NORTH 01°41'39" WEST A DISTANCE OF 265.11 FEET TO A FOUND REBAR AT THE NORTHWEST CORNER OF SAID VACATED SOUTH PARK ROAD RIGHT-OF-WAY, THENCE NORTH 89°56'17" WEST A DISTANCE OF 63.10 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH PARK ROAD AS DESCRIBED IN CITY OF HOLLYWOOD ORDINANCE NUMBER 0-76-48, SAID POINT BEING A FOUND NAIL AND WASHER STAMPED "LB6680";

THENCE, ALONG THE EASTERN RIGHT-OF-WAY OF SOUTH PARK ROAD, ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 778.00 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 13°40'57" EAST, AND A CENTRAL ANGLE OF 23°31'12" FOR AN ARC LENGTH OF 318.55 FEET, TO A POINT;

THENCE NORTH 01°37'35" WEST A DISTANCE OF 590.85 FEET TO A POINT ON THE SOUTH LINE OF BLOCK "D" AS SHOWN IN THE PLAT "HOLLYWOOD HILLS-1968" AS SHOWN IN PLAT BOOK 68, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE, ALONG A LINE PARALLEL TO AND 40.00 FEET WEST OF THE EAST LINE OF SAID BLOCK "D", CONTINUE NORTH 01°37'35" WEST A DISTANCE OF 1274.56 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 361.90 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 12°05'05" EAST, AND A CENTRAL ANGLE OF 27°02'19" FOR AN ARC LENGTH OF 170.79 FEET TO A POINT;

THENCE NORTH 01°51'47" WEST A DISTANCE OF 26.06 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 43°44'39" EAST, AND A CENTRAL ANGLE OF 89°30'27" FOR AN ARC LENGTH OF 78.11 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF HOLLYWOOD BOULEVARD;

THENCE, ALONG THE SOUTHERN RIGHT-OF-WAY OF HOLLYWOOD BOULEVARD, NORTH 88°22'19" EAST A DISTANCE OF 492.72 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 46°37'38" EAST, AND A CENTRAL ANGLE OF 90°00'00" FOR AN ARC LENGTH OF 78.54 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF ENTRADA DRIVE, AS SHOWN ON SAID "CENTRAL GOLF SECTION OF HOLLYWOOD" PLAT;

THENCE, ALONG THE WESTERN RIGHT-OF-WAY OF SAID ENTRADA DRIVE, SOUTH 01°37'35" EAST A DISTANCE OF 1035.11 FEET TO A POINT;

THENCE NORTH 88°15'32" EAST A DISTANCE OF 299.85 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 337.88 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 72°07'05" EAST, AND A CENTRAL ANGLE OF 24°23'22" FOR AN ARC LENGTH OF 143.83 FEET TO A POINT;

THENCE NORTH 61°22'37" EAST A DISTANCE OF 555.25 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 74°52'37" EAST, AND A CENTRAL ANGLE OF 27°00'00" FOR AN ARC LENGTH OF 84.25 FEET TO A POINT;

THENCE NORTH 88°22'37" EAST A DISTANCE OF 213.26 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 341.00 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 54°53'35" EAST, AND A CENTRAL ANGLE OF 73°27'20" FOR AN ARC LENGTH OF 437.18 FEET;

THENCE NORTH 01°37'52" WEST A DISTANCE OF 230.10 FEET TO A POINT;

THENCE NORTH 88°23'00" EAST A DISTANCE OF 5.00 FEET TO A POINT;

THENCE NORTH 01°37'52" WEST A DISTANCE OF 183.42 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 133.34 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 39°27'00" EAST, AND A CENTRAL ANGLE OF 64°56'43" FOR AN ARC LENGTH OF 151.14 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF HOLLYWOOD BOULEVARD;

THENCE, ALONG SAID SOUTHERN RIGHT-OF-WAY, SOUTH 88°19'05" EAST A DISTANCE OF 136.04 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID SOUTHERN RIGHT-OF-WAY, NORTH 88°16'39" EAST A DISTANCE OF 79.34 FEET TO A POINT AND TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3138, PAGE 577 AND OFFICIAL RECORDS BOOK 3307, PAGE 142, ALL OF THE PUBLIC 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, THENCE SOUTH 88°22'44" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 189.10 FEET;

THENCE SOUTH 01°50'16" EAST A DISTANCE OF 245.00 FEET TO A POINT AND THE POINT OF BEGINNING OF THE EXCEPTED PARCEL;

THENCE CONTINUING SOUTH 01°50'16" EAST A DISTANCE OF 160.00 FEET TO A POINT;

THENCE SOUTH 88°22'44" WEST A DISTANCE OF 170.00 FEET TO A POINT;

THENCE NORTH 01°50'16" WEST A DISTANCE OF 160.00 FEET TO A POINT;

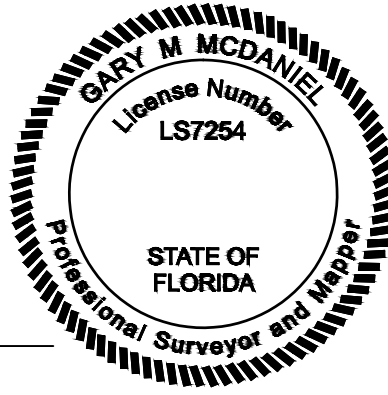
THENCE NORTH 88°22'44" EAST A DISTANCE OF 170.00 FEET TO A POINT AND THE POINT OF BEGINNING OF THE EXCEPTED PARCEL;

ENCOMPASSING AN AREA OF 11,475,520 SQUARE FEET OR 263.442 ACRES, MORE OR LESS.

SURVEYOR'S 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 STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 7th, 8, 11 (OBSERVED EVIDENCE) AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 5, 2021.

DATE OF PLAT OR MAP: SEPTEMBER 16, 2022

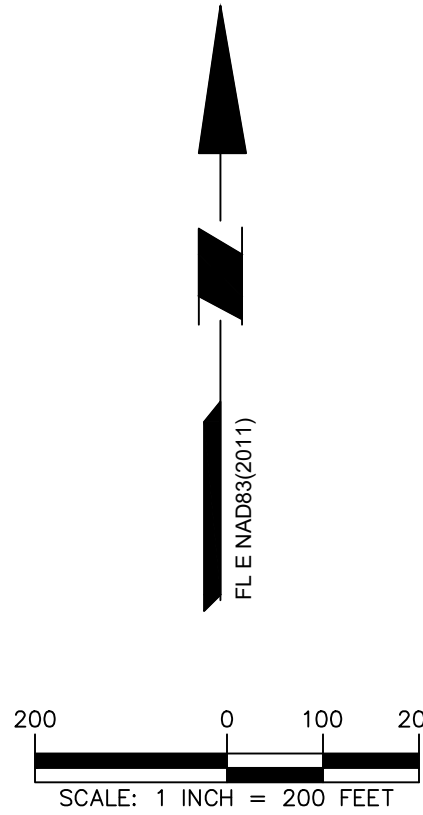
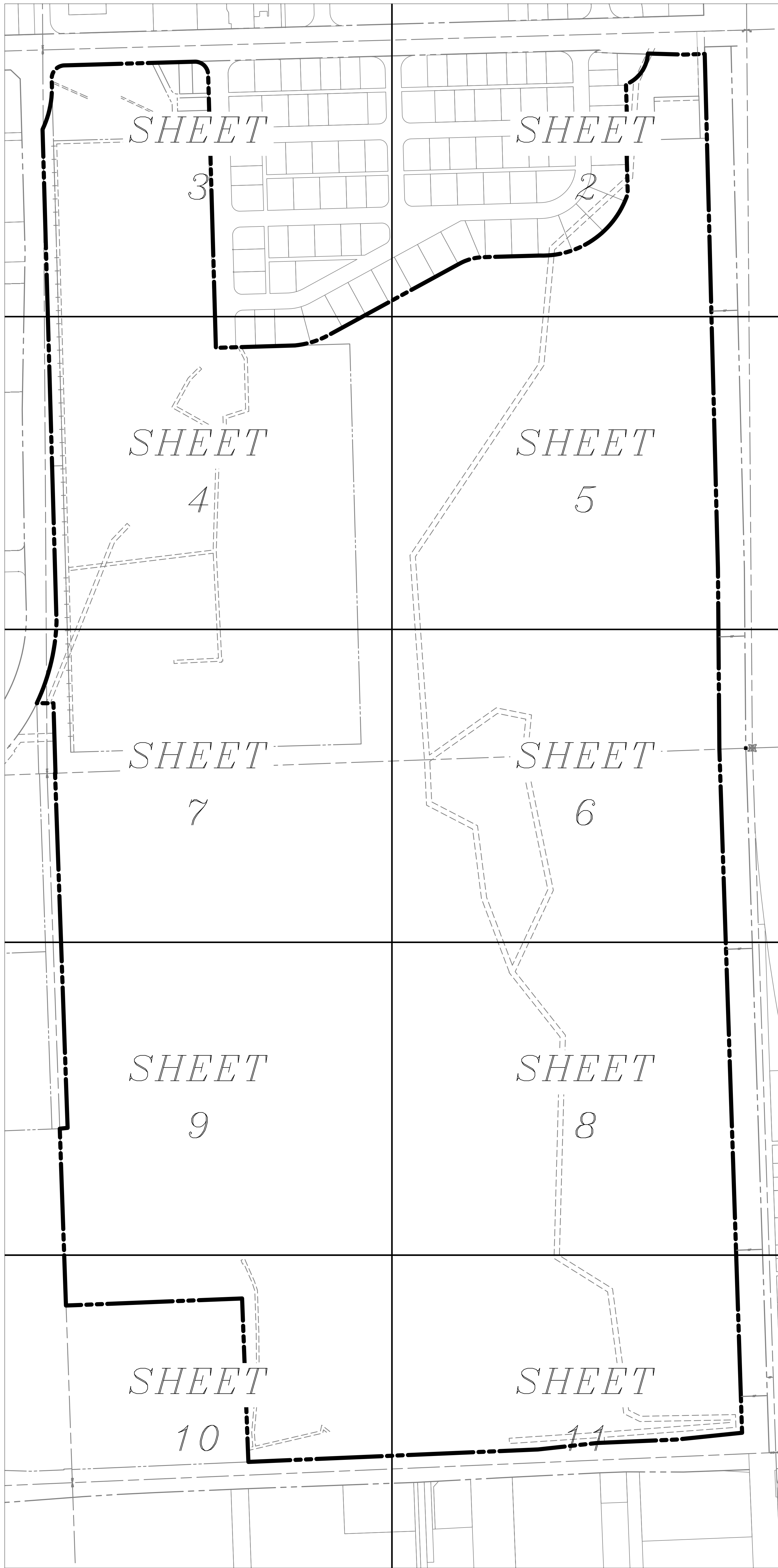


GARY M. MCDANIEL
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 157254
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
LICENSED BUSINESS NUMBER 180172, STATE OF FLORIDA

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 CRYPTIC PRIVATE KEY GO DIGITAL CERTIFICATE.

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



LEGAL DESCRIPTION

FOLIO: 5142-17-05-0010

THE LEGAL DESCRIPTION BELOW WAS PROVIDED BY NATIONAL TITLE AND ABSTRACT COMPANY IN TITLE SEARCH REPORT NUMBER 21-87711:

DICK LLOYD PLAT 110-08 B PAR 1 TOGW 17-51-42 SE1/4 LESS SCL RR R/W, LESS ORS 3138/557, 22691/676, 29892/681, LESS PIPA CENTRAL GOLF SEC OF HOLLYWOOD 9-44 B, LESS S PARK RD R/W, LESS E 40 BLK D OF HOLLYWOOD HILLS 1968 68-15 B, TOGW NE1/4 OF 20-51-42 LESS SW1/4 OF SW1/4 OF NE1/4 SEC 20, LESS SAF RR R/W, LESS PEMBORKE RD R/W.

LEGAL DESCRIPTION

FOLIO: 5142-17-05-0010

THE LEGAL DESCRIPTION BELOW WAS PROVIDED BY NATIONAL TITLE AND ABSTRACT COMPANY IN TITLE SEARCH REPORT NUMBER 21-87711:

A PORTION OF THE S.E. 1/4 OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND A PORTION OF "CENTRAL GOLF SECTION OF HOLLYWOOD", AS RECORDED IN PLAT BOOK 9, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF THE S.E. 1/4 OF SAID SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THENCE S 88°22'44" W, ON AN ASSUMED BEARING ALONG THE CENTERLINE OF HOLLYWOOD BOULEVARD RIGHT-OF-WAY, A DISTANCE OF 2043.71 FEET; THENCE S 01°37'03" E A DISTANCE OF 60.00 FEET TO THE POINT OF INTERSECTION OF THE NORTH LINE AND THE EAST LINE OF BLOCK 20, OF SAID "CENTRAL GOLF SECTION OF HOLLYWOOD"; THENCE CONTINUE S 01°37'03" E ALONG THE EAST LINE OF SAID BLOCK 20, A DISTANCE OF 286.44 FEET TO THE POINT OF BEGINNING.

