

ATTACHMENT A

Application Package

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

☐ Technical Advisory Committee

☐ Historic Preservation Board

☐ City Commission

☐ Planning and Development Board

Date of Application: _____

Location Address: _____

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): _____

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: _____ Sq Ft/Number of Units: _____

Is the request the result of a violation notice? () Yes () No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

☐ Economic Roundtable

☐ Technical Advisory Committee

☐ Historic Preservation Board

☐ City Commission

☐ Planning and Development

Explanation of Request: _____

Number of units/rooms: _____ Sq Ft: _____

Value of Improvement: _____ Estimated Date of Completion: _____

Will Project be Phased? () Yes () No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: _____

Address of Property Owner: _____

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): _____

Address: _____ Telephone: _____

Fax: _____ Email Address: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes () No ()

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

_____ Address: _____

_____ Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____

Date: 2/4/2021

PRINT NAME: JAMES S. WILLIAMS

Date: 2/4/2021

Signature of Consultant/Representative: Julian Boblev

Date: 2/4/2021

PRINT NAME: JULIAN BOBLEV

Date: 2/4/2021

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for site plan approval _____ to my property, which is hereby made by me or I am hereby authorizing Craven Thompson & Associates _____ to be my legal representative before the TAC, Planning and Development Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 4 day of February 2021

Notary Public
STACY M. ROSENTHAL
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires November 30, 2021

My Commission Expires: _____ (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

Signature of Current Owner

JAMES S. WILLIAMS
Print Name

PROPERTY DESCRIPTION:

A. NAME OF DEVELOPMENT – ORANGEBROOK MOBILE HOME ESTATES

B. ADDRESS – 1447 S PARK ROAD

C. PROPOSAL – CONSTRUCT NEW CLUBHOUSE, MAINTENANCE BUILDING, AND RESIDENT AMENITIES (DOG PARK, PICKLEBALL COURT, PETANQUE COURTS, POOL). CREATE 5 NEW LOTS FOR FUTURE MOBILE HOMES.

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 20; THENCE NORTH 02°01'53" WEST ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4), A DISTANCE OF 50.00 FEET; THENCE NORTH 87°32'11" EAST ALONG A LINE LYING 50.00 FEET NORTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4), A DISTANCE OF 333.55 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°55'04" WEST ALONG THE WEST BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18777, PAGE 244 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 146.12 FEET; THENCE NORTH 87°38'19" EAST ALONG A NORTH BOUNDARY OF SAID PARCEL OF LAND AND IT'S WESTERLY EXTENSION, A DISTANCE OF 251.14 FEET; THENCE NORTH 02°01'11" WEST, A DISTANCE OF 9.48 FEET; THENCE NORTH 87°38'19" EAST, A DISTANCE OF 84.22 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 20, THE LAST TWO (2) COURSES LYING ALONG THE NORTH BOUNDARY OF SAID PARCEL OF LAND; THENCE SOUTH 02°00'04" EAST ALONG SAID EAST LINE, A DISTANCE OF 155.00 FEET; THENCE SOUTH 87°32'11" WEST ALONG A LINE LYING 50.00 FEET NORTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID SOUTH LINE, A DISTANCE OF 333.03 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 49,529 SQUARE FEET (1.137 ACRES) MORE OR LESS.

February 5, 2021

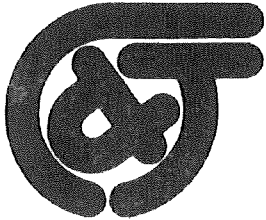
Mr. Fitz Murphy
City of Hollywood
Division of Planning and Urban Design

RE: ORANGEBROOK ESTATES TAC SUBMITTAL
Criteria Statement
CTA Project No. 19-0039-001-03

Dear Mr. Murphy,

Please accept this letter as our formal Criteria Statement indicating consistency with all applicable criteria found in Article 5 of the Zoning and Land Development Regulations, limited to those pertaining to Design. The application does not include requests for Variances or Special Exceptions.

CRNIEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

(1) Architectural and design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.

Response: The board and batten siding of the clubhouse and maintenance building would be painted in 'Natural Choice SW 7011', which is a pastel color, consistent with the City's Design Guidelines. The bottom 2 feet of the clubhouse and maintenance building would be constructed with stone base and split faced block, respectively, to provide additional visual interest, with stucco on the south facades of both buildings. Bahama shutters are provided along the doorways and windows of the clubhouse to accentuate the tropical feel. The roof of the clubhouse would have deep overhangs supported on columns with stone base to provide shaded walkways for pedestrian circulation. The maintenance building does not have such columns as it is a utilitarian structure and would not attract pedestrian circulation.

(2) Compatibility. The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood, and with the established and adopted vision for the area.

Response: As seen from Pembroke Road and shown in Sheet A-4.0, Street Profile Elevation, the project site and the large mobile home park area is partially screened from view by a 7-foot-tall wall. At the western end of the mobile home park (adjacent to the Marathon gas station), the mobile homes are screened from view by palm trees. Along the remainder of the mobile home park, the upper portions of the mobile homes are generally visible from above the wall. The homes are largely similar in height, massing, and color (white). The proposed maintenance building would be adjacent to the easternmost mobile home, while the clubhouse building would be adjacent to the golf course to the east. Both of these buildings would be somewhat taller than the existing mobile homes (13 feet

for the maintenance building and 15 feet for the clubhouse, compared to approximately 11 feet for the mobile homes), but would be consistent with the height of the Marathon gas station and would be partially screened by the wall. Between the two structures, there would be a large open space comprising various amenities (dog park, pickleball court, and petanque courts), which would largely not be visible from the road due to the existing wall. This would be consistent with the adjacent golf course, which is screened by a 6' chainlink fence.

(3) *Scale/massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, and with the established and adopted vision of the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings.

Response: Please see Response #2 above.

(4) *Landscaping.* Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

Response: All landscaped areas contain a mix of native and non-native plant species, which integrate with the proposed hardscape, building and recreation areas. All proposed shade trees are native species, with palm trees intermixed as focal elements. All mature shade trees and palms have been preserved, with only two fruit trees and one tree in very poor condition being proposed for removal.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.

A handwritten signature in black ink, reading "Julian Bobilev", written in a cursive style.

Julian Bobilev, AICP
Planner

cc: David D'Onofrio, Rock Creek Companies
Joseph D. Handley, PLA, Craven Thompson & Associates

PARAMOUNT TITLE SERVICES, INC.
7501 W. OAKLAND PARK BOULEVARD, SUITE 303-East
FORT LAUDERDALE, FLORIDA 33319

Search No.: 20-805-22 Update 1

OPINION OF TITLE

Broward County Land Development Code - Section 5-189(c)(3)
Florida Statutes Chapter 177

To: Broward County Board of County Commissioners

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners, as inducement for acceptance of a proposed plat covering the real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the above described property covering the period from the beginning to the 13th day of January 2021, at the hour of 11:00 p.m., inclusive, of the following described property:

Legal Description

SEE EXHIBIT "A" ATTACHED

I am of the opinion that on the last mentioned dated, the fee simple title to the above-described real property was vested in:

**CPI Orangebrook Owner, L.L.C., a Delaware limited liability company
(Under Instrument No. 116182286)**

NOTE: If any property owner is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

Subject to the following:

Mortgage(s) of Record:

See Attached

(If any mortgage holder is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

**List of easements and Rights-of-Way
lying within the plat boundaries:**

See Attached

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 21st day of January 2021



Eliana Leal, Esq.
Florida Bar No. 55328

PARAMOUNT TITLE SERVICES, INC.
7501 W. OAKLAND PARK BOULEVARD, SUITE 303-East
FORT LAUDERDALE, FLORIDA 33319
Search No.: 20-805-22 Update 1

EXHIBIT "A"

ALL OF BLOCKS 4, 5, 6 AND 7 AND A PORTION OF BLOCK 3, TOGETHER WITH PORTIONS OF THE ADJACENT RIGHTS-OF-WAY AND ALLEYWAYS, ALL ACCORDING TO THE PLAT OF HOLLYWOOD GOLF HEIGHTS, AS RECORDED IN PLAT BOOK 11, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

TOGETHER WITH ALL OF LOTS 12 THROUGH 31 AND A PORTION OF LOTS 1 THROUGH 11, TOGETHER WITH PORTIONS OF ADJACENT RIGHTS-OF-WAY AND ALLEYWAYS, ALL ACCORDING TO THE PLAT OF HOLLYWOOD GOLF HEIGHTS FIRST ADDITION, AS RECORDED IN PLAT BOOK 11, PAGE 35 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

TOGETHER WITH A PORTION OF THE EAST ONE-HALF (E1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST;

TOGETHER WITH A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST;

SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST ONE-HALF (E1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 20; THENCE NORTH 87°42'13" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER (NW1/4), A DISTANCE OF 33.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, NORTH 87°42'13" EAST, A DISTANCE OF 635.23 FEET; THENCE SOUTH 02°01'53" EAST, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 20, A DISTANCE OF 671.65 FEET; THENCE NORTH 87°38'07" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 20, A DISTANCE OF 666.90 FEET; THENCE SOUTH 02°00'04" EAST, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 20, A DISTANCE OF 620.50 FEET; THENCE SOUTH 87°32'11" WEST, ALONG A LINE PARALLEL WITH AND 50 FEET NORTH OF THE SOUTH LINE OF THE NORTH ONE-HALF (N1/2) OF SAID SECTION 20, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD, A DISTANCE OF 626.58 FEET; THENCE NORTH 02°01'53" WEST, ALONG A LINE PARALLEL WITH AND 40 FEET EAST OF THE EAST LINE OF THE EAST ONE-HALF (E1/2) OF THE SOUTHEAST

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FORT LAUDERDALE, FLORIDA 33319
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ONE-QUARTER (SE1/4) OF THE SOUTHEAST ONE QUARTER (SE1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 20, A DISTANCE OF 3.00 FEET; THENCE SOUTH 87°32'11" WEST, ALONG A LINE PARALLEL WITH AND 53 FEET NORTH OF THE SOUTH LINE OF THE NORTH ONE-HALF (N1/2) OF SAID SECTION 20, A DISTANCE OF 70.00 FEET; THENCE SOUTH 02°01'53" EAST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 87°32'11" WEST, A DISTANCE OF 125.44 FEET; THENCE NORTH 88°16'10" WEST, A DISTANCE OF 150.40 FEET; THENCE SOUTH 87°32'11" WEST, A DISTANCE OF 59.29 FEET, THE LAST THREE (3) DESCRIBED COURSES LYING ALONG THE NORTH RIGHT-OF-WAY LINE FOR PEMBROKE ROAD; THENCE NORTH 02°01'05" WEST, ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF THE EAST LINE OF THE WEST ONE-HALF (W1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 20, A DISTANCE OF 149.00 FEET; THENCE SOUTH 87°32'11" WEST, ALONG A LINE PARALLEL WITH AND 210.00 FEET NORTH OF THE SOUTH LINE OF THE NORTH ONE-HALF (N1/2) OF SAID SECTION 20, A DISTANCE OF 158.60 FEET; THENCE NORTH 07°39'47" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH PARK ROAD, A DISTANCE OF 1139.81 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 1,127,766 SQUARE FEET (25.890 ACRES) MORE OR LESS.

Mortgage(s) of Record:

1. **MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT:** CPI Orangebrook Owner, L.L.C., a Delaware limited liability company TO Manufacturers and Traders Trust Company, a New York banking corporation, dated November 15, 2019, filed November 18, 2019, Under Instrument No. 116182287.
2. **ASSIGNMENT OF LEASES AND RENTS:** CPI Orangebrook Owner, L.L.C., a Delaware limited liability company TO Manufacturers and Traders Trust Company, a New York banking corporation, dated November 15, 2019, filed November 18, 2019, Under Instrument No. 116182288.
3. **FINANCING STATEMENT:** CPI Orangebrook Owner, L.L.C TO Manufacturers and Traders Trust Company, filed November 18, 2019, Under Instrument No. 116182289.

Easements and Rights-of-Way lying:

1. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **Hollywood Golf Heights**, Plat Book 11, Page 13, Public Records Broward County, Florida.
2. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **Hollywood Golf Heights First Addition**, Plat Book 11, Page 35, Public Records Broward County, Florida.
3. **DEED:** F.L. Neville chairman, J.B. Wiles, Jr., S.C. Fox, Luther S. Remsberg and C.B. Smith, as members of the Board of County Commissioners of Broward County, Florida TO City of Hollywood, a Florida municipal corporation, dated October 27, 1944, filed November 20, 1944 in Deed Book 462, Page 101.
4. **DEED:** Broward County, Florida TO City of Hollywood, a Florida municipal corporation, dated November 1, 1957, filed in O.R. Book 1081, Page 63.
5. **WARRANTY DEED:** E.M. Dickens and Charlotte H. dickens, his wife TO Broward County, a Political subdivision of the State of Florida, dated June 8, 1959, filed June 17, 1959 in O.R. Book 1581, Page 295.
6. **INDENTURE:** J.W. Carter and Emma L. Carter, his wife TO City of Hollywood, Florida, a Florida municipal corporation, dated March 3, 1961, filed March 30, 1961 in O.R. Book 2148, Page 987.
7. **INDENTURE:** Elvis M. Dickens and Charlotte H. Dickens, his wife TO City of Hollywood, Florida, a Florida municipal corporation, dated March 3, 1961, filed March 30, 1961 in O.R. Book 2148, Page 989.

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7501 W. OAKLAND PARK BOULEVARD, SUITE 303-East
FORT LAUDERDALE, FLORIDA 33319

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8. **INDENTURE:** Elvis M. Dickens and Charlotte H. Dickens, his wife TO City of Hollywood, Florida, a Florida municipal corporation, dated March 1, 1961, filed March 30, 1961 in O.R. Book 2148, Page 991.
9. **EASEMENT:** City of Hollywood TO Florida Power & Light Company, dated December 5, 1963, filed January 22, 1964 in O.R. Book 2740, Page 295.
10. **SPECIAL WARRANTY DEED:** Orangebrook Mobile Home Estates, Inc., a Florida corporation TO State of Florida for the use and benefit of the State Road Department of Florida, filed May 6, 1969 in O.R. Book 3923, Page 61.
11. **ORDINANCE:** City Commission of the City of Hollywood, Florida TO the Public, dated January 21, 1981, filed in O.R. Book 9398, Page 721.
12. **EASEMENT:** Orange Brook Mobile Homes Estates, Inc. TO City of Hollywood, Florida, a Florida municipal corporation, dated March 23, 1981, filed in O.R. Book 9505, Page 360.
13. **ORDINANCE:** City Commission of the City of Hollywood, Florida, a Florida municipal corporation TO the Public, dated January 21, 1981, filed January 15, 1981 in O.R. Book 9637, Page 816.
14. **QUIT CLAIM DEED:** city of Hollywood, a Florida municipal corporation TO Orangebrook Mobile Home Estates, Inc., a Florida corporation, filed June 23, 1981 in O.R. Book 9652, Page 348.
15. **ORDER OF TAKING:** State of Florida Department of Transportation BS Charlotte Byrne, et al, dated November 30, 1993, filed December 13, 1993 in O.R. Book 21503, Page 628.
16. **LOCATION AND SURVEY MAP:** Right of Way Book 5, Page 40

Search No.: 20-805-22A

ADJACENT RIGHT-OF-WAY REPORT

BrowardCountyLand Development Code – Section 5-189(c)(3)

THE UNDERSIGNED does hereby certify that a search has been made of the Public Records of BrowardCounty, in the State of Florida for:

The Broward County Board of County Commissioners

As to the following described property; as described in Exhibit “A”, to wit:

RIGHTS-OF-WAY:	NONE
MAINTENANCE MAPS:	NONE
EASEMENTS:	SEE ATTACHED
TIITF RESERVATIONS:	NONE
RELEASES/QUIT-CLAIMS or other CONVEYANCES OR RESERVATIONS:	NONE
SHOWN FOR REFERENCE:	NONE

***NOTE: THE ADJACENT RIGHT OF WAY HEREBY INCORPORATES ALL OF THE RIGHT OF WAY DOCUMENTS LISTED IN THE TITLE CERTIFICATE REPORT SUBMITTED HEREWITH.**

THE UNDERSIGNED hereby certifies that the forgoing Right-of-Way Report reflects a comprehensive search of the Public Records of Broward County, Florida, showing the recorded documentation of Rights-of-Way held in Fee Title, Easement and/or Reservation, including instruments into or out of TIITF on the above described property.

CERTIFIED this 10th day of June 2020, at 11:00 P.M.

Paramount Title Services, Inc.



Evelyn Branas
Examiner

PARAMOUNT TITLE SERVICES, INC.
7501 W. Oakland Park Boulevard, Suite 303-East
Fort Lauderdale, Florida 33319
Phone: (954) 467-6607 – Fax (954) 467-3280

Search No.: 20-805-22A

EXHIBIT “A”

THAT PORTION OF THE VARIABLE WIDTH RIGHT OF WAY FOR PEMBROKE ROAD (STATE ROAD 824), LYING EAST OF THE WEST RIGHT OF WAY LINE FOR SOUTH PARK ROAD AND LYING WEST OF THE WEST BOUNDARY OF BLOCK 9, CENTRAL GOLF SECTION OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THE 120 FOOT RIGHT OF WAY FOR SOUTH PARK ROAD, LYING NORTH OF THE NORTH RIGHT OF WAY LINE FOR PEMBROKE ROAD (STATE ROAD 824) AND LYING SOUTH OF THE SOUTH BOUNDARY OF PARCEL “A”, PARK LANE PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