THENCE S 88°29'18" W A DISTANCE OF 602.78 FEET TO THE EAST LINE OF BLOCK D, "HOLLYWOOD HILLS - 1968" AS RECORDED IN PLAT BOOK 68, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S 01°37'23" E, ALONG SAID EAST LINE OF BLOCK D AND AN EXTENSION THEREOF, A DISTANCE OF 2314.97 FEET; THENCE N 88°22'50" E, A DISTANCE OF 110.06 FEET; THENCE N 01°37'16" W, A DISTANCE OF 1514.88 FEET; THENCE S 88°22'44" W, A DISTANCE OF 507.41 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 20; THENCE N 01°37'03" W, ALONG THE EAST LINE OF SAID BLOCK 20, A DISTANCE OF 799.68 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 2,140,621 SQUARE FEET OR 49.142 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

FOLIO: 5142-08-01-0300

THE LEGAL DESCRIPTION BELOW WAS PROVIDED BY NATIONAL TITLE AND ABSTRACT COMPANY IN TITLE SEARCH REPORT NUMBER 21-87712:

CENTRAL GOLF SECTION OF HOLLYWOOD 9-44 B LOTS 1 THRU 20 BLK 20, LESS PIPA DICK LLOYD PLAT 110-8 B, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION

FOLIO: 5142-17-03-0040

THE LEGAL DESCRIPTION BELOW WAS PROVIDED BY NATIONAL TITLE AND ABSTRACT COMPANY IN TITLE SEARCH REPORT NUMBER 21-87713:

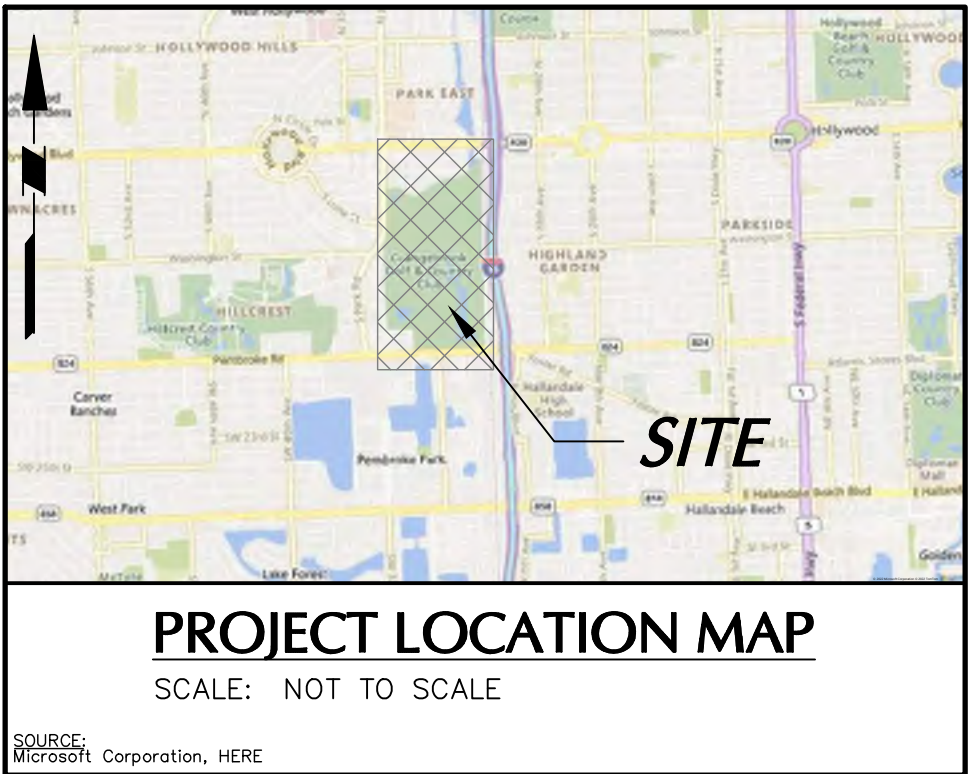
EAST 40 FEET OF BLOCK D, HOLLYWOOD HILLS - 1968, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 68 AT PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES

- SURVEY DATA ACQUISITION WAS PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES WITH A LAST DAY OF ACQUISITION ON AUGUST 5TH, 2021. INITIAL SURVEY DATA COMPUTATIONS AND ANALYSIS WERE COMPLETED ON AUGUST 12, 2021.
- 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, N, S, & NORTH) (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 (TENTH) OF A FOOT.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=40' OR SMALLER, UNLESS OTHERWISE NOTED. LINEAR UNITS SHOWN ARE US SURVEY FEET.
- TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY PER CHAPTER 5-17 F.A.C. USE OF THIS SURVEY FOR PURPOSES OTHER THAN 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.
- THERE ARE NO INHERENT GAPS, GORES OR HATS TO THE SURVEYED PROPERTY.
- THE STREET ADDRESS OF THE SUBJECT PROPERTY IS: 400 ENTRADA DRIVE, HOLLYWOOD, FL 33301.
- THE SUBJECT PROPERTY ADJUTS PUBLICLY DEDICATED RIGHT-OF-WAYS FOR S PARK RD, STATE ROUTE 824 "PEMBROKE RD" AND HOLLYWOOD BLVD.
- ALL ADJOINING RIGHTS-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.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON LANDS ADJACENT TO THE SURVEYED LINES.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A LAND TITLE COMMITMENT ISSUED BY NATIONAL TITLE AND ABSTRACT COMPANY UNDER SEARCH NUMBERS 21-87711 WITH A COMMITMENT DATE OF DECEMBER 13, 2021, 21-87712 WITH A COMMITMENT DATE OF NOVEMBER 23, 2021 AND 21-87713 WITH A COMMITMENT DATE OF NOVEMBER 5, 2021.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERGIRD 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.
- NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY 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 CELEO 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. SPECIMEN 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.
- ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, ARE NOT COVERED UNDER THIS SURVEY. NO ENVIRONMENTAL ISSUES HAVE BEEN ADDRESSED BY THIS SURVEY.
- CONTOUR LINES AND SPOT ELEVATIONS SHOWN ON THIS SURVEY ARE DERIVED FROM A DIGITAL ELEVATION MODEL GENERATED FROM AERIAL LIDAR DATA COLLECTED ON MAY 11, 2022 WITH AN ESTIMATED PRECISION OF +/- 0.2 FEET.
- THERE WAS NO EVIDENCE OF ACTIVE CONSTRUCTION ACTIVITIES OBSERVED DURING THE PROCESS OF CONDUCTING FIELD WORK.
- NO CONDITIONS WERE ENCOUNTERED THAT PREVENTED FLORIDA ADMINISTRATIVE CODE 5-17 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.
- ADDITIONS OR DELETIONS TO THIS MAP AND REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY IS NEITHER FULL NOR COMPLETE WITHOUT ALL SHEETS OF THIS SET.

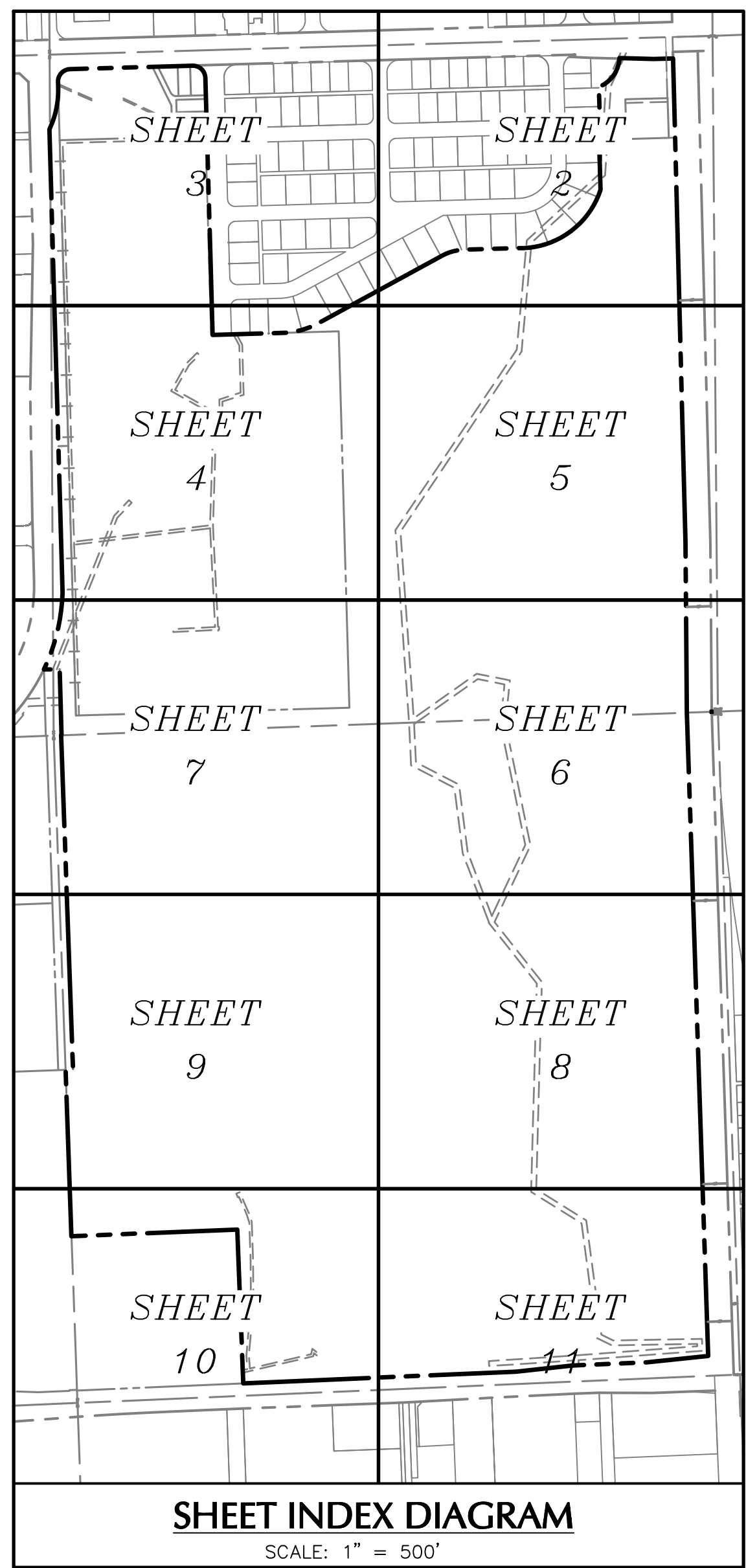
5/12/2023			UPDATED INVERT INFORMATION			1		
Date			Description			No.		
Revisions								
LANGAN Langan Engineering and Environmental Services, Inc. 110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 T: 954.320.2100 F: 954.320.2101 www.langan.com FL CERTIFICATE OF AUTHORIZATION NO. 00006601LB172LB18108								
Project ORANGEBROOK GOLF & COUNTRY CLUB BROWARD COUNTY HOLLYWOOD FLORIDA Drawing Title ALTA/NSPS LAND TITLE SURVEY								
Project No. 330096701			Drawing No. VL001					
Date 9/16/2022								
Drawn By ID								
Checked By GMM			Sheet 1 of 11					

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	200.00'	27°00'00"	94.25'	N 74°52'37" E	93.38'
C7	341.00'	73°27'20"	437.18'	N 54°53'35" E	407.85'
C8	133.34'	64°56'43"	151.14'	N 35°27'00" E	143.18'



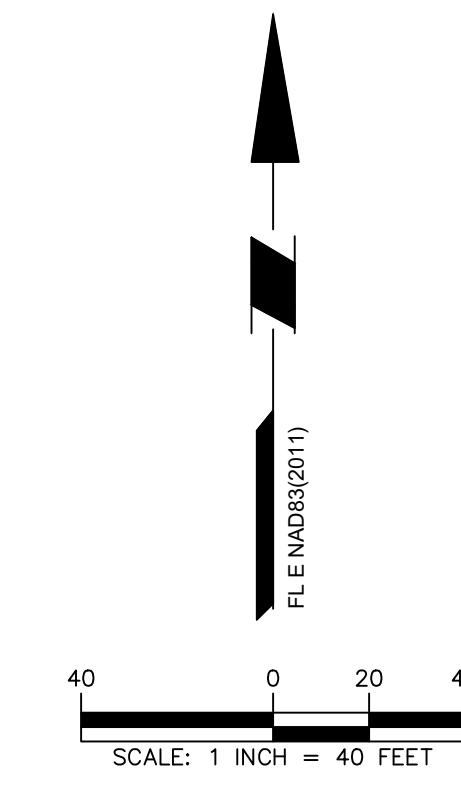
ABBREVIATIONS

ENG.	—	ENGINEERING
FEMA	—	FEDERAL EMERGENCY MANAGEMENT AGENCY
FDOT	—	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	—	FLORIDA POWER AND LIGHT
(D)	—	DEED BEARING/DISTANCE
(M)	—	MEASURED BEARING/DISTANCE
LA	—	LIMITED ACCESS
P.O.B.	—	POINT OF BEGINNING
P.O.C.	—	POINT OF COMMENCEMENT
R/W	—	RIGHT-OF-WAY
LB	—	LICENSED BUSINESS
A	—	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.C.N.	—	PARCEL CONTROL NUMBER
P.B.	—	PLAT BOOK
GR	—	GRADED INLET
BLVD.	—	BOULEVARD
INV	—	INVERT
EP	—	EDGE OF PAVEMENT
CONC.	—	CONCRETE
CLF	—	CHAINLINK FENCE



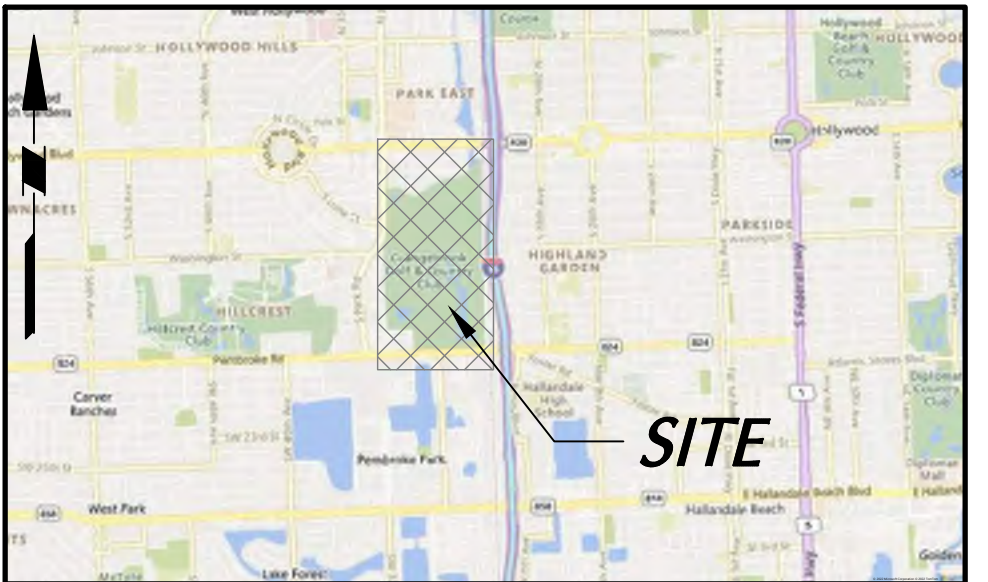
LEGEND

• — NAIL & WASHER (FOUND/SET)	— UTILITY POLE	— MAILBOX	— UNDERGROUND VAULT	— MANHOLE (AS IDENTIFIED)	— BENCH	— CHAIN LINK FENCE	— MAJOR CONTOUR INTERVAL
■ — MONUMENT (FOUND/SET)	— GUY ANCHOR	— AIR CONDITIONING UNIT	— FLARED END SECTION	— UTILITY VALVE (AS IDENTIFIED)	— BUILDING OUTLINE	— IRON FENCE	— MINOR CONTOUR INTERVAL
★ — SECTION CORNER	— TRAFFIC SIGNAL POLE	— MONITORING WELL	— CATCH BASIN	— SIGN	— ASPHALT PAVEMENT	— OVERHEAD WIRES	— EASEMENT BOUNDARY
1 — QUARTER CORNER	— TRAFFIC SIGNAL ARM	— BOLLARD	— LIGHTING FIXTURE	— LIGHT POLES	— CONCRETE	— TREE/HEDGE LINE	— PROPERTY BOUNDARY
○ — PIN AND CAP (FOUND/SET)	— TRAFFIC CONTROL BOX (ABOVE GROUND)	— UTILITY BOX/PEDESTAL (AS IDENTIFIED)	— FIRE HYDRANT	— GATE	— GRAVEL ROAD	— LANDSCAPING EDGE	— RIGHT-OF-WAY LINE
○ — REBAR (FOUND/SET)	— TRAFFIC CONTROL BOX (BELOW GROUND)	— UTILITY METER (AS IDENTIFIED)	— IRRIGATION CONTROL VALVE		— WATER	— RAILROAD TRACK	— ADJOINING PROPERTY BOUNDARY
	— FLAG POLE	— UTILITY MARKER	— CLEANOUT				— SECTION LINE



5/12/2023	UPDATED INVERT INFORMATION	1
Date	Description	No.
Revisions		
LANGAN		
Langan Engineering and Environmental Services, Inc.		
110 East Broward Boulevard, Suite 1500		
Fort Lauderdale, FL 33301		
T: 954.320.2100 F: 954.320.2101 www.langan.com		
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB1723LB18108		
Project		
ORANGEBROOK GOLF & COUNTRY CLUB		
Broward County		
Hollywood Florida		
Drawing Title		
ALTA/NSPS LAND TITLE SURVEY		
Project No.	330096701	Drawing No.
Date	9/16/2022	VL101
Drawn By	JD	Sheet 2 of 11
Checked By	GMM	

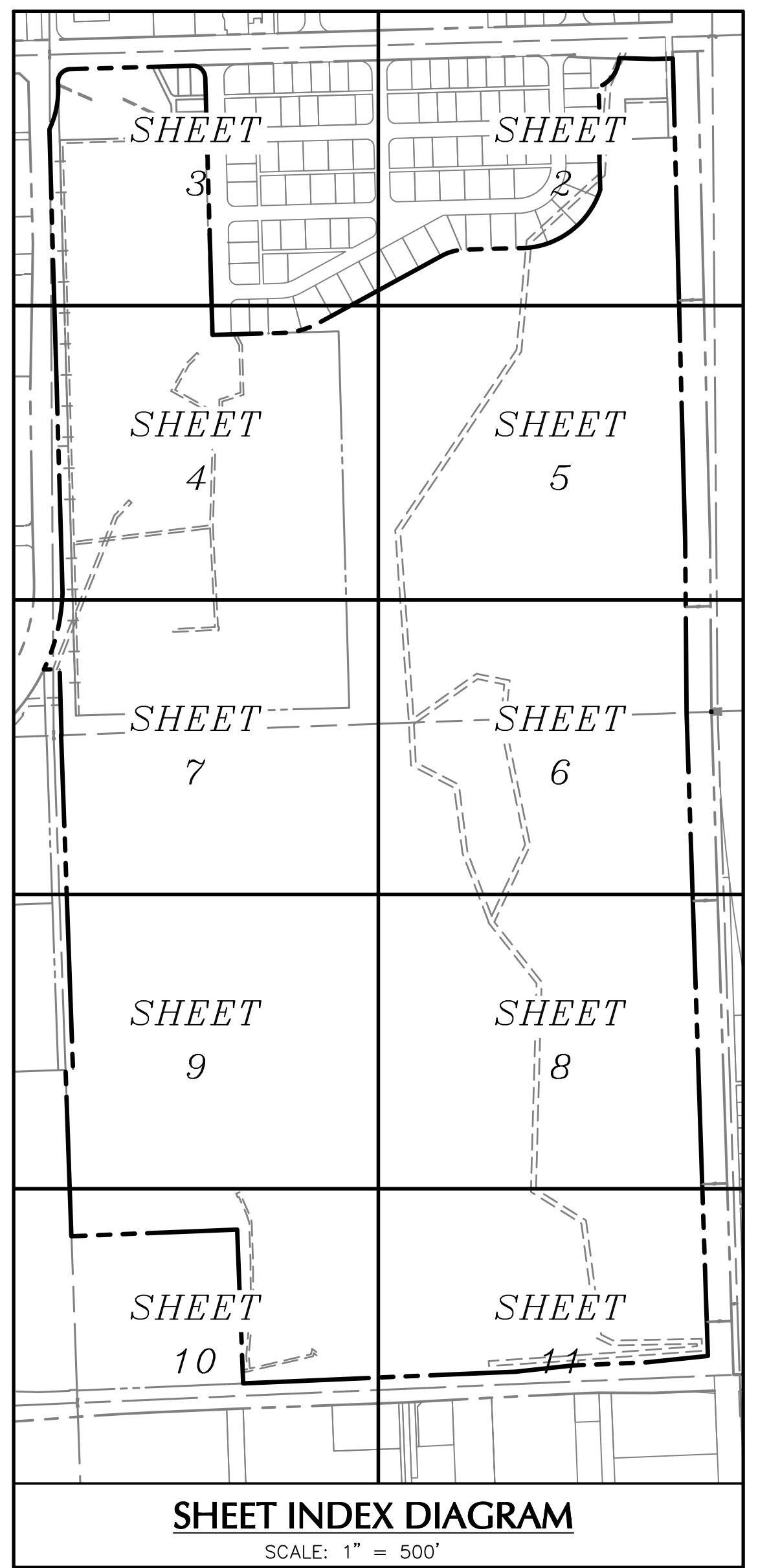
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	361.90'	27°02'19"	170.79'	N 12°05'05" E	169.21'
C3	50.00'	89°30'27"	78.11'	N 43°44'39" E	70.41'
C4	50.00'	90°00'06"	78.54'	S 46°37'38" E	70.71'



PROJECT LOCATION MAP
SCALE: NOT TO SCALE

ABBREVIATIONS

ENG.	—	ENGINEERING
FEMA	—	FEDERAL EMERGENCY MANAGEMENT AGENCY
FDOT	—	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	—	FLORIDA POWER AND LIGHT
(D)	—	DEED BEARING/DISTANCE
(M)	—	MEASURED BEARING/DISTANCE
(L)	—	LIMITED ACCESS
P.O.B.	—	POINT OF BEGINNING
P.O.C.	—	POINT OF COMMENCEMENT
R/W	—	RIGHT-OF-WAY
LB	—	LICENSED BUSINESS
A	—	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.C.N.	—	PARCEL CONTROL NUMBER
P.B.	—	PLAT BOOK
GR	—	GRADED INLET
BLVD.	—	BOULEVARD
INV	—	INVERT
EP	—	EDGE OF PAVEMENT
CONC.	—	CONCRETE
CLF	—	CHAINLINK FENCE



LEGEND

•	NAIL & WASHER (FOUND/SET)
■	MONUMENT (FOUND/SET)
✱	SECTION CORNER
✱	QUARTER CORNER
○	PIN AND CAP (FOUND/SET)
○	REBAR (FOUND/SET)

○	UTILITY POLE
○	GUY ANCHOR
○	TRAFFIC SIGNAL POLE
○	TRAFFIC SIGNAL ARM
○	TRAFFIC CONTROL BOX (ABOVE GROUND)
○	TRAFFIC CONTROL BOX (BELOW GROUND)
○	FLAG POLE

○	MAILBOX
○	AIR CONDITIONING UNIT
○	MONITORING WELL
○	BOLLARD
○	UTILITY BOX/PEDESTAL (AS IDENTIFIED)
○	UTILITY METER (AS IDENTIFIED)
○	UTILITY MARKER

○	UNDERGROUND VAULT
○	FLARED END SECTION
○	CATCH BASIN
○	LIGHTING FIXTURE
○	FIRE HYDRANT
○	IRRIGATION CONTROL VALVE
○	CLEANOUT

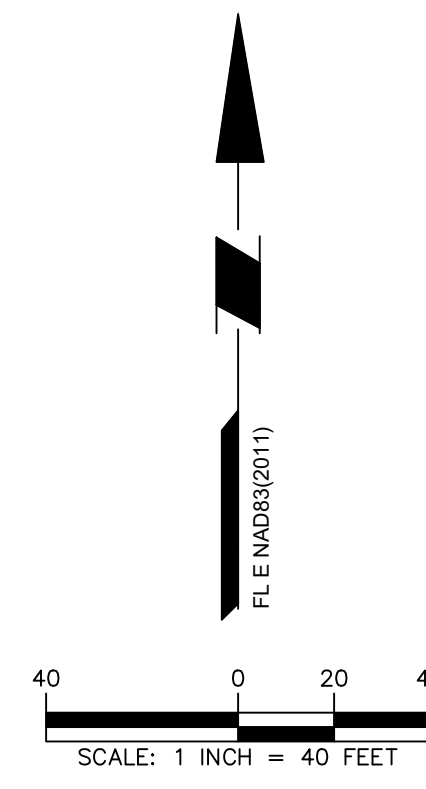
○	MANHOLE (AS IDENTIFIED)
○	UTILITY VALVE (AS IDENTIFIED)
○	SIGN
○	LIGHT POLES
○	GATE

○	PALM TREE
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	SHRUB

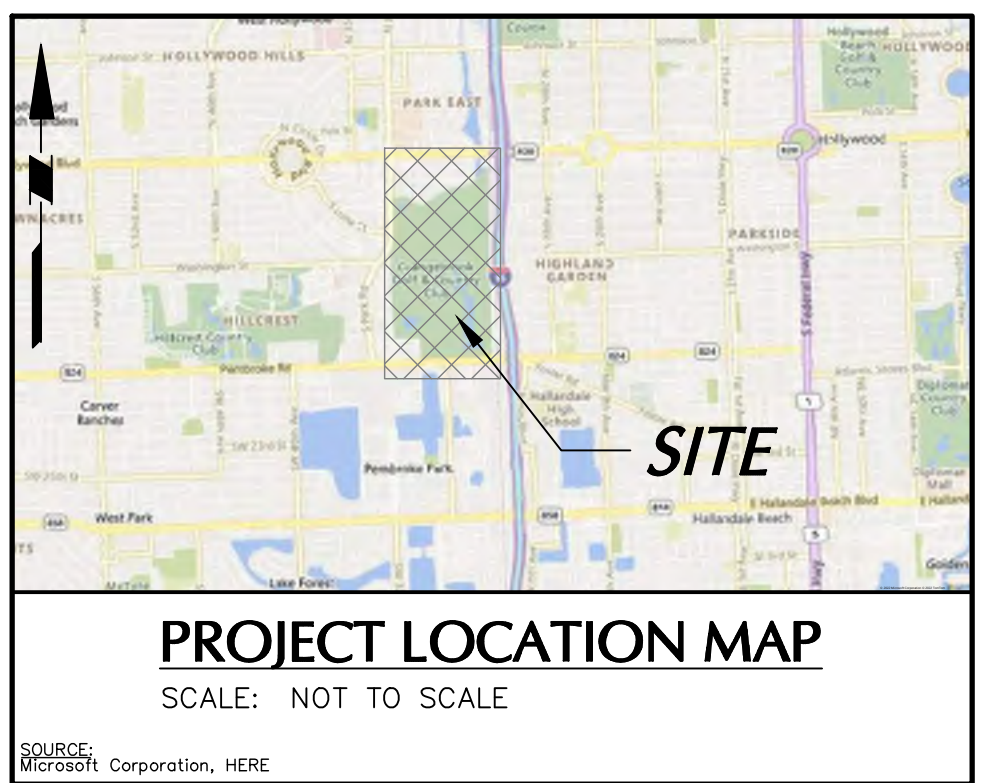
○	BENCH
○	BUILDING OUTLINE
○	ASPHALT PAVEMENT
○	CONCRETE
○	GRAVEL ROAD
○	WATER

○	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

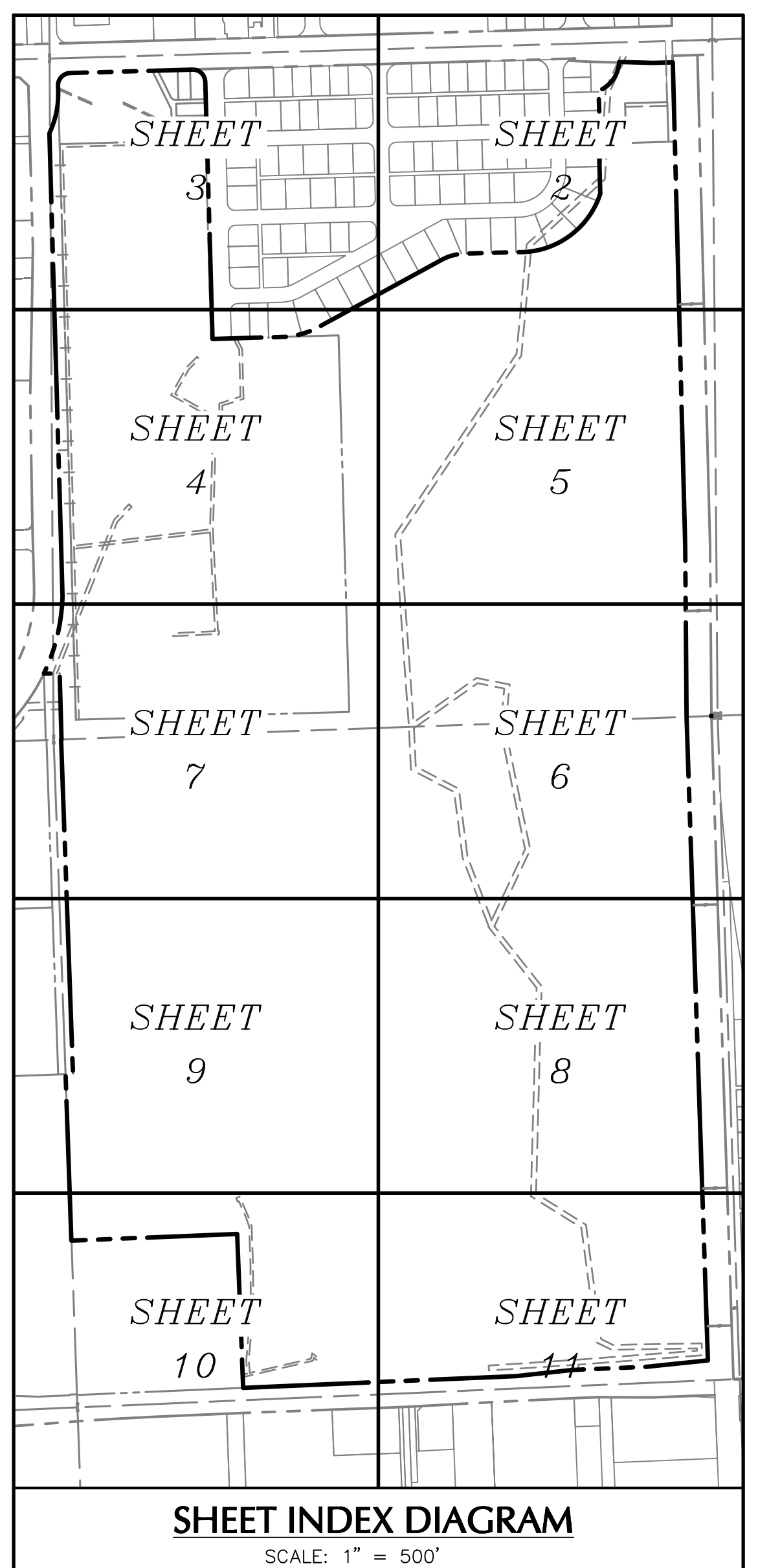


5/12/2023	UPDATED INVERT INFORMATION	1
Date	Description	No.
Revisions		
LANGAN Langan Engineering and Environmental Services, Inc. 110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 T: 954.320.2100 F: 954.320.2101 www.langan.com FL CERTIFICATE OF AUTHORIZATION NO. 00006601LB81723LB8168		
Project ORANGEBROOK GOLF & COUNTRY CLUB HOLLYWOOD FLORIDA Dwelling Title ALTA/NSPS LAND TITLE SURVEY		
Project No. 330096701	Drawing No. VL101	
Date 9/16/2022	Sheet 3 of 11	
Drawn By JD		
Checked By GMM		