Search No.: 20-805-22A

RIGHTS-OF-WAY

1. **DEED:** F.L. Neville chairman, J.B. Wiles, Jr., S.C. Fox, Luther S. Remsberg and C.B. Smith, as members of the Board of County Commissioners of Broward County, Florida TO City of Hollywood, a Florida municipal corporation, dated October 27, 1944, filed November 20, 1944 in Deed Book 462, Page 101.
2. **QUIT CLAIM DEED:** Hollywood, Inc., a Florida corporation TO city of Hollywood, Florida, a Florida municipal corporation, dated December 29, 1958, filed January 29, 1959 in O.R. Book 1443, Page 243.
3. **DEED:** Broward County, Florida TO City of Hollywood, a Florida municipal corporation, dated November 1, 1957, filed in O.R. Book 1081, Page 63.
4. **WARRANTY DEED:** Ralph E. Wilson TO City of Hollywood, a Florida municipal corporation, dated April 17, 1959, filed May 19, 1959 in O.R. Book 1553, Page 29.
5. **QUIT CLAIM DEED:** Carter Landscaping Co., Inc., a Florida corporation TO City of Hollywood, Florida, a Florida municipal corporation, dated April 22, 1959, filed May 19, 1959 in O.R. Book 1553, Page 40.
6. **QUIT CLAIM DEED:** Charles E. Smith and Cynthia J. Smith, his wife TO city of Hollywood, Florida, a Florida municipal corporation, dated April 22, 1959, filed May 19, 1959 in O.R. Book 1553, Page 46.
7. **WARRANTY DEED:** Meekins Inc., a corporation TO Broward County, of the State of Florida, dated June 8, 1959, filed June 17, 1959 in O.R. Book 1531, Page 301.
8. **WARRANTY DEED:** Olivia E. Ericason Haenszel a/k/a Olivia E. Haenszel & Allen L. Haenszel TO Broward County, a political subdivision of the State of Florida, dated June 9, 1959, filed June 24, 1959 in O.R. Book 1588, Page 459.
9. **WARRANTY DEED:** Theresia K. Langhead TO Broward County, a political subdivision of the State of Florida, dated June 17, 1959, filed July 1, 1959 in O.R. Book 1595, Page 603.
10. **WARRANTY DEED:** Robert Christoffarson, a single man TO Broward County, a political subdivision of the State of Florida, dated July 23, 1959, filed August 21, 1959 in O.R. Book 1645, Page 643.
11. **QUIT CLAIM DEED:** Carter Landscaping Co., Inc., a Florida corporation TO City of Hollywood, a Florida municipal corporation, dated June 30, 1960, filed September 15, 1960 in O.R. Book 2026, Page 868.
12. **WARRANTY DEED:** Junhalla Company, a Florida corporation TO City of Hollywood, a Florida municipal corporation, dated January 1, 1963, filed November 8, 1963 in O.R. Book 2697, Page 340.

PARAMOUNT TITLE SERVICES, INC.
7501 W. Oakland Park Boulevard, Suite 303-East
Fort Lauderdale, Florida 33319
Phone: (954) 467-6607 – Fax (954) 467-3280

Search No.: 20-805-22A

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13. **DEED:** Theresia Dodge and Monroe S. Dodge, her husband TO Broward County, a political subdivision of the State of Florida, dated February 12, 1969, filed September 21, 1969 in O.R. Book 3866, Page 326.

 14. **DEED:** E.V. Ericason and Naomee E. Ericason, his wife TO State of Florida for the use and benefit of the State Road Department of Florida, dated February 17, 1969, filed February 21, 1969 in O.R. Book 3866, Page 320.

 15. **DEED:** Carl E. Ericason and Lora H. Ericason, his wife TO State of Florida for the use and benefit of the State Road Department of Florida, dated February 17, 1969, filed February 21, 1969 in O.R. Book 3866, Page 322.

 16. **DEED:** Olivia E. Haenszel TO State of Florida for the use and benefit of the State Road Department of Florida, dated February 11, 1969, filed February 21, 1969 in O.R. Book 3866, Page 324.

 17. **SPECIAL WARRANTY DEED:** Currie Brothers, Inc., a Florida corporation TO State of Florida for the use and benefit of the State Road Department of Florida, dated March 3, 1969, filed March 3, 1969 in O.R. Book 3872, Page 703.

 18. **COUNTY DEED:** Broward County, Florida TO State of Florida for the use and benefit of the State Road Department of Florida, dated March 18, 1969, filed March 20, 1969 in O.R. Book 3887, Page 114.

 19. **TOWN DEED:** Town of Pembroke Park, Florida, a Florida municipal corporation TO State of Florida for the use and benefit of the State Road Department of Florida, dated April 7, 1969, filed April 10, 1969 in O.R. Book 3904, Page 220.

 20. **DEED:** Meekins, Inc., a Florida corporation TO State of Florida for the use and benefit of the State Road Department of Florida, dated April 8, 1969, ailed April 11, 1969 in O.R. Book 3905, Page 628.

 21. **CITY DEED:** City of Hollywood, Florida, a Florida municipal corporation TO State of Florida for the use and benefit of the State Road Department of Florida, dated May 27, 1969, filed May 28, 1969 in O.R. Book 3940, Page 769.

 22. **DEED:** Marie Fisher, as guardian of Max Land and Vivian Land, his wife TO State of Florida for the use and benefit of the State Road Department of Florida, dated May 28, 1969, filed May 29, 1969 in O.R. Book 3942, Page 387.

 23. **ORDER OF TAKING:** State of Florida Department of Transportation VS Theodore Karachalias, et al., dated February 9, 1993, filed February 18, 1993 in O.R. Book 20378, Page 78.

 24. **ORDER OF TAKING:** State of Florida Department of Transportation VS Coca-Cola enterprises, Inc. et al, dated December 23, 1993, filed January 14, 1993 in O.R. Book 21642, Page 560.

 25. **DEED:** Florida Coca-Cola bottling Company, a Tennessee corporation TO State of Florida Department of Transportation, dated April 25, 1995, filed April 26, 1995 in O.R. Book 23377, Page 69.

Search No.: 20-805-22A

MAINTENANCE MAPS:

1. **Location and Survey Map:** Right of Way Book 5, Page 40.

EASEMENTS:

1. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **Central Golf Section of Hollywood**, Plat Book 9, Page 44, Public Records Broward County, Florida.
2. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **Orangebrook Hills**, Plat Book 68, Page 29, Public Records Broward County, Florida.
3. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **Coca-Cola Plat**, Plat Book 112, Page 21, Public Records Broward County, Florida.
4. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **Park Lane Plaza**, Plat book 131, Page 16.
5. **RESOLUTION:** City Commission of the City of Hollywood, Florida TO the Public, dated March 15, 1960, filed April 27, 1960 in O.R. Book 1909, Page 149.
6. **EASEMENT:** City of Hollywood TO Florida Power & Light Company, dated September 4, 1963, filed January 22, 1964 in O.R. Book 2740, Page 294.
7. **EASEMENT:** Meekins Inc and Edward T. Foster TO Florida Power & Light Company, dated April 25, 1970, filed May 1, 1970 in O.R. Book 4201, Page 515.
8. **EASEMENT:** Curcie Brothers, Inc., TO Florida Power & Light Company, dated October 26, 1970, filed November 3, 1970 in O.R. Book 4340, Page 862.
9. **EASEMENT DEED:** Coca-Cola Bottling Company of Miami, Inc., TO Town of Pembroke Park, a Florida municipal corporation, dated December 19, 1975, filed December 22, 1975 in O.R. Book 6435, Page 446.
10. **EASEMENT:** Coca-Cola Bottling Company of Miami, Inc., TO Florida Power & Light Company, dated October 9, 1975, filed February 6, 1976 in O.R. Book 6482, Page 606.
11. **EASEMENT:** City of Hollywood Florida TO Florida Power & Light Company, dated March 16, 1977, filed April 5, 1977 in O.R. Book 6987, Page 234.
12. **EASEMENT:** Coca-Cola Bottling Company of Miami, Inc., TO Florida Power & Light Company, dated May 13, 1977, filed June 10, 1981 in O.R. Book 9365, Page 287.

PARAMOUNT TITLE SERVICES, INC.
7501 W. Oakland Park Boulevard, Suite 303-East
Fort Lauderdale, Florida 33319
Phone: (954) 467-6607 – Fax (954) 467-3280

Search No.: 20-805-22A

13. **EASEMENT DEED:** Orange Brook Mobile Homes Estates, Inc. TO City of Hollywood, Florida, a Florida municipal corporation, dated March 23, 1981, filed April 8, 1981 in O.R. Book 9505, Page 360.
14. **ORDINANCE:** City Commission of the City of Hollywood, Florida TO the Public, dated October 19, 1994, filed January 19, 1995 in O.R. Book 23054, Page 573.
15. **RESOLUTION:** Board of County Commissioners of Broward County, Florida TO the Public, dated May 10, 1995, filed May 24, 1995 in O.R. Book 23407, Page 608.
16. **INDENTURE:** MIG/Hollywood Development, Ltd. TO City of Hollywood, a political subdivision of the State of Florida, dated October 18, 1996, filed May 15, 1997 in O.R. Book 26426, Page 931.
17. **RIGHT OF WAY EASEMENT:** MIG/Hollywood, Ltd. TO Southern Bell and Telegraph Company, dated November 21, 1997, filed January 6, 1998 in O.R. Book 27503, Page 28.