ABBREVIATIONS

- EN = ENGINEERING
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FNOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FPL = FLORIDA POWER AND LIGHT
D = DEED BEARING/DISTANCE
(M) = MEEKED BEARING/DISTANCE
LA = LIMITED ACCESS
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
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Date	Description	No.

visions

LANGAN

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Fort Lauderdale, FL 33301

T: 954.320.2100 F: 954.320.2101 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Project

ORANGEBROOK GOLF
& COUNTRY CLUB

HOLLYWOOD

ALTA/NSPS LAND
TITLE SURVEY

Project No.	Drawing No.
230006701	

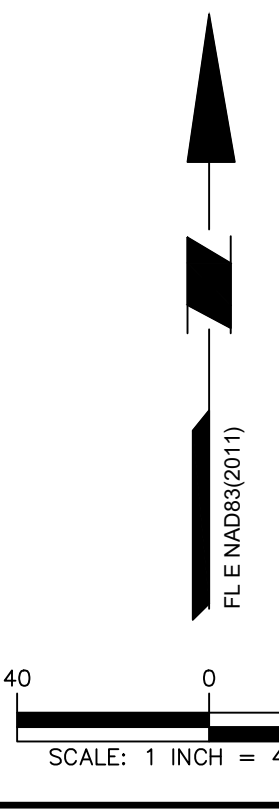
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9/16/2022	VL101
Drawn By	
15	

Checked By	
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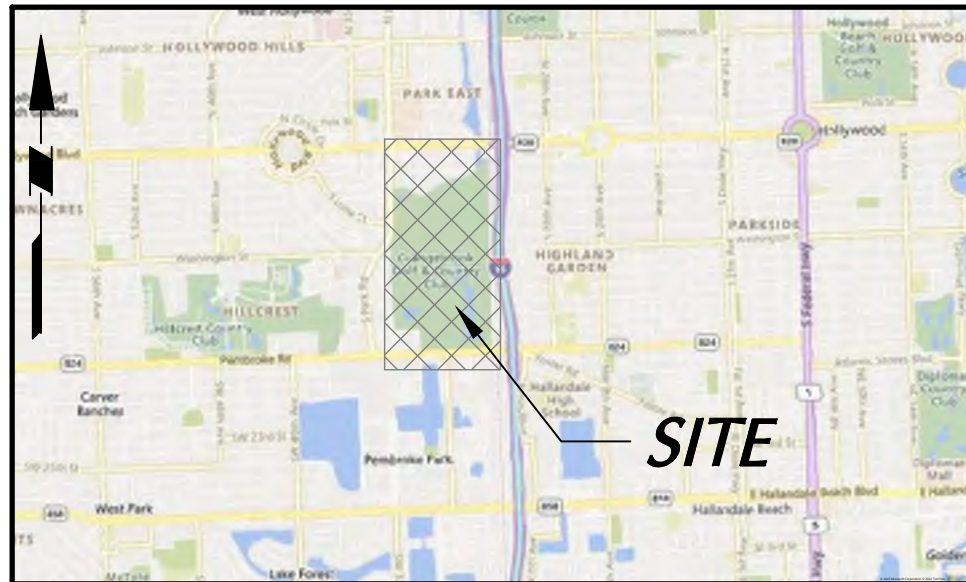
Page 4 of 11



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	776.00'	23°31'12"	318.55'	N 13°40'57" E	316.32'
C5	337.88'	24°23'22"	143.83'	N 72°07'05" E	142.74'

LEGEND

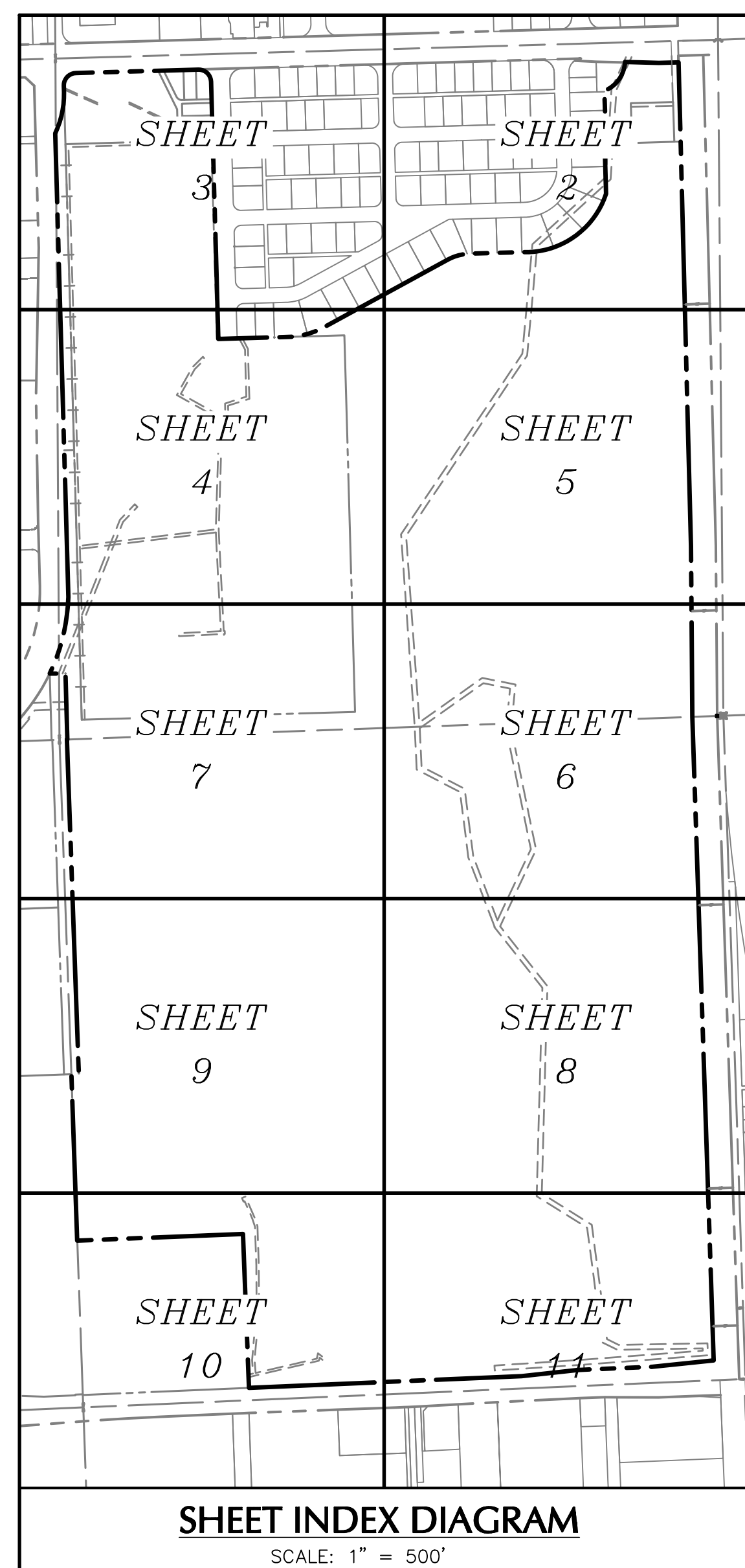
- | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ● = NAIL & WASHER (FOUND/SET) ■ = MONUMENT (FOUND/SET) ✱ = SECTION CORNER 1 = QUARTER CORNER ● = PIN AND CAP (FOUND/SET) ● = REBAR (FOUND/SET) | <ul style="list-style-type: none"> ◇ = UTILITY POLE ⊗ = GUY ANCHOR ⊠ = TRAFFIC SIGNAL POLE ⊠ = TRAFFIC SIGNAL ARM ⊠ = TRAFFIC CONTROL BOX (ABOVE GROUND) ⊠ = TRAFFIC CONTROL BOX (BELOW GROUND) ◇ = FLAG POLE | <ul style="list-style-type: none"> ⊠ = MAILBOX ⊠ = AIR CONDITIONING UNIT ⊠ = MONITORING WELL ⊠ = BOLLARD ⊠ = UTILITY BOX/PEDESTAL (AS IDENTIFIED) ⊠ = UTILITY METER (AS IDENTIFIED) ⊠ = UTILITY MARKER | <ul style="list-style-type: none"> ⊠ = UNDERGROUND VAULT ⊠ = FLARED END SECTION ⊠ = CATCH BASIN ⊠ = LIGHTING FIXTURE ⊠ = FIRE HYDRANT ⊠ = IRRIGATION CONTROL VALVE ⊠ = CLEANOUT | <ul style="list-style-type: none"> ⊠ = MANHOLE (AS IDENTIFIED) ⊠ = UTILITY VALVE (AS IDENTIFIED) ⊠ = SIGN ⊠ = LIGHT POLES ⊠ = GATE |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



PROJECT LOCATION MAP
SCALE: 1" = 40'

ABBREVIATIONS

- ENG. — ENGINEERING
- FEMA — FEDERAL EMERGENCY MANAGEMENT AGENCY
- FDOT — FLORIDA DEPARTMENT OF TRANSPORTATION
- FPL — FLORIDA POWER AND LIGHT
- (D) — DEED BEARING/DISTANCE
- (M) — MEASURED BEARING/DISTANCE
- (L) — LIMITED ACCESS
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCEMENT
- R/W — RIGHT-OF-WAY
- LB — LICENSED BUSINESS
- A — ARC LENGTH
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- No. — NUMBER
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- P.C.N. — PARCEL CONTROL NUMBER
- P.B. — PLAT BOOK
- GR — GRATED INLET
- BLVD. — BOULEVARD
- INV — INVERT
- EP — EDGE OF PAVEMENT
- CONC. — CONCRETE
- CLF — CHAINLINK FENCE



SHEET INDEX DIAGRAM

SCALE: 1" = 500'

- #### LEGEND
- (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
 - — TRAFFIC SIGNAL POLE
 - — TRAFFIC SIGNAL ARM
 - — TRAFFIC CONTROL BOX (ABOVE GROUND)
 - — TRAFFIC CONTROL BOX (BELOW GROUND)
 - — FLAG POLE
 - — MAILBOX
 - — AIR CONDITIONING UNIT
 - — MONITORING WELL
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 - — UTILITY BOX/PEDESTAL (AS IDENTIFIED)
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 - — UTILITY MARKER
 - — UNDERGROUND VAULT
 - — FLARED END SECTION
 - — CATCH BASIN
 - — LIGHTING FIXTURE
 - — FIRE HYDRANT
 - — IRRIGATION CONTROL VALVE
 - — CLEANOUT
 - — MANHOLE (AS IDENTIFIED)
 - — UTILITY VALVE (AS IDENTIFIED)
 - — SIGN
 - — LIGHT POLES
 - — GATE
 - — PALM TREE
 - — DECIDUOUS TREE
 - — CONIFEROUS TREE
 - — SHRUB
 - — BENCH
 - — BUILDING OUTLINE
 - — ASPHALT PAVEMENT
 - — CONCRETE
 - — GRAVEL ROAD
 - — WATER
 - — CHAIN LINK FENCE
 - — IRON FENCE
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 - — TREE/HEDGE LINE
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 - — RAILROAD TRACK
 - — MAJOR CONTOUR INTERVAL
 - — MINOR CONTOUR INTERVAL
 - — EASEMENT BOUNDARY
 - — PROPERTY BOUNDARY
 - — RIGHT-OF-WAY LINE
 - — ADJOINING PROPERTY BOUNDARY
 - — SECTION LINE

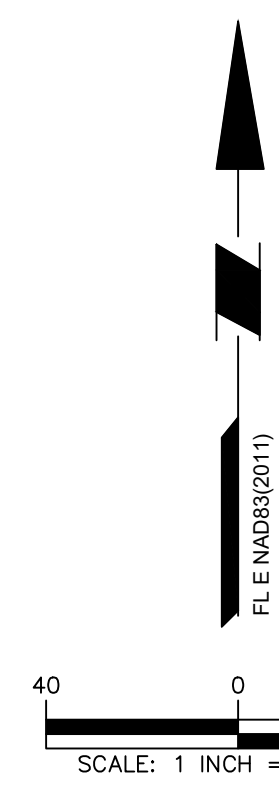
INTERSTATE 95
(VARIABLE WIDTH RIGHT-OF-WAY)