ORANGEBROOK

NEW CLUBHOUSE AND MAINTENANCE BUILDING

FINAL TAC

3318 ORANGE STREET

HOLLYWOOD, FL

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Craven Thompson and Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS

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FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

UC	UNDERCUT
UL	UNDERWRITER'S LABORATORY
UR	URINAL
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VCT	VINYL COMPOSITION TILE
VOL	VOLUME
WC	WATER CLOSET
WH	WATER HEATER
WP	WATER PROOFING
WT	WEIGHT
WWF	WELDED WIRE FABRIC
W	WEST
W	WIDTH, WIDE
W/O	WITH
W/O	WITHOUT
WD	WOOD
YD	YARD

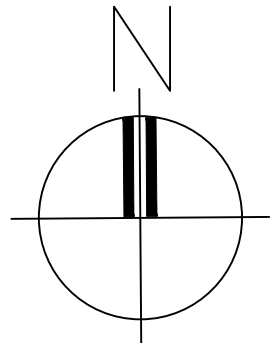
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Project location

LOCATION MAP



ABBREVIATIONS LEGEND

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ACC	ACCESS
ACCU	ACOUSTICAL
APC	ACOUSTICAL PANEL CEILING
ADD	ADDENDUM
ADJ	ADJACENT
A/C	AIR CONDITIONING
ALT	ALTERNATE
AL, ALUM	ALUMINUM
ANC	ANCHOR, ANCHORAGE
AB	ANCHOR BOLT
∠	ANGLE
ANOD	ANODIZED
ARCH	ARCHITECT (URAL)
AUTO	AUTOMATIC
AVE	AVENUE
AVG	AVERAGE
BM	BEAM
BLK	BLOCK
BLKG	BLOCKING
BD	BOARD
BOT	BOTTOM
BRG	BEARING
BLDG.	BUILDING
BUR	BUILT UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CI	CAST IRON
CLG	CEILING
CEM	CEMENT
CER	CERAMIC
CT	CERAMIC TILE
CIR	CIRCLE
CCTV	CLOSED CIRCUIT TELEVISION
CLO	CLOSET
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS OR CONTINUE
CONTR	CONTRACT (OR)
CJ	CONTROL JOINT
CORR	CORRUGATED

CRS	COURSE (S)
CFM	CUBIC FEET PER MINUTE
CU.FT.	CUBIC FOOT
CYD	CUBIC YARD
DEMO	DEMOLISH/DEMOLITION
DTL	DETAIL
DIAG	DIAGONAL
DIA.	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DR	DOOR
DBL	DOUBLE
DN	DOWN
HC	HOLLOW CORE
DS	DRAIN
DWR	DRAWER
DWG	DRAWING
DF	DRINKING FOUNTAIN
DW	DISHWASHER
EA	EACH
E	EAST
ELEC	ELECTRIC (AL)
EW	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
ELEV	ELEVATION
EL	ELEVATOR
EMER	EMERGENCY
EQ	EQUAL
EXH	EXHAUST
EXIST	EXISTING
EXPJT, EJ	EXPANSION JOINT
EXT	EXTERIOR
FIN	FINISH (ED)
FEE	FINISH FLOOR ELEVATION
FFL	FINISH FLOOR LINE
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FH	FIRE HYDRANT
FL	FLOOR (ING)
FD	FLOOR DRAIN
FLUR	FLUORESCENT
FND	FOUNDATION

FR	FRAME (D), (ING)
FUR	FURRED (ING)
GA	GAGE, GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS, GLAZING
GB	GRAB BAR
GW	GYPSUM WALLBOARD
HDW	HARDWARE
HTG	HEATING
HVAC	HEATING/VENTILATING/AIR COND.
HT	HEIGHT
HC	HOLLOW CORE
H	HIGH
HM	HOLLOW METAL
HMF	HOLLOW METAL FRAME
HORZ	HORIZONTAL
HB	HOSE BIBB
HR	HOUR
IN	INCH
INCAN	INCANDESCENT
INCL	INCLUDE (D) (ING)
INSUL	INSULATION
ID	INSIDE DIAMETER
INT	INTERIOR
INV	INVERT
JOINT	JOINT
KIT	KITCHEN
LAB	LABORATORY
LAM	LAMINATE (D)
LAV	LAVATORY
LH	LEFT HAND
LV	LENGTH
LLV	LONG LEG VERTICAL
LLH	LONG LEG HORIZONTAL
LT	LIGHT
LVR	LOUVER

MH	MANHOLE
MFR	MANUFACTURE (ER)
MKB	MARKER BOARD
MAS	MASONRY
MO	MASONRY OPENING
MAX	MAXIMUM
MECH	MECHANIC (AL)
MED	MEDIUM
MTL	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MULL	MULLION
NRC	NOISE REDUCTION COEFFICIENT
NOM	NOMINAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO, #	NUMBER
OC	ON CENTER (S)
OPG	OPENING
OPP	OPPOSITE
OA	OVERALL
OH	OVERHEAD
OZ	OUNCE
OD	OUTSIDE DIAMETER
PNL	PANEL
PTD	PAPER TOWEL DISPENSER
PTR	PAPER TOWEL RECEPTOR
PKG	PARKING
PMNT	PAVEMENT
PLAS	PLASTIC
PLAM	PLASTIC LAMINATE
PL	PLATE
PWD	PLYWOOD
PVC	POLYVINYL CHLORIDE
POF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	TOILET PAPER DISPENSER
PREFAB	PREFABRICATE (D)
PL	PROPERTY LINE
QT	QUARRY TILE
R	RADIUS

RL	RAILROAD
RR	REFERENCE
REF	REFRIGERATOR
REFR	REFRIGERATOR
REINF	REINFORCE (D), (ING)
RCP	REINFORCED CONCRETE PIPE
REQ'D	REQUIRED
RA	RETURN AIR
REV	REVISION (S), REVISED
RH	RIGHT HAND
R/W	RIGHT OF WAY
RD	ROAD DRAIN
RM	ROOM
RO	ROUGH OPENING
SCH	SCHEDULE
SEC	SECTION
SHT	SHEET
SH	SHELF, SHELVING
SIM	SIMILAR
SLD	STUDENT LEARNING DISABILITIES
SC	SOLID CORE
S	SOUTH
STC	SOUND TRANSMITTANCE COEFFICIENT
SPEC	SPECIFICATION (S)
SPKR	SPRINKLER
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
ST	STREET
STO	STORAGE
STR	STRUCTURAL
SUSP	SUSPENDED
SYS	SYSTEM
TKBD	TACKBOARD
TEL	TELEPHONE
TV	TELEVISION
THK	THICK (NESS)
THR	THRESHOLD
TPD	TOILET PAPER DISPENSER
T/SL	TOP OF SLAB
T/ST	TOP OF STEEL
T/W	TOP OF WALL
TB	TOWEL BAR
T	TREAD
TYP	TYPICAL

REVISIONS		
REF.	DATE	BY

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AA 26002488

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AR 14.855

NEW CLUBHOUSE & MAINTENANCE BUILDING
ORANGEBROOK PARK
3318 ORANGE STREET
HOLLYWOOD, FL 33021

DESIGN	CWF
DESIGN DWG	BC
WORKING DWG	O
BID REVIEW	O
PERMIT REVIEW	O
ISSUE DATE	4-14-21
SCALE	AS NOTED
JOB NO.	20201101

SHEET

TS-1

R:\Survey\2019\19-0039-001-03_ORANGEBROOK TOPO SURVEYS\Drawings\19-0039-001-03_CALC2 SE ONLY.DWG [V-1] Mar 22, 2021 10:04am RYOUNG

SKETCH OF SURVEY ALTA/NSPS LAND TITLE SURVEY



ABBREVIATION LEGEND:

A/C	AIR CONDITIONER
AL.F.	ALUMINUM FENCE
ASPH.	ASPHALT
B.C.R.	BROWARD COUNTY RECORDS
BH	BUD HEIGHT
B.O.S.	BOTTOM OF STRUCTURE
C.B.	CATCH BASIN
C.I.	CURB INLET
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
D CURB	8" CONCRETE CURB
ELEC.	ELECTRIC
ELEV.	ELEVATION
F.F.	FINISHED FLOOR
LB	LICENSED BUSINESS
L.P.	LIQUID PETROLEUM GAS
O/H	OVER HANG
OHW	OVERHEAD WIRES
P.B.	PLAT BOOK
PG.	PAGE
PVC	POLY VINYL CHLORIDE PIPE
R.E.	RIM ELEVATION
SSMH	SANITARY SEWER MANHOLE
TYP.	TYPICAL
V.F.L	VINYL FENCE
W/	WITH

SYMBOL LEGEND:

A/C	AIR CONDITIONING UNIT
●	BOLLARD
(B)	BUS STOP SIGN
CATV	CABLE TELEVISION PEDESTAL
(CB)	CATCH BASIN
-----	CHAINLINK FENCE (C.L.F.)
⚡	CONCRETE LIGHT POLE
⚡	CONCRETE POWER POLE
DDCV	DOUBLE DETECTOR CHECK VALVE
☀	DECORATIVE YARD LIGHT POLE
⊞	ELECTRIC METER
⊞	ELECTRIC OUTLET
⊞	ELECTRIC PANEL
⊞	ELECTRIC PEDESTAL
⊞	ELECTRIC TRANSFORMER
⊞	FIRE HYDRANT
⊞	HOSE BIBB
⊞	IRRIGATION CONTROL VALVE
⊞	METAL BENCH
OHW	OVER HEAD WIRES
☀	PALM TREE
☀	PINE TREE
☀	PIPE STUB
☀	SANITARY CLEAN OUT
☀	SANITARY MANHOLE
☀	SHADE TREE
+ 10.0	SPOT GROUND ELEVATION
+ 10.00	SPOT HARD SURFACE ELEVATION
TOE	TOE OF SLOPE
TOB	TOP OF BANK
↑	UTILITY POLE ANCHOR
⊞	UTILITY VAULT
⊞	WATER METER
⊞	WATER VALVE
⊞	WOOD TELEPHONE POLE
⊞	YARD DRAIN

TITLE NOTES:

THE TITLE EXCEPTIONS SHOWN OR NOTED HEREON ARE BASED ON SCHEDULE B II OF A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 3713.56, ORDER NO.: 9298857, COMMITMENT DATE: 03/11/21 AT 8:00 A.M.

5. MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT FROM CPI ORANGEBROOK OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY TO MANUFACTURERS AND TRADERS TRUST COMPANY, A NEW YORK BANKING CORPORATION DATED NOVEMBER 15, 2019 RECORDED NOVEMBER 16, 2019 IN OFFICIAL RECORDS INSTRUMENT NUMBER 116162287 IN THE AMOUNT OF \$18,393,250.00, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (THE HEREON DESCRIBED PARCEL OF LAND IS INCLUDED WITHIN THE LEGAL DESCRIPTION CONTAINED IN THIS DOCUMENT-NOT PLOTTABLE)

6. ASSIGNMENT OF LEASES AND RENTS FROM CPI ORANGEBROOK OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS ASSIGNOR, TO MANUFACTURERS AND TRADERS TRUST COMPANY, A NEW YORK BANKING CORPORATION, AS ASSIGNEE, RECORDED ON NOVEMBER 18, 2019 IN OFFICIAL RECORDS INSTRUMENT NUMBER 116162288, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (THE HEREON DESCRIBED PARCEL OF LAND IS INCLUDED WITHIN THE LEGAL DESCRIPTION CONTAINED IN THIS DOCUMENT-NOT PLOTTABLE)

7. UCC-1 FINANCING STATEMENT FROM COP ORANGEBROOK OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS DEBTOR, IN FAVOR OF MANUFACTURERS AND TRADERS TRUST COMPANY, A NEW YORK BANKING CORPORATION, AS SECURED PARTY, RECORDED ON NOVEMBER 18, 2019 IN OFFICIAL RECORDS INSTRUMENT NUMBER 116162289, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (THE HEREON DESCRIBED PARCEL OF LAND IS INCLUDED WITHIN THE LEGAL DESCRIPTION CONTAINED IN THIS DOCUMENT-NOT PLOTTABLE)

DESCRIPTION:

A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 20; THENCE NORTH 02°01'53" WEST ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4), A DISTANCE OF 50.00 FEET; THENCE NORTH 87°32'11" EAST ALONG A LINE LYING 50.00 FEET NORTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4), A DISTANCE OF 333.55 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°55'04" WEST ALONG THE WEST BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18777, PAGE 244 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 146.12 FEET; THENCE NORTH 87°38'19" EAST ALONG A NORTH BOUNDARY OF SAID PARCEL OF LAND AND IT'S WESTERLY EXTENSION, A DISTANCE OF 251.14 FEET; THENCE NORTH 02°01'11" WEST, A DISTANCE OF 9.48 FEET; THENCE NORTH 87°38'19" EAST, A DISTANCE OF 84.22 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 20, THE LAST TWO (2) COURSES LYING ALONG THE NORTH BOUNDARY OF SAID PARCEL OF LAND; THENCE SOUTH 02°00'04" EAST ALONG SAID EAST LINE, A DISTANCE OF 155.00 FEET; THENCE SOUTH 87°32'11" WEST ALONG A LINE LYING 50.00 FEET NORTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID SOUTH LINE, A DISTANCE OF 333.03 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 49,529 SQUARE FEET (1.137 ACRES) MORE OR LESS.

SURVEYOR'S NOTES:

- THIS SKETCH OF SURVEY CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF CPI ORANGEBROOK OWNER, LLC. FOR THE EXPRESS PURPOSES STATED HEREON AND/OR CONTAINED IN THE CONTRACT WITH THE AFOREMENTIONED CLIENT FOR THIS PROJECT. COPYING, DISTRIBUTING OR REUSE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN PERMISSION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- THE INTENT OF THIS SURVEY IS TO SHOW THE SITE IMPROVEMENTS WITHIN AND ADJACENT TO THE HEREON DESCRIBED SITE AND TO SHOW THE RELATIONSHIP OF SAID IMPROVEMENTS TO THE SITE BOUNDARIES. EASEMENTS SHOWN HEREON WITHIN THE ADJACENT RIGHT OF WAY FOR PEMBROKE ROAD ARE BASED ON THE COMMITMENT OF TITLE PREPARED BY PARAMOUNT TITLE SERVICES, INC., DATED 01/13/2021 @ 11:00 P.M., PROVIDED BY THE CLIENT.
- THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/30 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
- THIS SURVEY MEETS AND EXCEEDS VERTICAL AND HORIZONTAL ACCURACY REQUIREMENTS AS DEFINED IN CHAPTER 5J-17, F.A.C..
- THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. UNDERGROUND FOUNDATIONS OR OTHER BURIED ENCROACHMENTS WERE NOT LOCATED IN CONNECTION WITH THIS SURVEY UNLESS NOTED.
- SHEET V-2 IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER.
- THE STATE PLANE COORDINATES SHOWN ON THIS SURVEY WERE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) COORDINATE VALUES AS DETERMINE BY A GLOBAL POSITIONING SYSTEM CALIBRATION TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PROJECT NETWORK CONTROL MONUMENTS FOUND AND OCCUPIED IN THE FIELD FROM FDOT FINANCIAL PROJECT NO. 431770-5-52-01.
- THE ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FOLLOWING PUBLISHED BENCHMARKS OF ORIGIN:
 - FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) BENCHMARK "C01", AN ALUMINUM DISC SET IN CONCRETE ALONG PARK ROAD BASED ON PNC SHEET FROM FDOT FINANCIAL PROJECT 43770-5-52-01. STAMPED "PARK/86/17/C01". ELEVATION= 6.55'
 - FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) BENCHMARK "BLC13", AN ALUMINUM DISC SET IN CONCRETE ALONG PEMBROKE ROAD BASED ON PNC SHEET FROM FDOT FINANCIAL PROJECT 436903-1-52-01. STAMPED "9-86-15-C13". ELEVATION= 6.32'

A BENCHMARK LEVEL LOOP USING A TRIMBLE DINI DIGITAL LEVEL WAS RUN BETWEEN THE STATED BENCHMARKS AND THE SURVEY CONTROL SHOWN ON THE ATTACHED TOPOGRAPHIC SURVEY TO THIRD ORDER ACCURACY.

- THE ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE ELEVATION AT THE POSITION SHOWN AND IN NO WAY INDICATE ELEVATIONS AT ANY OTHER POINT THAN SHOWN HEREON. THE ELEVATIONS IN NO WAY REFLECT THE SOIL CONDITIONS OR SUB-SURFACE CONDITIONS.
- HORIZONTAL AND VERTICAL DATA SHOWN HEREON WERE OBTAINED USING A "TRIMBLE S-SERIES" TOTAL STATIONS AND "TRIMBLE TSC7 WITH TRIMBLE ACCESS" DATA COLLECTION SOFTWARE. THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES.
- UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED AND PAINTED ON THE GROUND IN JUNE OF 2020 BY RITZELL MASON, A SURVEYING AND MAPPING FIRM. THE PAINT MARKS WERE LOCATED BY CRAVEN THOMPSON AND ASSOCIATES, INC. AND PLOTTED ON THE SURVEY DRAWINGS ON SHEET V-2. THE UTILITIES LINE WORK IS REFERENCED TO THE "UTILITY LINE WORK LEGEND" BELOW.
- THE GROSS SQUARE FOOTAGE OF THIS SITE IS 66,160 SQUARE FEET OR (1.519 ACRES) THIS AREA WAS CALCULATED BY EXTENDING THE EAST AND WEST PROPERTY LINES SOUTH TO THE CENTERLINE OF PEMBROKE ROAD. SAID CENTERLINE BEING ONE AND THE SAME AS THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 20-51-42.

UTILITY LINE WORK LEGEND

—ELEG—	BURIED ELECTRIC
—GAS—	BURIED GAS
—SS—	BURIED SANITARY
—VWM—	BURIED WATER
—FOC—	BURIED FIBER OPTIC
—UNKN—	UNKNOWN PIPE

SURVEYOR'S CERTIFICATE:

TO: CIP ORANGEBROOK OWNER, LLC & FIDELITY NATIONAL TITLE INSURANCE COMPANY. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 5, 7.(a), 8, 11 (ABOVE GROUND VISIBLE UTILITIES), 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 05, 2021.