SECTION 17 TOWNSHIP 51 SOUTH RANGE 42 EAST
SECTION 16 TOWNSHIP 51 SOUTH RANGE 42 EAST

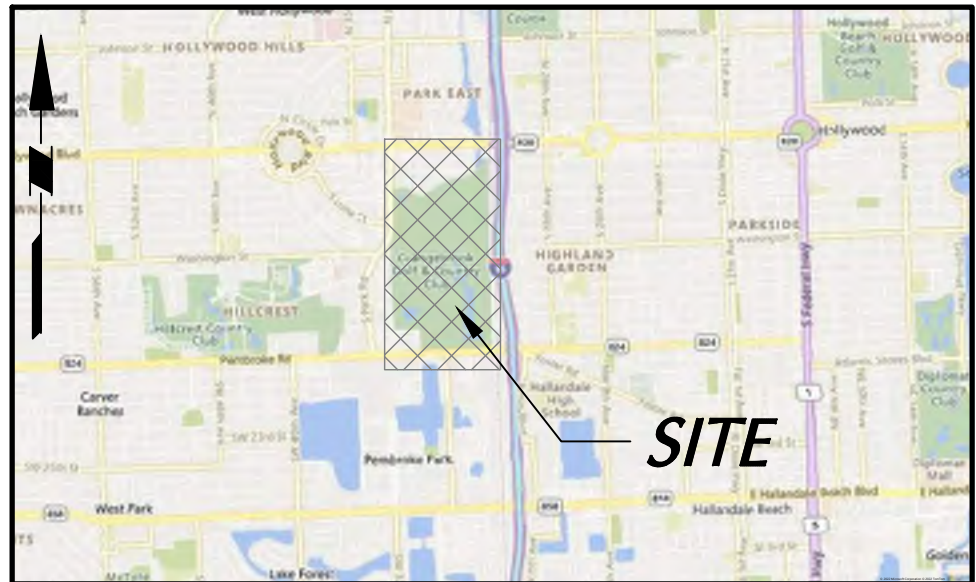
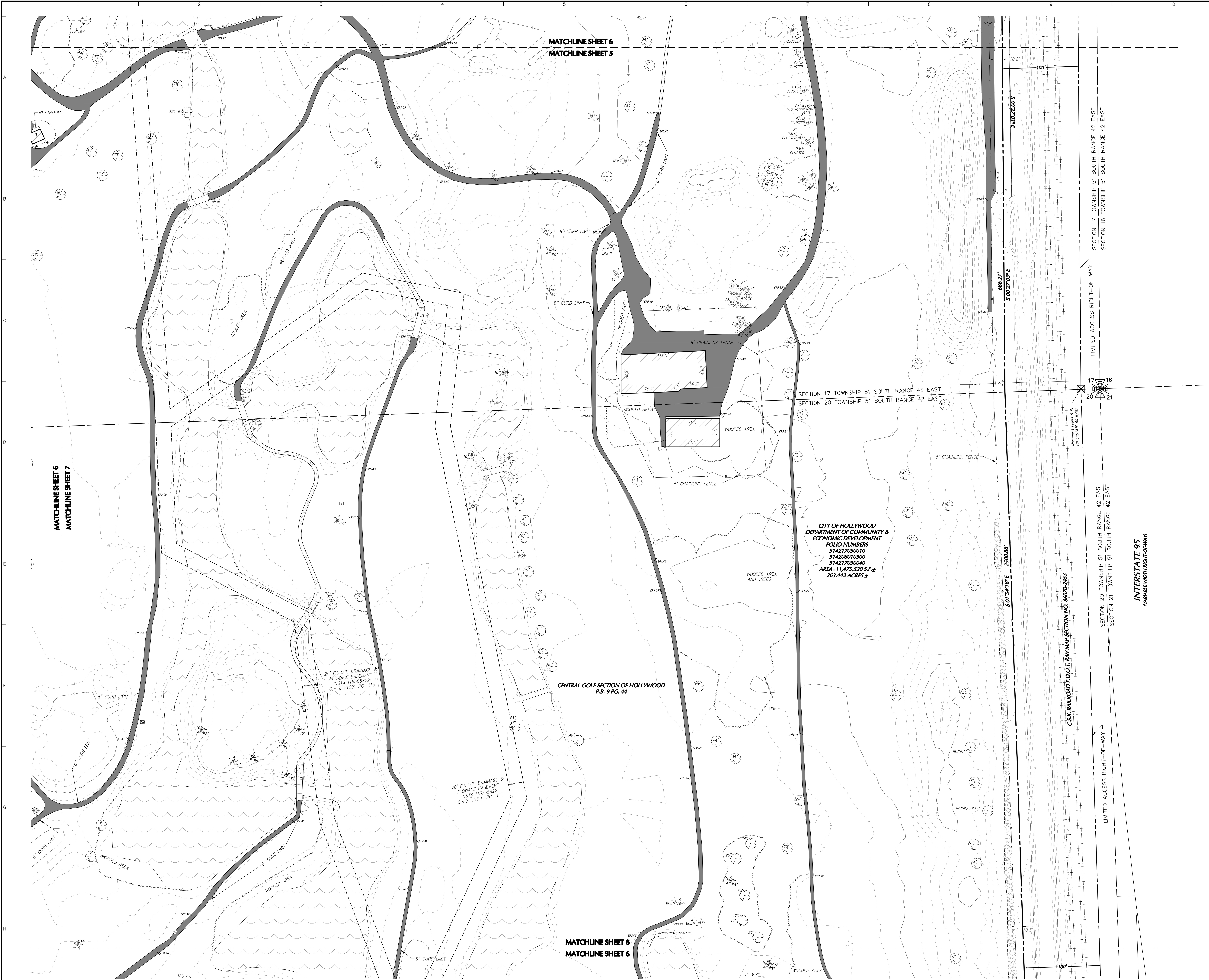
CSX RAILROAD F.D.O.T. RW MAP SECTION NO. 86070-2453

S.O.T. 28°21'E 1946.02'

686.27'



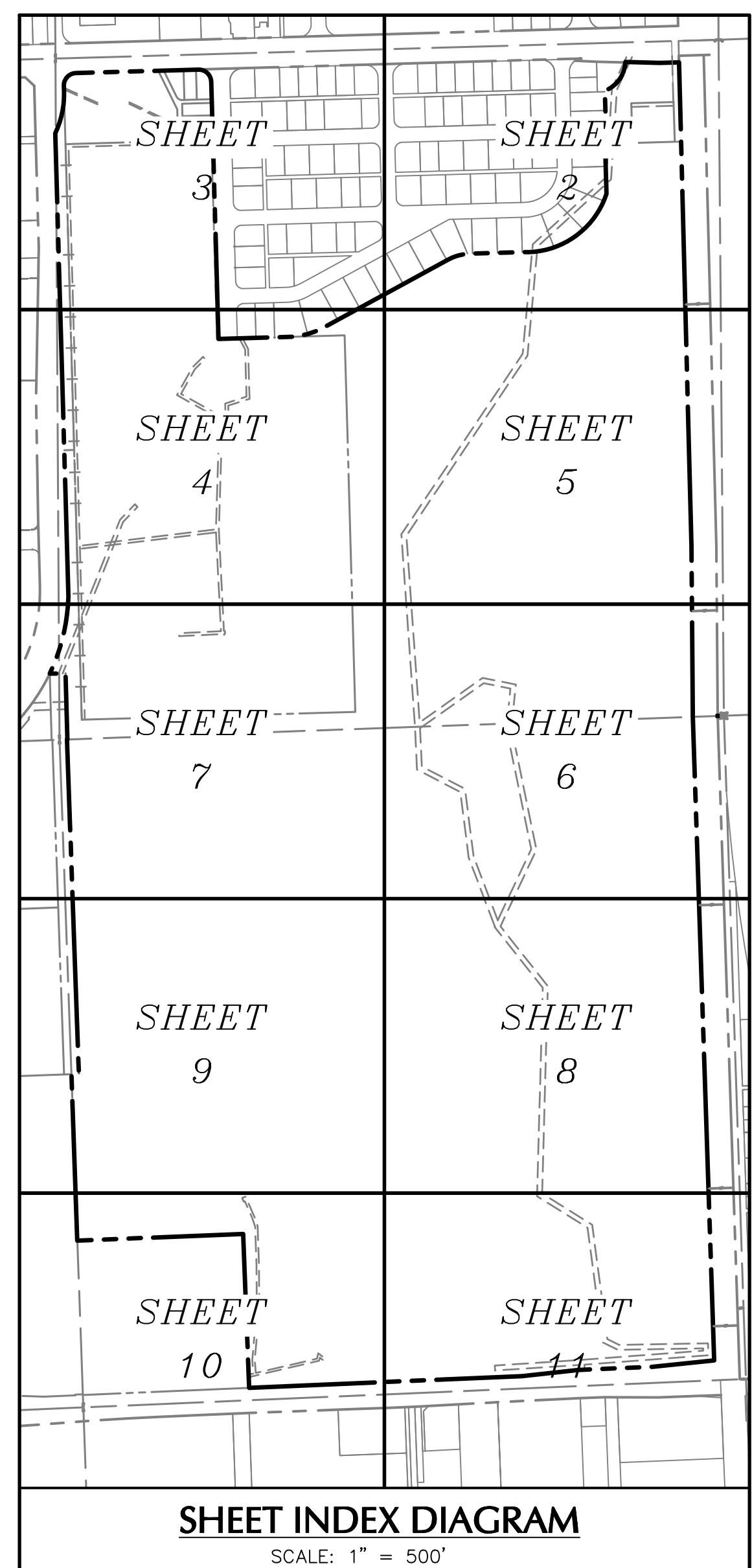
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Project ORANGEBROOK GOLF & COUNTRY CLUB		
Broward County HOLLYWOOD FLORIDA		
Drawing Title ALTA/NSPS LAND TITLE SURVEY		
Project No. 330096701	Drawing No. VL101	
Date 9/16/2022	Drawn By JD	
Checked By GMM	Sheet 5 of 11	



PROJECT LOCATION MAP
SCALE: NOT TO SCALE

ABBREVIATIONS

- ENG. — ENGINEERING
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LEGEND

(NOT SHOWN TO SCALE)

- — NAIL & WASHER (FOUND/SET)
■ — MONUMENT (FOUND/SET)
✱ — SECTION CORNER
✱ — QUARTER CORNER
○ — PIN AND CAP (FOUND/SET)
○ — REBAR (FOUND/SET)

- — UTILITY POLE
— GUY ANCHOR
□ — TRAFFIC SIGNAL POLE
— TRAFFIC SIGNAL ARM
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□ — TRAFFIC CONTROL BOX (BELOW GROUND)
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- — UNDERGROUND VAULT
— FLARED END SECTION
— CATCH BASIN
— LIGHTING FIXTURE
— FIRE HYDRANT
— IRRIGATION CONTROL VALVE
— CLEANOUT

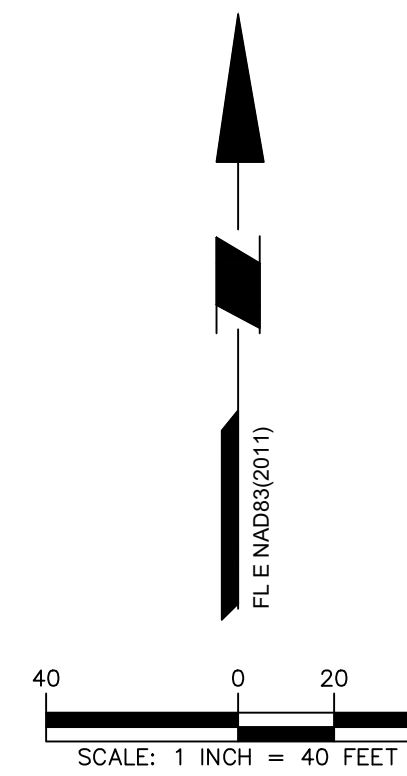
- — MANHOLE (AS IDENTIFIED)
— UTILITY VALVE (AS IDENTIFIED)
— SIGN
— LIGHT POLES
— GATE

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— DECIDUOUS TREE
— CONIFEROUS TREE
— SHRUB

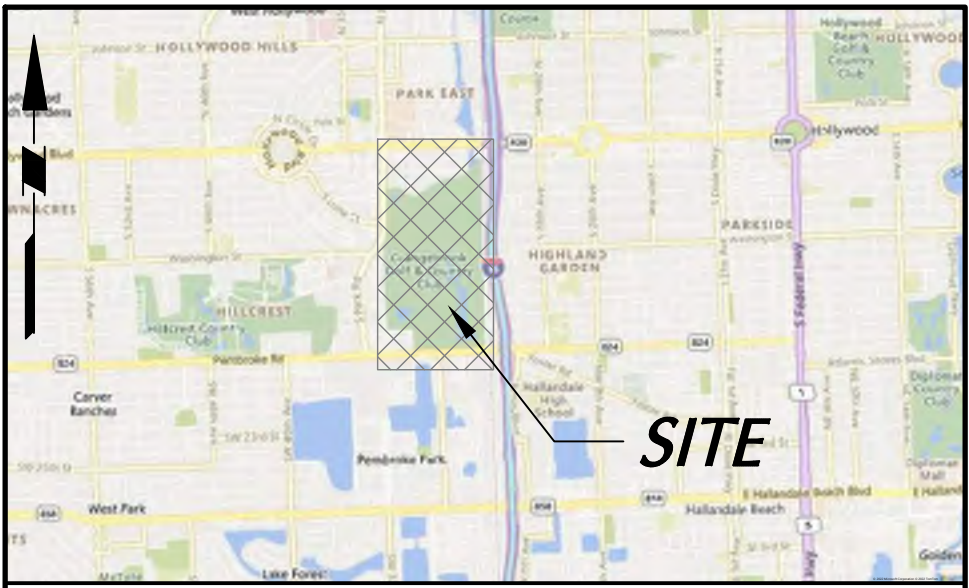
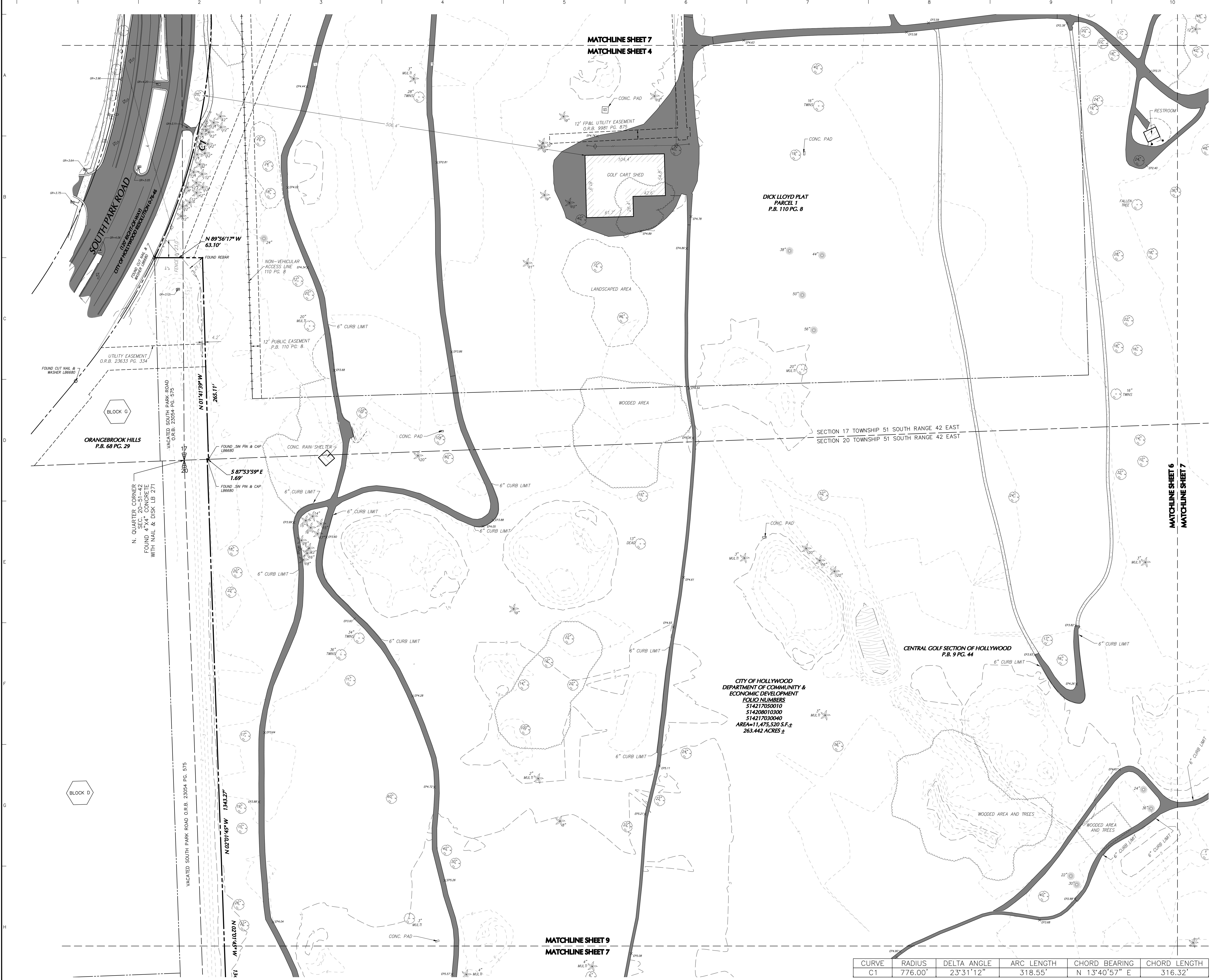
- BENCH
— BUILDING OUTLINE
— ASPHALT PAVEMENT
— CONCRETE
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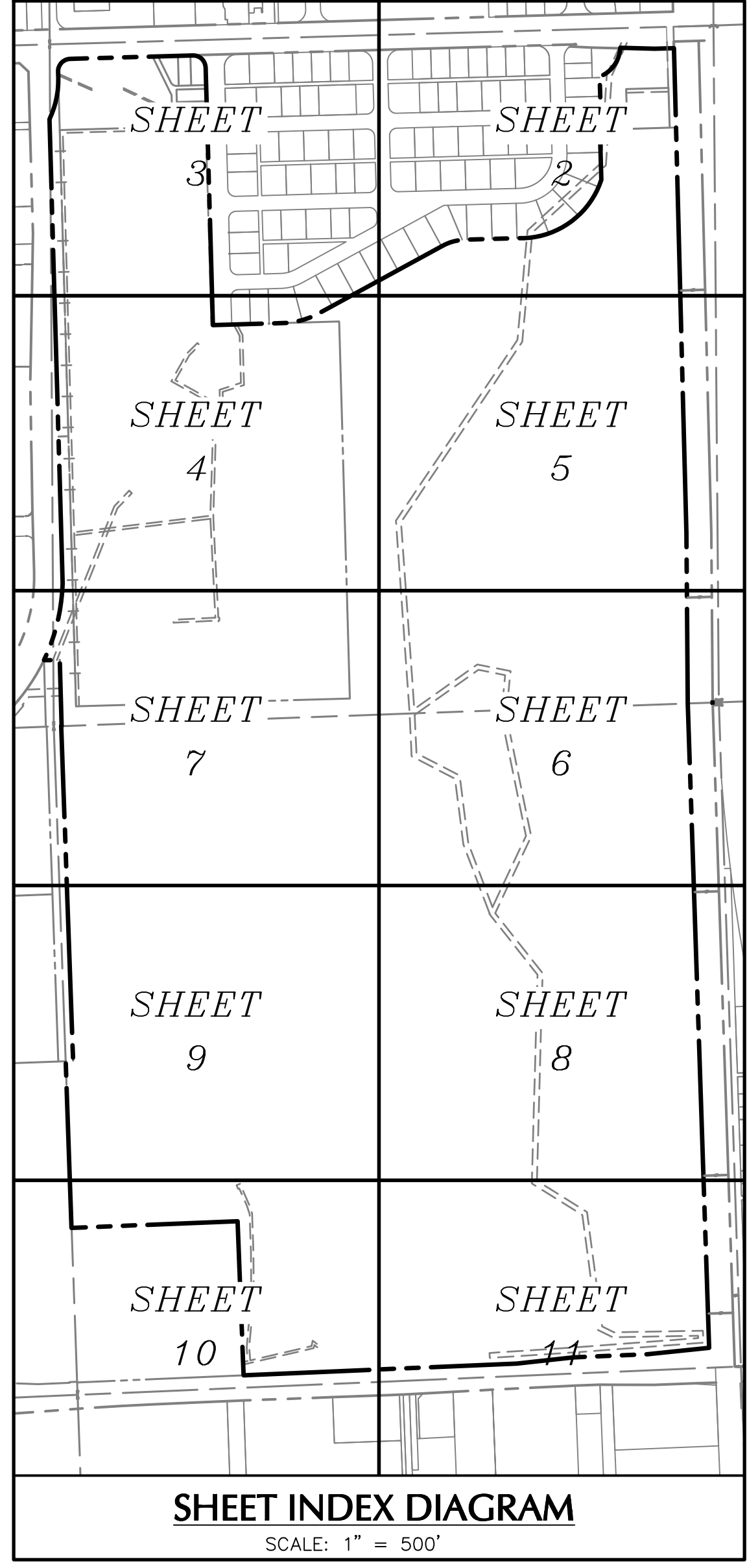
5/12/2023	UPDATED INVERT INFORMATION	1
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Revisions		
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Project ORANGEBROOK GOLF & COUNTRY CLUB HOLLYWOOD BROWARD COUNTY FLORIDA		
Drawing Title ALTA/NSPS LAND TITLE SURVEY		
Project No. 330096701	Drawing No. VL101	
Date 5/16/2022	Drawn By JD	
Checked By GMM	Sheet 6 of 11	



PROJECT LOCATION MAP
SCALE: 1" = 40'

ABBREVIATIONS

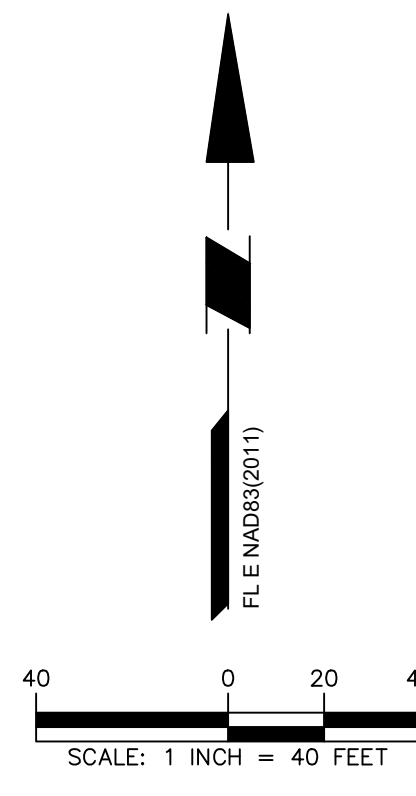
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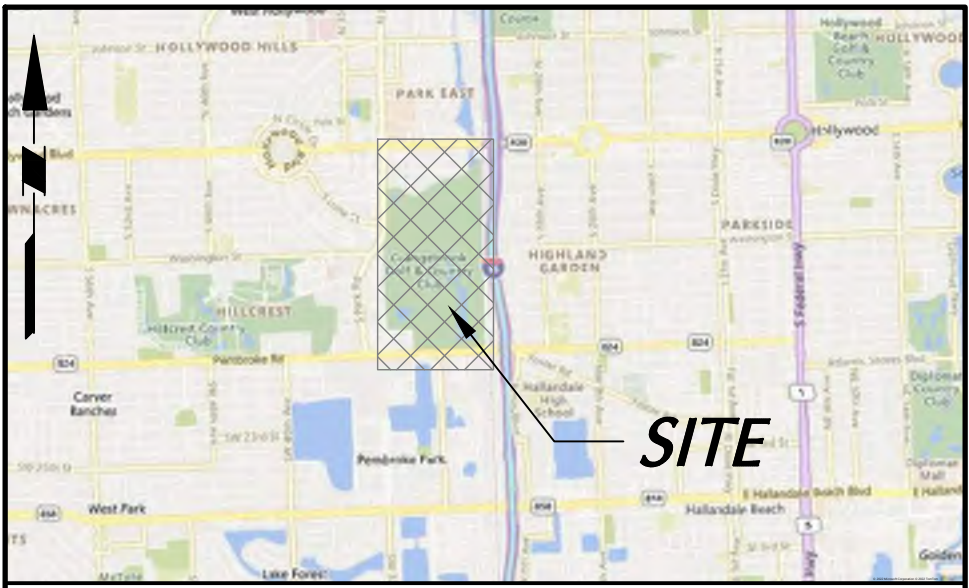
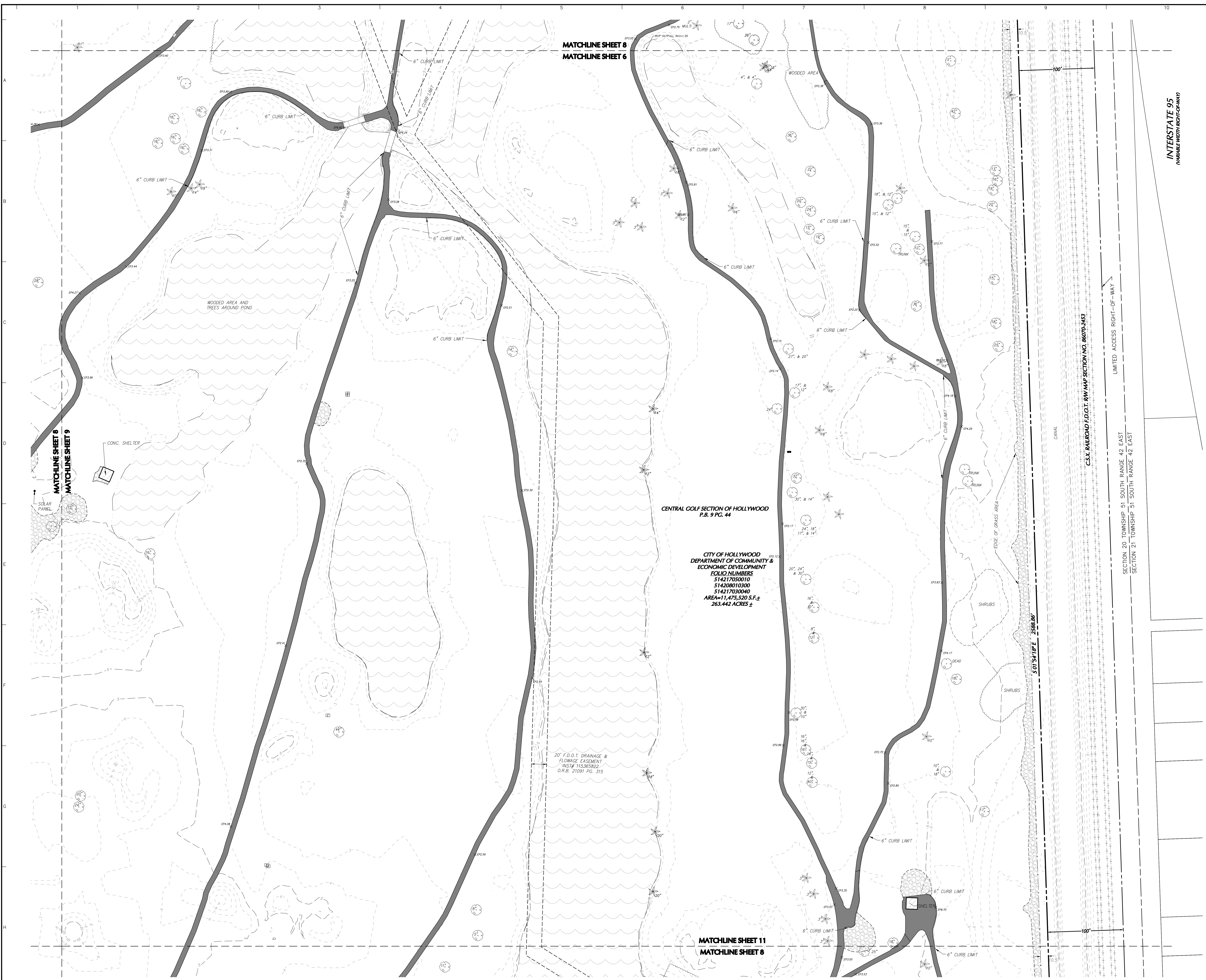
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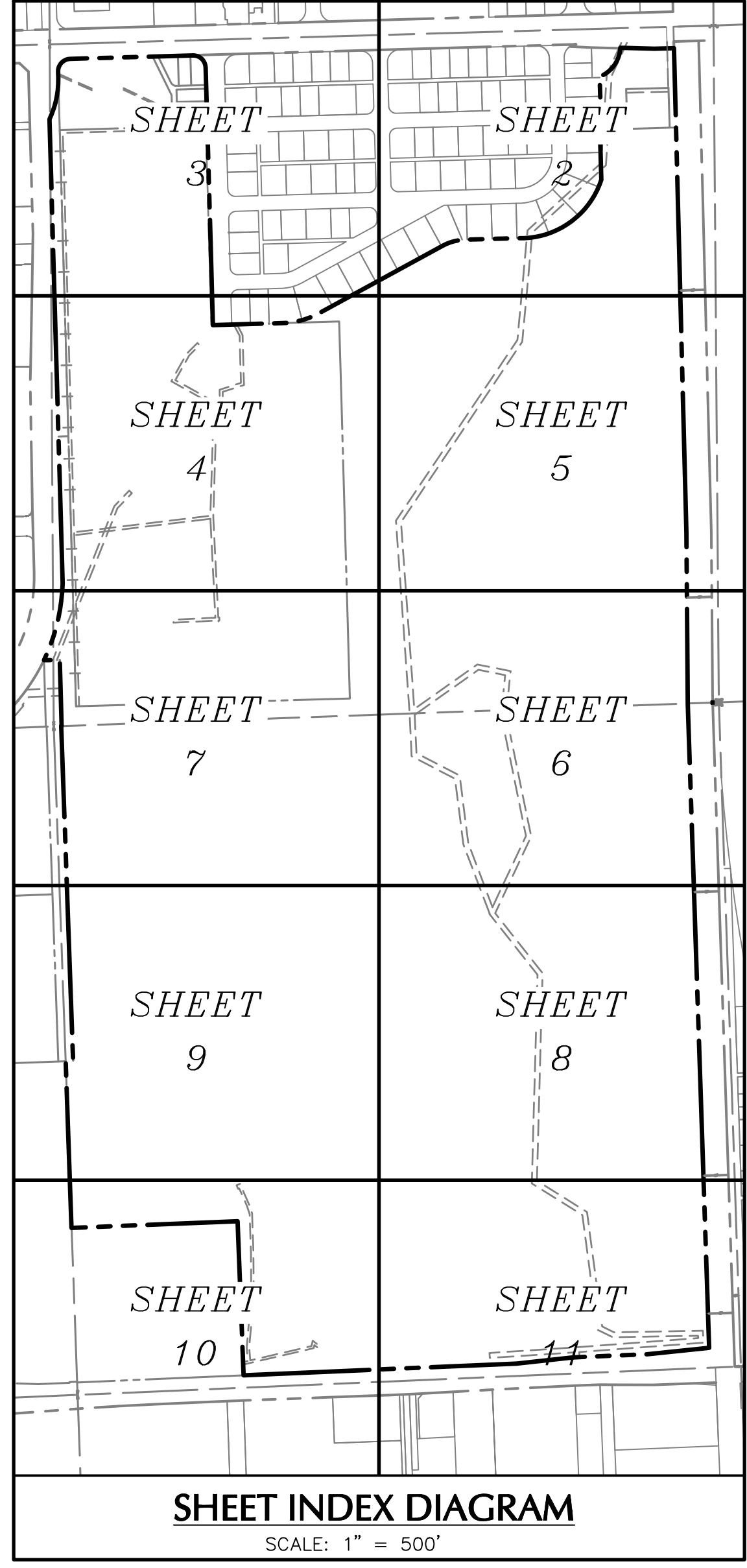
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FL CERTIFICATE OF AUTHORIZATION NO. 00006601LB1723LB18108		
Project		
ORANGEBROOK GOLF & COUNTRY CLUB		
HOLLYWOOD FLORIDA		
Drawing Title		
ALTA/NSPS LAND TITLE SURVEY		
Project No.	330096701	
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Checked By	GMM	
Drawing No.	VL101	
Sheet	7	of 11