DATE OF PLAT OR MAP: MARCH 05, 2021

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271

RAYMOND YOUNG - FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER NO. 5799
STATE OF FLORIDA

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further, confirmed by others through appropriate title verification.
NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.

DATE:	08/06/20
SCALE:	N/A
DRAWN BY:	RY
CHECKED BY:	JDR
FIELDBOOK:	3085
REVISION:	RY 03/05/21
REVISION:	RY 02/04/21
REVISION:	RY 01/11/21
DATE:	01/11/21

CRAVEN • THOMPSON AND ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYORS 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 TEL: (954) 739-6409 FAX: (954) 739-6409 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM CRAVEN THOMPSON & ASSOCIATES, INC.

ORANGEBROOK MOBILE HOME PARK HOLLYWOOD, FLORIDA PREPARED FOR: CPI ORANGEBROOK OWNER, LLC ALTA/NSPS LAND TITLE SURVEY
--

SEAL PROJECT NO. 19-0039-001-04 V-1 SHEET 1 OF 2
--

[illegible][illegible]

Craven • Thompson and Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS

3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
TEL: (954) 739-6400
FAX: (954) 739-6409

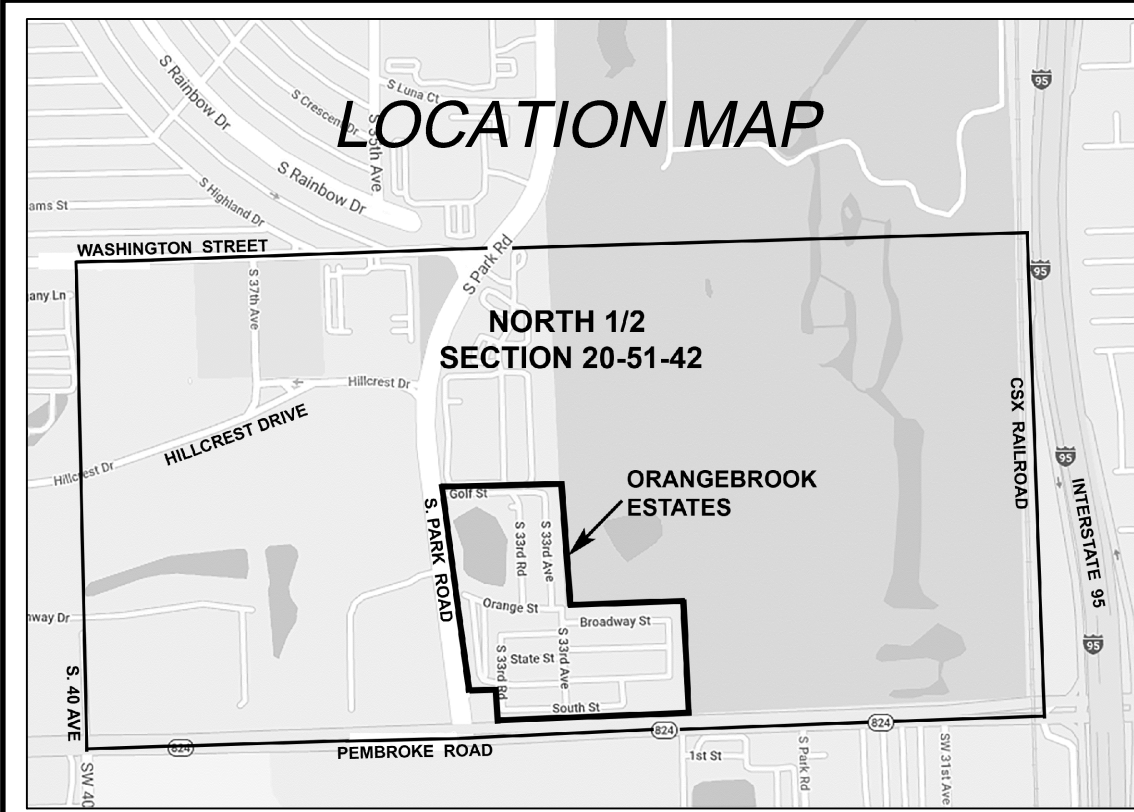
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114

MATERIAL SOURCE: THIS IS THE PROPERTY OF CRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. © COPYRIGHT © 2021.

ORANGEBROOK MOBILE HOME PARK
HOLLYWOOD, FLORIDA
PREPARED FOR:
CPI ORANGEBROOK OWNER, LLC
ALTANSPS LAND TITLE SURVEY

SEAL
PROJECT NO. 19-0039-001-04
V-2
SHEET 2 OF 2

R:\Survey\2019\19-0039-001-02 ORANGEBROOK ESTATES Drawings\19-0039-Base\CALC.dwg [1-1] for 13, 2021 2:20pm RYOUNG



SKETCH OF SURVEY BOUNDARY & TOPOGRAPHIC SURVEY

DESCRIPTION:

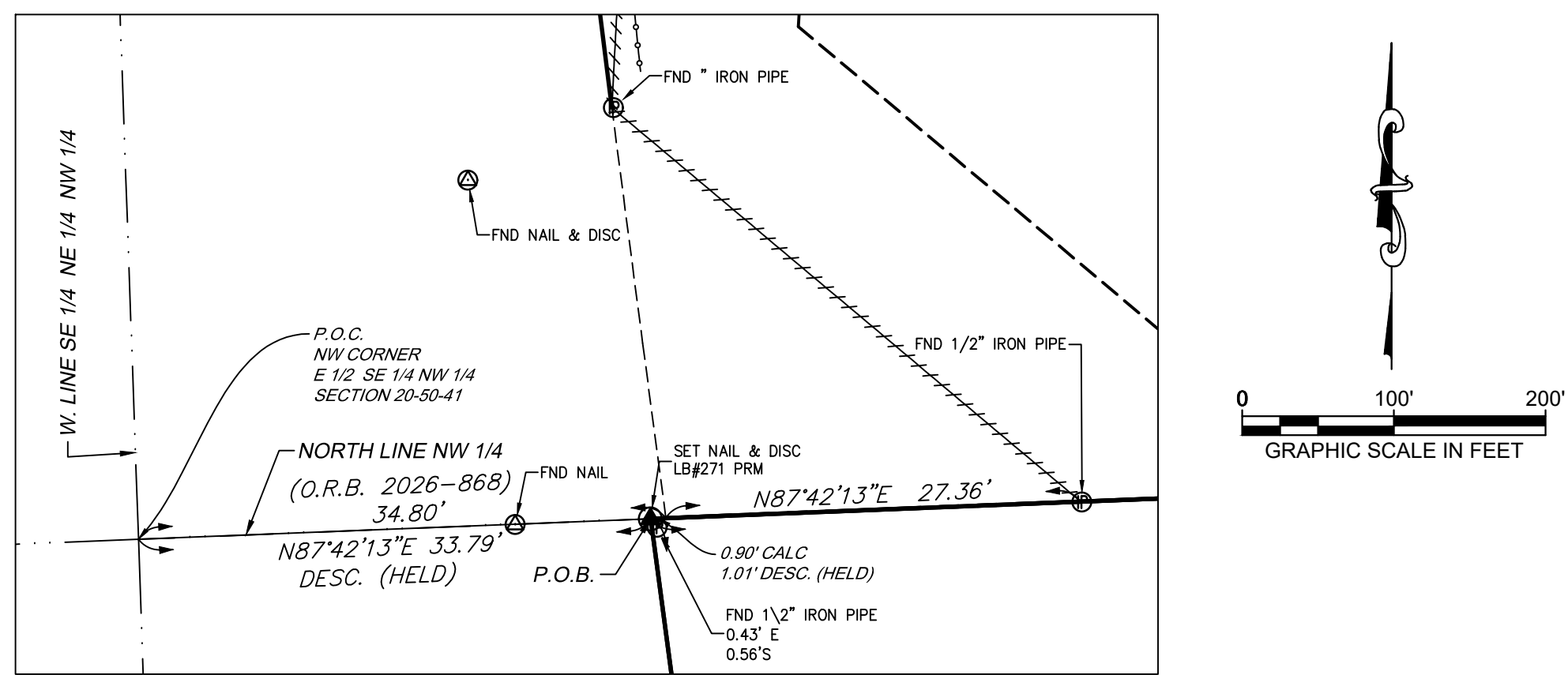
ALL OF BLOCKS 4, 5, 6 AND 7 AND A PORTION OF BLOCK 3, TOGETHER WITH PORTIONS OF THE ADJACENT RIGHTS-OF-WAY AND ALLEYS, ALL ACCORDING TO THE PLAT OF HOLLYWOOD GOLF HEIGHTS, AS RECORDED IN PLAT BOOK 11, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH ALL OF LOTS 12 THROUGH 31 AND A PORTION OF LOTS 1 THROUGH 11, TOGETHER WITH PORTIONS OF ADJACENT RIGHTS-OF-WAY AND ALLEYS, ALL ACCORDING TO THE PLAT OF HOLLYWOOD GOLF HEIGHTS FIRST ADDITION, AS RECORDED IN PLAT BOOK 11, PAGE 35 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST ONE-HALF (E1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 20; THENCE NORTH 87°42'13" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST (NW1/4), A DISTANCE OF 33.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, NORTH 87°42'13" EAST, A DISTANCE OF 635.23 FEET; THENCE SOUTH 02°01'53" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 20, A DISTANCE OF 671.65 FEET; THENCE NORTH 87°32'11" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 20, A DISTANCE OF 668.90 FEET; THENCE SOUTH 02°01'53" EAST, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 20, A DISTANCE OF 620.50 FEET; THENCE SOUTH 87°32'11" WEST, ALONG A LINE PARALLEL WITH AND 50 FEET NORTH OF THE SOUTH LINE OF THE NORTH ONE-HALF (N1/2) OF SAID SECTION 20, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD, A DISTANCE OF 626.58 FEET; THENCE NORTH 02°01'53" WEST, ALONG A LINE PARALLEL WITH AND 40 FEET EAST OF THE EAST LINE OF THE EAST ONE-HALF (E1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 20, A DISTANCE OF 3.00 FEET; THENCE SOUTH 87°32'11" WEST, ALONG A LINE PARALLEL WITH AND 53 FEET NORTH OF THE NORTH ONE-HALF (N1/2) OF SAID SECTION 20, A DISTANCE OF 70.00 FEET; THENCE SOUTH 02°01'53" EAST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 87°32'11" WEST, A DISTANCE OF 125.44 FEET; THENCE NORTH 88°16'10" WEST 150.40 FEET; THENCE SOUTH 87°32'11" WEST, A DISTANCE OF 38.29 FEET, THE LAST THREE (3) DESCRIBED COURSES LYING ALONG THE NORTH RIGHT-OF-WAY LINE FOR PEMBROKE ROAD; THENCE NORTH 02°01'53" WEST, ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF THE EAST LINE OF THE WEST ONE-HALF (W1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 20, A DISTANCE OF 149.00 FEET; THENCE SOUTH 87°32'11" WEST, ALONG A LINE PARALLEL WITH AND 210.00 FEET NORTH OF THE SOUTH LINE OF THE NORTH ONE-HALF (N1/2) OF SAID SECTION 20, A DISTANCE OF 158.60 FEET; THENCE NORTH 07°39'47" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH PARK ROAD, A DISTANCE OF 1139.81 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 1,127,766 SQUARE FEET (25.890 ACRES) MORE OR LESS.



LEGEND:

- AIR CONDITIONING UNIT
- AIR RELEASE VALVE
- ANCHOR
- BACK FLOW PREVENTER
- BOLLARD
- CATV PEDESTAL
- CATCH BASIN
- COMMUNICATION MANHOLE
- CONCRETE LIGHT POLE
- CONCRETE POST
- CONCRETE POWER POLE
- DECORATIVE/YARD LIGHT POLE
- ELECTRICAL OUTLET
- ELECTRICAL PULL BOX
- ELECTRICAL METER
- FIRE HYDRANT
- FIBER OPTIC PEDESTAL
- FORCE MAIN VALVE
- GAS VALVE
- HOSE BIBB
- IRRIGATION CONTROL VALVE
- MARKER POST
- METAL LIGHT POLE
- MONITORING WELL
- PARK BENCH
- PIPE
- SIGN
- SPOT-FLOOD LIGHT
- STORM MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TRAFFIC POLE
- TRAFFIC PULL BOX
- TRANSFORMER PAD
- TRASH CAN
- UNKNOWN MANHOLE
- BLOW-OFF VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WOOD POST
- WOOD LIGHT POLE
- WOOD TELEPHONE POLE
- METAL FENCE
- OVER HEAD WIRES

CONTROL LEGEND:

- IRON PIPE
- IRON ROD
- NAIL&TAB
- PERMANENT REFERENCE MONUMENT
- PERMANENT REFERENCE MONUMENT NAIL&TAB
- PKNAIL/SPIKE

SURVEYOR'S NOTES:

- THIS SKETCH OF SURVEY CONSISTS OF 6 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF CPI ORANGEBROOK OWNER, LLC. FOR THE EXPRESS PURPOSES STATED HEREON AND/OR CONTAINED WITHIN THE AFOREMENTIONED CLIENT FOR THIS PROJECT. COPYING, DISTRIBUTING OR REUSE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN PERMISSION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- THE INTENT OF THIS SURVEY IS TO SHOW THE SITE AND RIGHT OF WAY IMPROVEMENTS WITHIN AND ADJACENT TO THE HEREON DESCRIBED SITE AND TO SHOW THE RELATIONSHIP OF SAID IMPROVEMENTS TO THE SITE BOUNDARIES. EASEMENTS SHOWN HEREON ARE BASED ON THE COMMITMENT OF TITLE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED 07/16/2019, PROVIDED BY THE CLIENT.
- THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/30 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
- THIS SURVEY MEETS AND EXCEEDS VERTICAL AND HORIZONTAL ACCURACY REQUIREMENTS AS DEFINED IN CHAPTER 5J-17, F.A.C..
- THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. UNDERGROUND FOUNDATIONS OR OTHER BURIED ENCROACHMENTS WERE NOT LOCATED IN CONNECTION WITH THIS SURVEY UNLESS NOTED.
- SHEET V-1 IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=100' OR SMALLER. SHEETS V-2 THROUGH V-6 ARE INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER.
- THE STATE PLANE COORDINATES SHOWN ON THIS SURVEY WERE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) COORDINATE VALUES AS DETERMINE BY A GLOBAL POSITIONING SYSTEM CALIBRATION TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PROJECT NETWORK CONTROL MONUMENTS FOUND AND OCCUPIED IN THE FIELD FROM FDOT FINANCIAL PROJECT NO. 431770-5-52-01.
- THE ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FOLLOWING PUBLISHED BENCHMARKS OF ORIGIN:
 - FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) BENCHMARK "C01", AN ALUMINUM DISC SET IN CONCRETE ALONG PARK ROAD, BASED ON PNC SHEET FROM FDOT FINANCIAL PROJECT 43770-5-52-01, STAMPED "PARK/88/17/C01", ELEVATION= 6.55'
 - FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) BENCHMARK "BLC13", AN ALUMINUM DISC SET IN CONCRETE ALONG PEMBROKE ROAD, BASED ON PNC SHEET FROM FDOT FINANCIAL PROJECT 436903-1-52-01, STAMPED "9-86-15-C13", ELEVATION= 6.32'
- A BENCHMARK LEVEL LOOP USING A TRIMBLE DINI DIGITAL LEVEL WAS RUN BETWEEN THE STATED BENCHMARKS AND THE SURVEY CONTROL SHOWN ON THE ATTACHED TOPOGRAPHIC SURVEY TO THIRD ORDER ACCURACY.
- THE ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE ELEVATION AT THE POSITION SHOWN AND IN NO WAY INDICATE ELEVATIONS AT ANY OTHER POINT THAN SHOWN HEREON. THE ELEVATIONS IN NO WAY REFLECT THE SOIL CONDITIONS OR SUB-SURFACE CONDITIONS.
- HORIZONTAL AND VERTICAL DATA SHOWN HEREON WERE OBTAINED USING A "TRIMBLE S-SERIES" TOTAL STATIONS AND "TRIMBLE TSC7 WITH TRIMBLE ACCESS" DATA COLLECTION SOFTWARE. THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES.
- TREE LOCATIONS NOT INCLUDED IN THIS SURVEY.
- THE LEGAL DESCRIPTION SHOWN HEREON WAS INCLUDED IN THE TITLE COMMITMENT FOR THIS SITE AND SUPPLIED TO CRAVEN THOMPSON & ASSOCIATES, INC. FROM THE CLIENT.
- THE HEREON DESCRIBED SITE HAS DIRECT ACCESS TO PUBLIC ROAD SOUTH PARK ROAD
- PROPERTY ADDRESS: 1447 S. PARK ROAD, HOLLYWOOD, FLORIDA 33021
- SAID LANDS DESCRIBED IN EXHIBIT 'A' OF TITLE COMMITMENT CONTAIN 1,127,766 SQ. FT. (25.890 ACRES). GROSS AREA OF THIS SITE, WHICH INCLUDES ONE HALF OF THE RIGHT OF WAY FOR PEMBROKE ROAD AND SOUTH PARK DRIVE ADJACENT TO THE PROPERTY BOUNDARIES IS 1,249,417 SQ. FT. (28.683 ACRES)
- THE INFORMATION SHOWN HEREON AS TO ADJACENT PROPERTY'S IS BASED ON THE BROWARD COUNTY PROPERTY APPRAISER WEBSITE "www.bcpa.net".

CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED UNDER OUR DIRECTION.

LAST DATE OF FIELD WORK:

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271

RICHARD D. PRYCE - FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER NO. 4038
STATE OF FLORIDA

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR IN PDF FORMAT WITH A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17 FLORIDA ADMINISTRATIVE CODE.