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LEGEND (NOT SHOWN TO SCALE)

• — NAIL & WASHER (FOUND/SET)	— UTILITY POLE	12 — MAILBOX	— UNDERGROUND VAULT	— MANHOLE (AS IDENTIFIED)	— PALM TREE
■ — MONUMENT (FOUND/SET)	— GUY ANCHOR	12 — AIR CONDITIONING UNIT	— FLARED END SECTION	■ — UTILITY VALVE (AS IDENTIFIED)	— DECIDUOUS TREE
★ — SECTION CORNER	— TRAFFIC SIGNAL POLE	— MONITORING WELL	— CATCH BASIN	— SIGN	— CONIFEROUS TREE
1 — QUARTER CORNER	— TRAFFIC SIGNAL ARM	— BOLLARD	— TRAFFIC CONTROL BOX (ABOVE GROUND)	— LIGHT POLES	— SHRUB
○ — PIN AND CAP (FOUND/SET)	— TRAFFIC CONTROL BOX (BELOW GROUND)	— UTILITY BOX/PEDESTAL (AS IDENTIFIED)	— UTILITY METER (AS IDENTIFIED)	— GATE	
○ — REBAR (FOUND/SET)	— FLAG POLE	— UTILITY MARKER			

— BENCH	— CHAIN LINK FENCE	— MAJOR CONTOUR INTERVAL
— BUILDING OUTLINE	— IRON FENCE	— MINOR CONTOUR INTERVAL
— ASPHALT PAVEMENT	— OVERHEAD WIRES	— EASEMENT BOUNDARY
— CONCRETE	— TREE/HEDGE LINE	— PROPERTY BOUNDARY
— GRAVEL ROAD	— LANDSCAPING EDGE	— RIGHT-OF-WAY LINE
— WATER	— RAILROAD TRACK	— ADJOINING PROPERTY BOUNDARY
		— SECTION LINE

Revisions

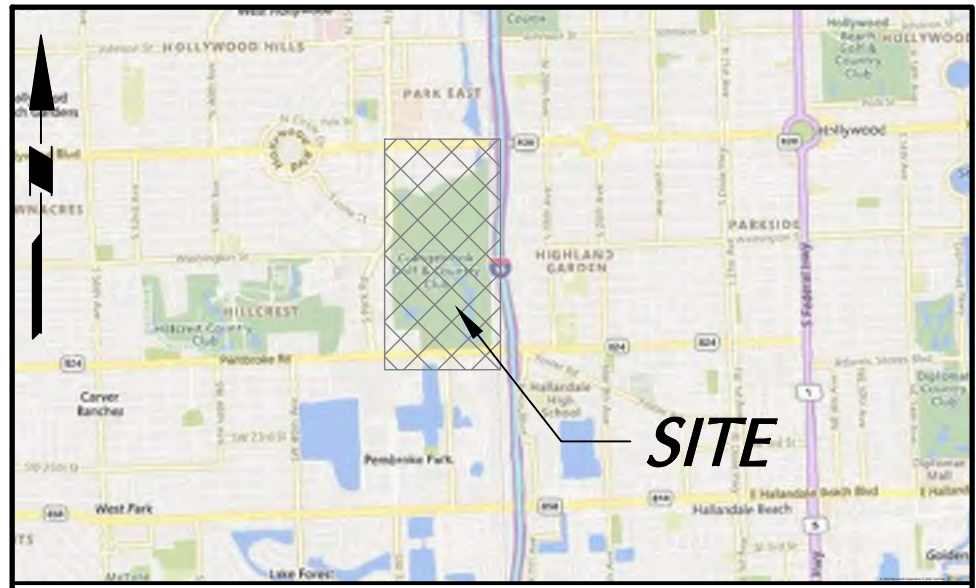
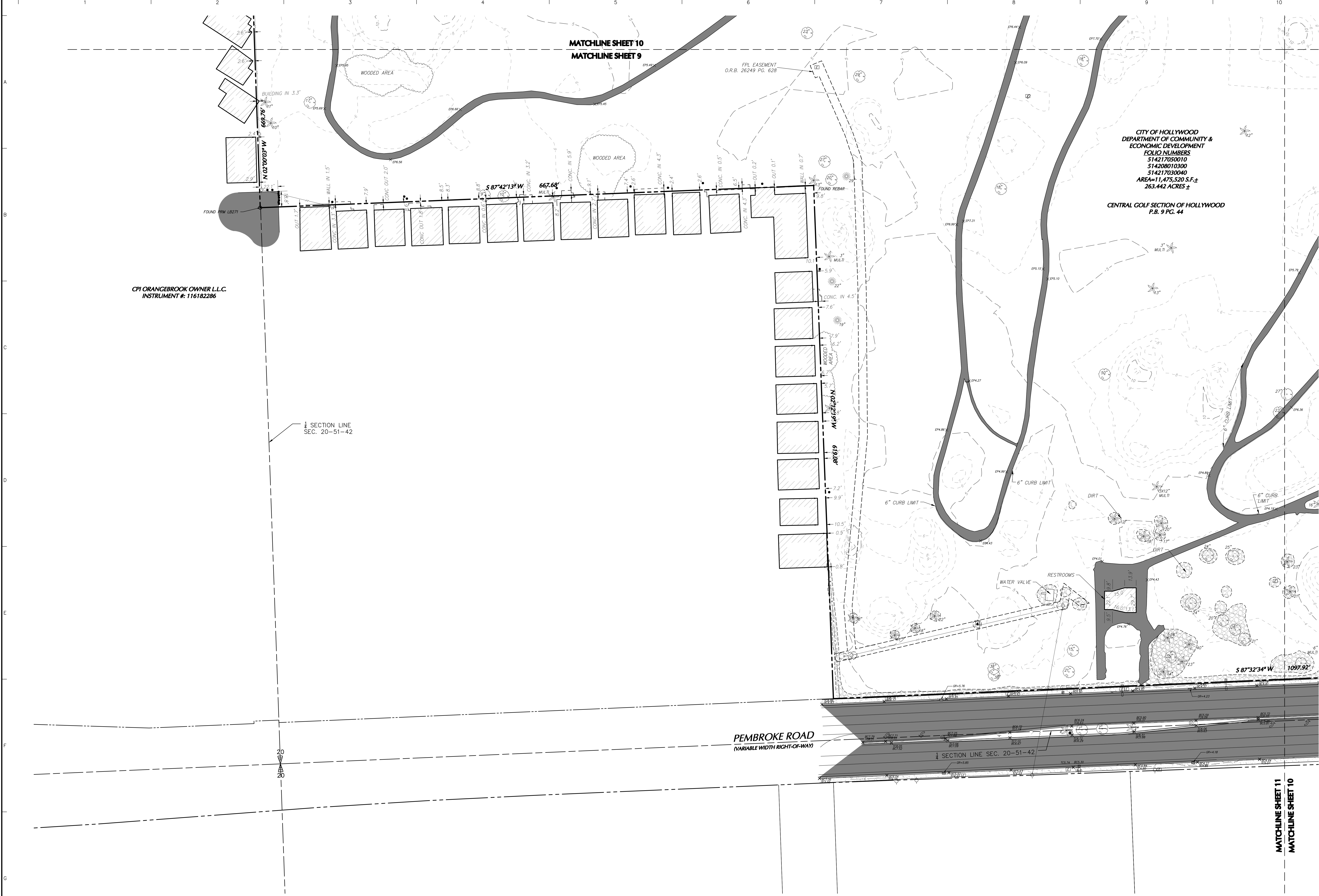
Date	Description	No.
5/12/2023	UPDATED INVERT INFORMATION	1

LANGAN
Langan Engineering and Environmental Services, Inc.
110 East Broward Boulevard, Suite 1500
Fort Lauderdale, FL 33301
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FL CERTIFICATE OF AUTHORIZATION NO. 00006601LB1723LB108

Project
ORANGEBROOK GOLF & COUNTRY CLUB
BROWARD COUNTY HOLLYWOOD FLORIDA
Drawing Title
ALTA/NSPS LAND TITLE SURVEY

Project No. 330096701	Drawing No. VL101
Date 9/16/2022	
Drawn By JD	
Checked By GMM	

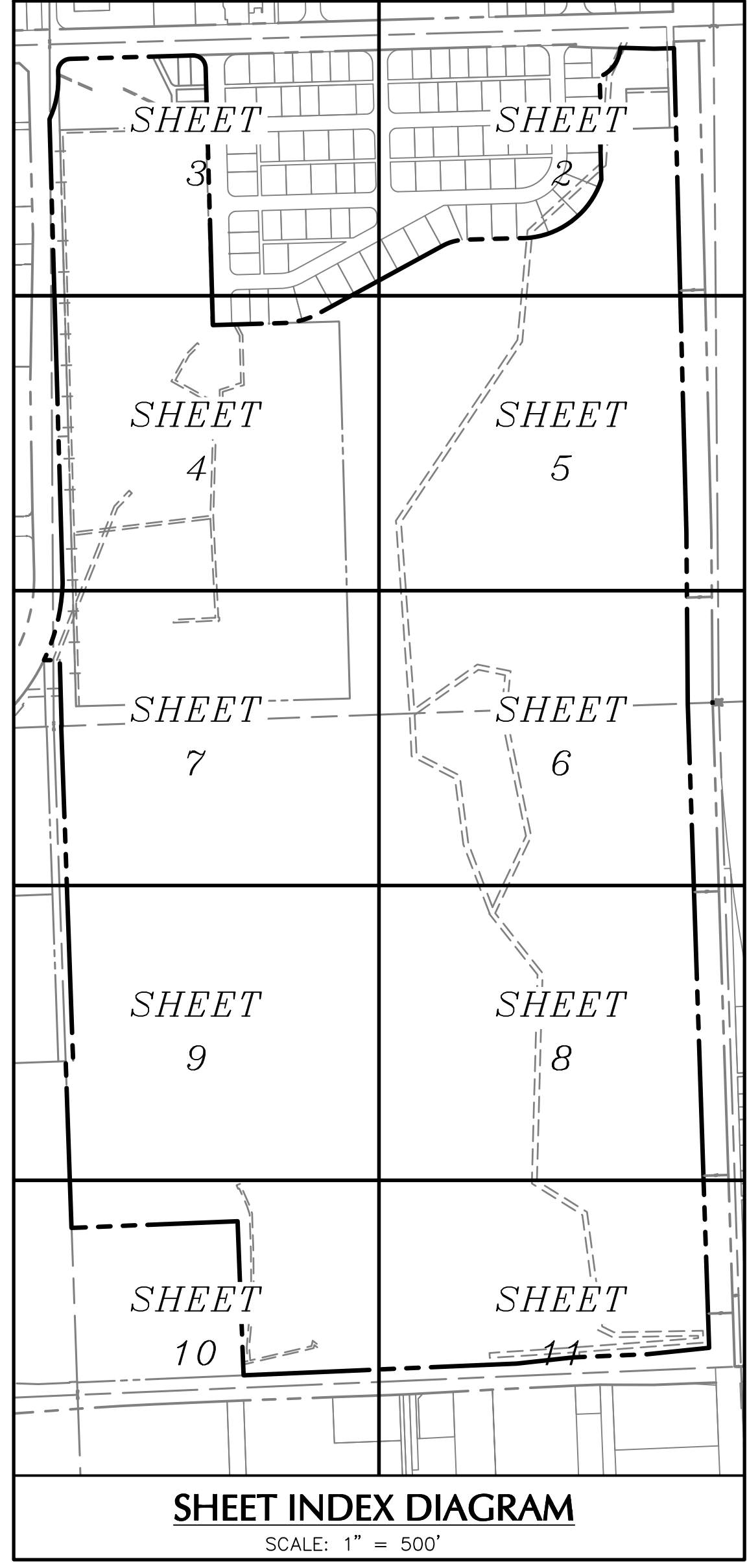
Sheet 8 of 11



PROJECT LOCATION MAP
SCALE: NOT TO SCALE

ABBREVIATIONS

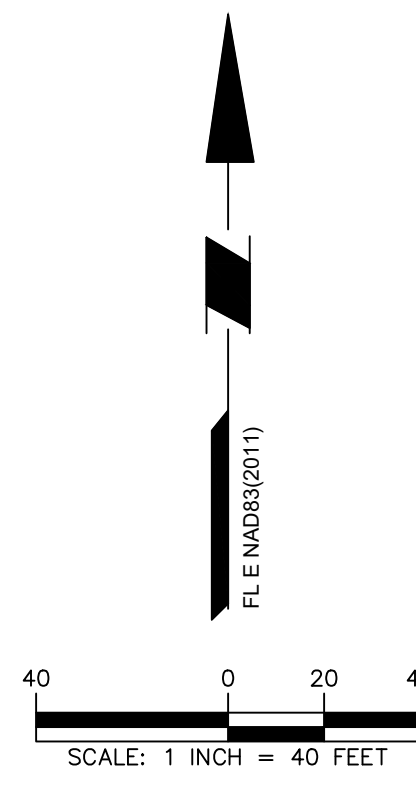
- ENG. — ENGINEERING
FEMA — FEDERAL EMERGENCY MANAGEMENT AGENCY
FDDT — FLORIDA DEPARTMENT OF TRANSPORTATION
FPL — FLORIDA POWER AND LIGHT
(D) — DEED BEARING/DISTANCE
(M) — MEASURED BEARING/DISTANCE
(L.A.) — LIMITED ACCESS
P.O.B. — POINT OF BEGINNING
P.O.C. — POINT OF COMMENCEMENT
R/W — RIGHT-OF-WAY
LB — LICENSED BUSINESS
A — 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.C.N. — PARCEL CONTROL NUMBER
P.B. — PLAT BOOK
GR — GRATED INLET
BLVD. — BOULEVARD
INV — INVERT
EP — EDGE OF PAVEMENT
CONC. — CONCRETE
CLF — CHAINLINK FENCE



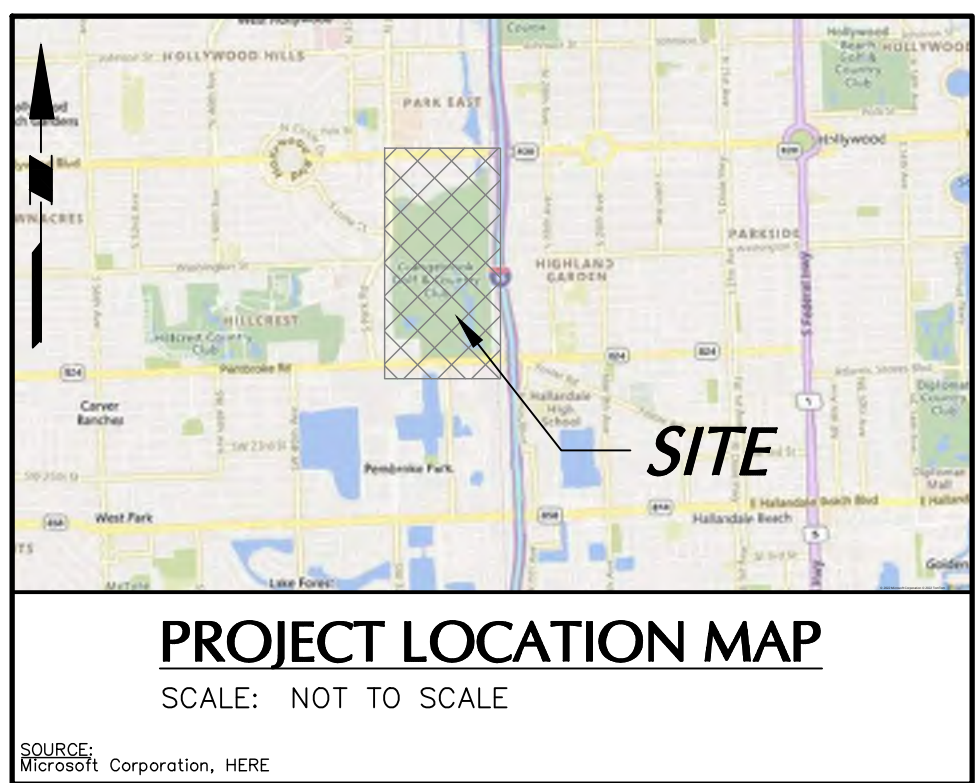
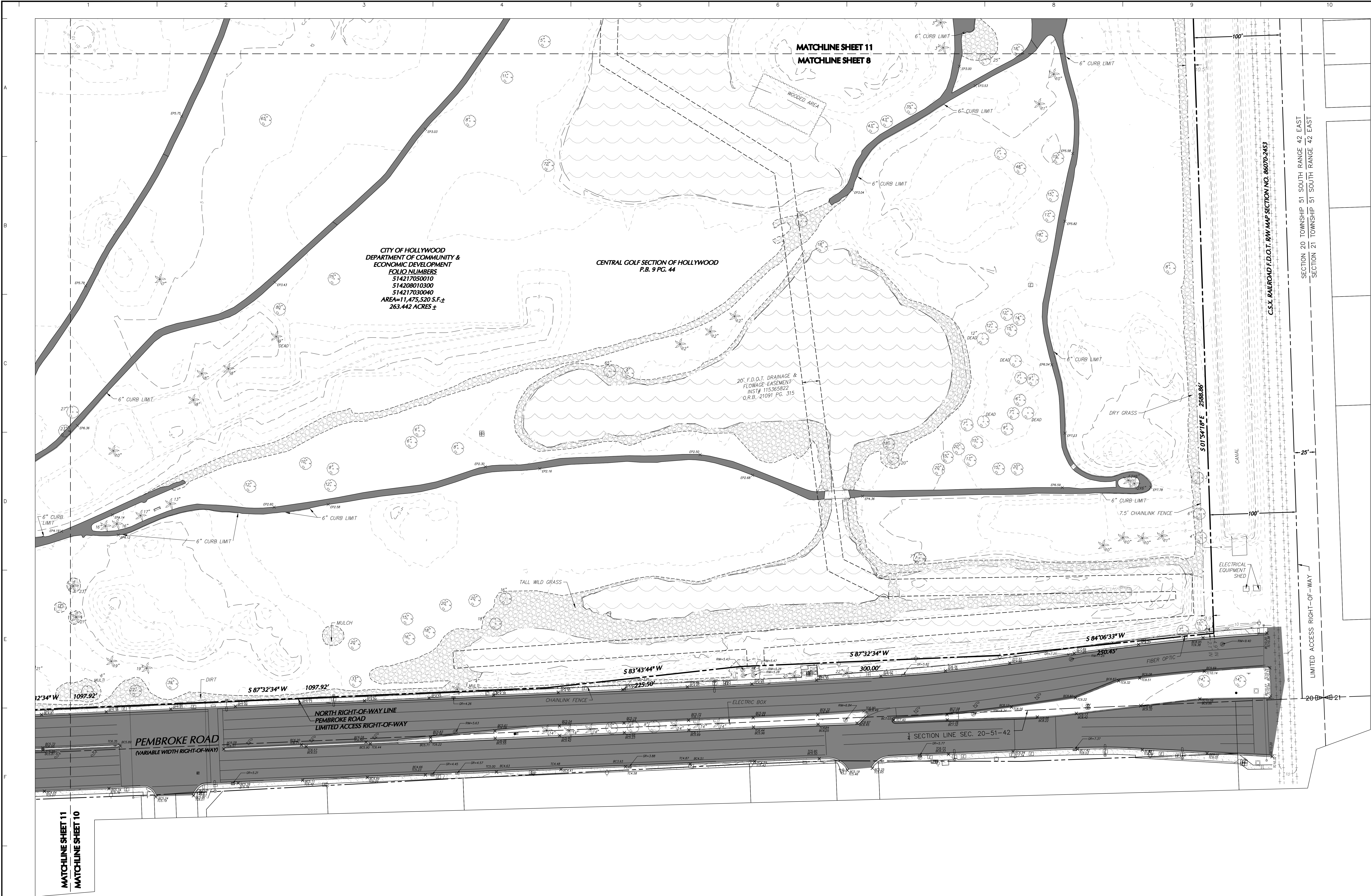
SHEET INDEX DIAGRAM
SCALE: 1" = 500'

LEGEND

- (NOT SHOWN TO SCALE)
- | | | | | | | | | |
|-------------------------------|--------------------------------------|----------------------------------------|----------------------------|---------------------------------|-------------------|--------------------|--------------------|-------------------------------|
| • — NAIL & WASHER (FOUND/SET) | — UTILITY POLE | — MAILBOX | — UNDERGROUND VAULT | — MANHOLE (AS IDENTIFIED) | — PALM TREE | — BENCH | — CHAIN LINK FENCE | — MAJOR CONTOUR INTERVAL |
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| 1 — QUARTER CORNER | — TRAFFIC SIGNAL ARM | — BOLLARD | — LIGHTING FIXTURE | — LIGHT POLES | — SHRUB | — CONCRETE | — TREE/HEDGE LINE | — PROPERTY BOUNDARY |
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| ○ — REBAR (FOUND/SET) | — TRAFFIC CONTROL BOX (BELOW GROUND) | — UTILITY METER (AS IDENTIFIED) | — IRRIGATION CONTROL VALVE | | | — WATER | — RAILROAD TRACK | — ADJOINING PROPERTY BOUNDARY |
| | — FLAG POLE | — UTILITY MARKER | — CLEANOUT | | | | | — SECTION LINE |

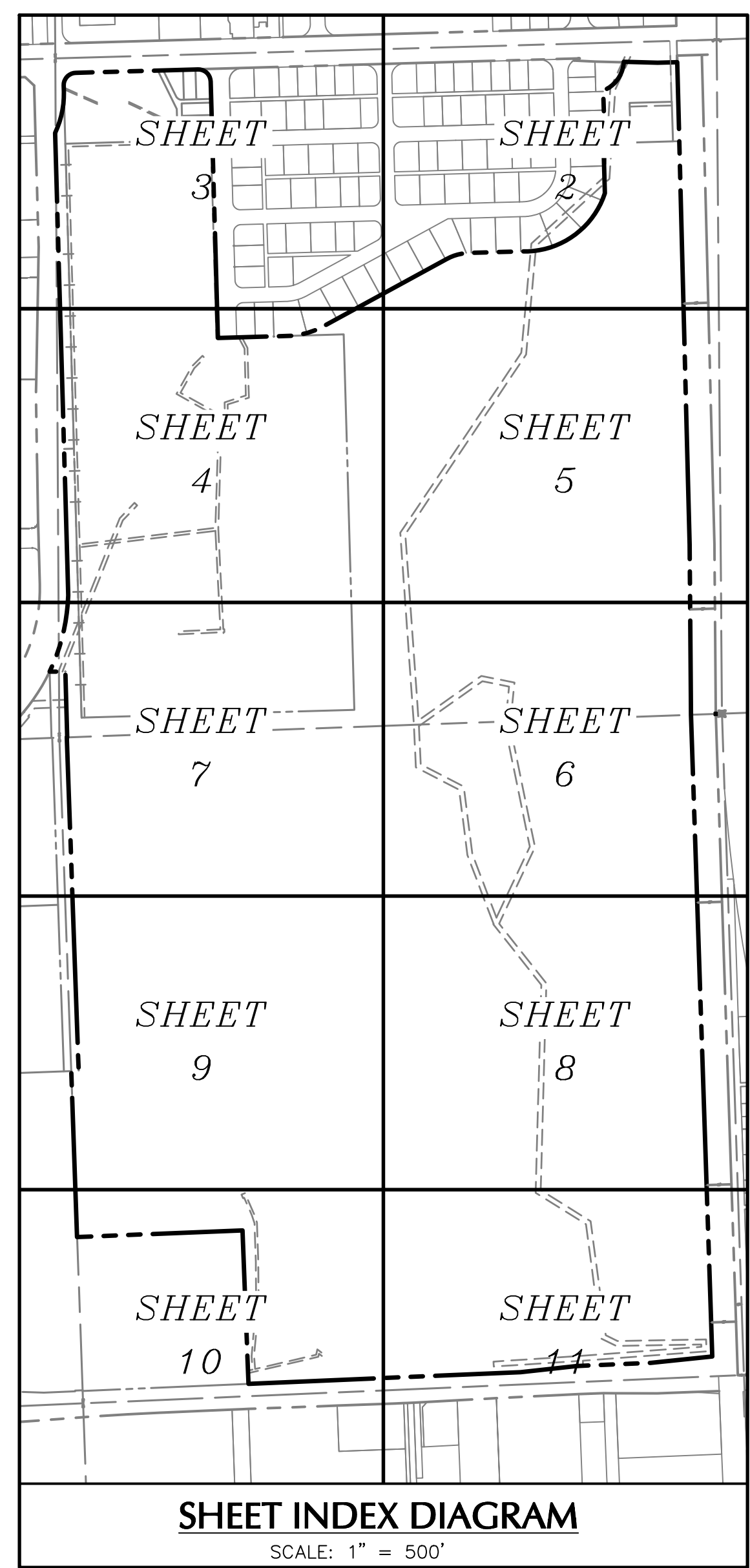


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Revisions		
LANGAN Langan Engineering and Environmental Services, Inc. 110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 T: 954.320.2100 F: 954.320.2101 www.langan.com FL CERTIFICATE OF AUTHORIZATION NO. 000096601LB81723LB8168		
Project ORANGEBROOK GOLF & COUNTRY CLUB		
HOLLYWOOD BROWARD COUNTY FLORIDA		
Drawing Title ALTA/NSPS LAND TITLE SURVEY		
Project No. 330096701	Drawing No. VL101	
Date 9/16/2022		
Drawn By JD		
Checked By GMM		
Sheet 10 of 11		

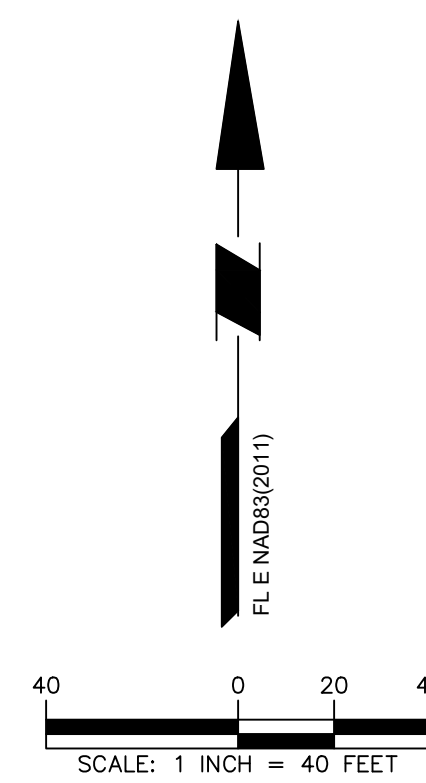


ABBREVIATIONS

- ENG. — ENGINEERING
FEMA — FEDERAL EMERGENCY MANAGEMENT AGENCY
FDOT — FLORIDA DEPARTMENT OF TRANSPORTATION
FPL — FLORIDA POWER AND LIGHT
(D) — DEED BEARING/DISTANCE
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- LEGEND** (NOT SHOWN TO SCALE)
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Sheet 11 of 11		