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further, confirmed by others through appropriate title verification.
NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
35653 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
TEL: (954) 739-6400
FAX: (954) 739-6409
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C00014



ORANGE BROOK MOBILE HOME ESTATES
PART OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PREPARED FOR:
CPI Orangebrook Owner, LLC

COVER SHEET - BOUNDARY INFORMATION

SEAL
PROJECT NO.
19-0039-001-02
V-1
SHEET 1 OF 6

SKETCH OF SURVEY

BOUNDARY & TOPOGRAPHIC SURVEY

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further, confirmed by others through appropriate title verification.

NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.

[illegible]

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS

35653 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
TEL.: (954) 739-6400
FAX: (954) 739-6409

FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114

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MATERIAL
DE REPRO
GRAFIA
CRAVEN

ORANGE BROOK MOBILE HOME ESTATES
PART OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PREPARED FOR:
CPI Orangebrook Owner, LLC

SITE LOCATIONS
















SEAL















PROJECT NO.

19-0039-001-02

V-2
SHEET 2 OF 5

LEGEND:







- | | |
|---|----------------------------|
|  | AIR CONDITIONING UNIT |
|  | AIR RELEASE VALVE |
|  | ANCHOR |
|  | BACK FLOW PREVENTER |
|  | BOLLARD |
|  | CATV PEDESTAL |
|  | CATCH BASIN |
|  | COMMUNICATION MANHOLE |
|  | CONCRETE LIGHT POLE |
|  | CONCRETE POST |
|  | CONCRETE POWER POLE |
|  | DECORATIVE/YARD LIGHT POLE |
|  | ELECTRICAL OUTLET |
|  | ELECTRICAL PULL BOX |
|  | ELECTRICAL METER |

-  FIRE HYDRANT
-  FIBER OPTIC PEDESTAL
-  FORCE MAIN VALVE
-  GAS VALVE
-  HOSE BIBB
-  IRRIGATION CONTROL VALVE
-  MARKER POST
-  METAL LIGHT POLE
-  MONITORING WELL
-  PARK BENCH
-  PIPE
-  SIGN
-  SPOT-FLOOD LIGHT
-  STORM MANHOLE

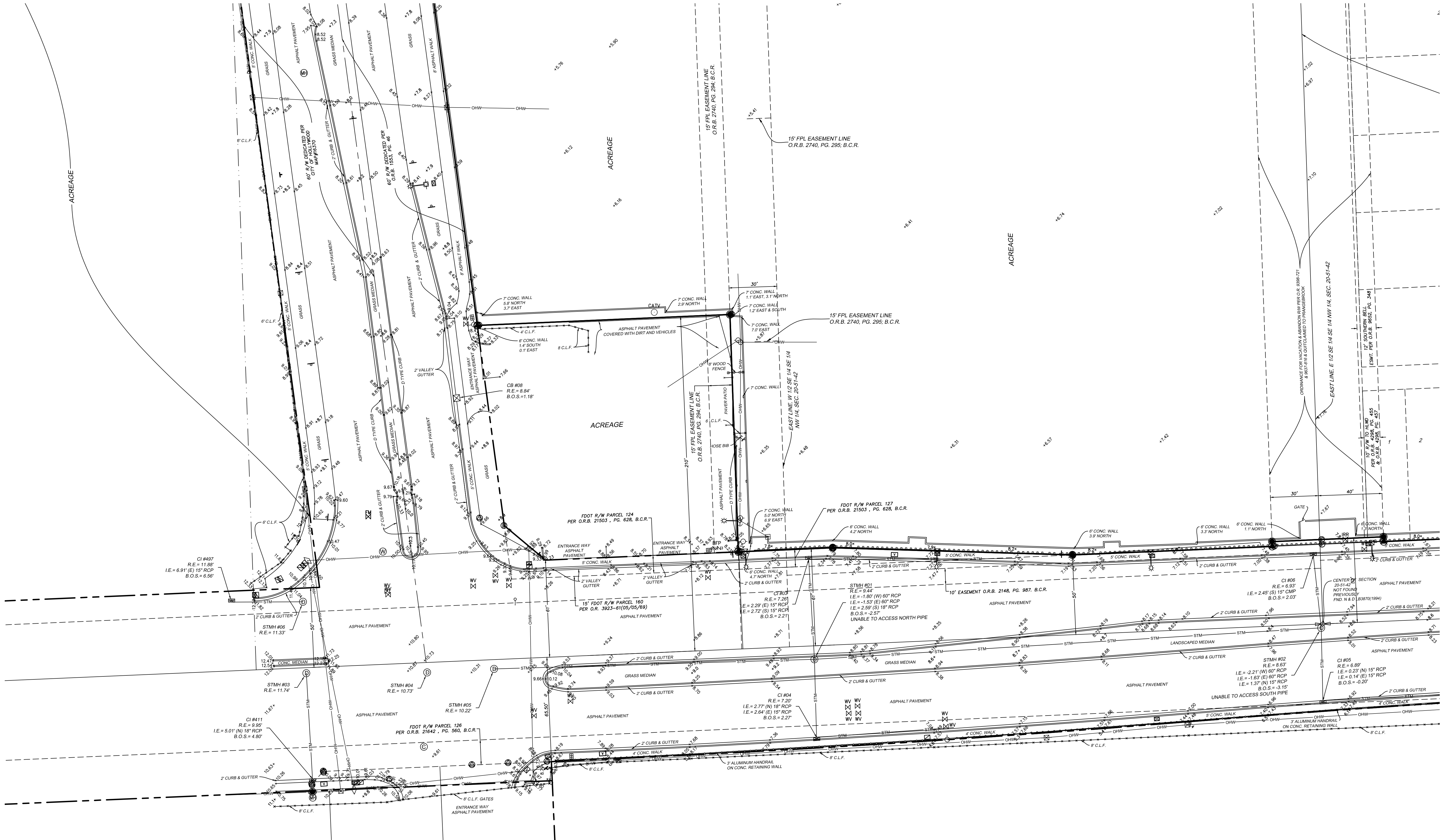
- TELEPHONE MANHOLE
TELEPHONE PEDESTAL
TRAFFIC POLE
TRAFFIC PULL BOX
TRANSFORMER PAD
TRASH CAN
UNKNOWN MANHOLE
BLOW-OFF VALVE
WATER MANHOLE
WATER METER
WATER VALVE
WOOD POST
* WOOD LIGHT POLE
WOOD TELEPHONE POLE

- METAL FENCE
—OHW— OVER HEAD WIRES

CONTROL LEGEND:

- | | |
|---|---------------------------------------|
|  | IRON PIPE |
|  | IRON ROD |
|  | NAIL&TAB |
|  | PERMANENT REFERENCE MONUMENT |
|  | PERMANENT REFERENCE MONUMENT NAIL&TAB |
|  | PKNAIL/SPIKE |

MATCH LINE SEE SHEET 3 OF 6 SHEETS



MATCH LINE SEE SHEET 5 OF 6 SHEETS

ORANGE BROOK MOBILE HOME ESTATES
PART OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PREPARED FOR:
CPI Orangebrook Owner, LLC
SITE LOCATIONS

CRAVEN • THOMPSON AND ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309

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R:\Survey\2019\19-0039-001-02 ORANGETHOMPSON ESTATES [Drawings] 19-0039_BA5CALC.dwg [V-1] Apr 13, 2021 2:21pm RYOUNG

- LEGEND:**
- A/C
 - AIR CONDITIONING UNIT
 - AIR RELEASE VALVE
 - ANCHOR
 - BACK FLOW PREVENTER
 - BOLLARD
 - CATV PEDESTAL
 - CATCH BASIN
 - COMMUNICATION MANHOLE
 - CONCRETE LIGHT POLE
 - CONCRETE POST
 - CONCRETE POWER POLE
 - DECORATIVE/YARD LIGHT POLE
 - ELECTRICAL OUTLET
 - ELECTRICAL PULL BOX
 - ELECTRICAL METER

- FIRE HYDRANT
- FIBER OPTIC PEDESTAL
- FORCE MAIN VALVE
- GAS VALVE
- HOSE BIBB
- IRRIGATION CONTROL VALVE
- MARKER POST
- METAL LIGHT POLE
- MONITORING WELL
- PARK BENCH
- PIPE
- SIGN
- SPOT-FLOOD LIGHT
- STORM MANHOLE

- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TRAFFIC POLE
- TRAFFIC PULL BOX
- TRANSFORMER PAD
- TRASH CAN
- UNKNOWN MANHOLE
- BLOW-OFF VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WOOD POST
- WOOD LIGHT POLE
- WOOD TELEPHONE POLE

- CONTROL LEGEND:**
- IRON PIPE
 - IRON ROD
 - NAIL&TAB
 - PERMANENT REFERENCE MONUMENT
 - PERMANENT REFERENCE MONUMENT NAIL&TAB
 - PKNAIL/SPIKE

- METAL FENCE
- OVER HEAD WIRES

SKETCH OF SURVEY BOUNDARY & TOPOGRAPHIC SURVEY

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected herein pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further, confirmed by others through appropriate title verification.

NOTE: Lands shown herein were not abstracted for right-of-way and/or easements of record.

0 30' 60'

GRAPHIC SCALE IN FEET



MATCH LINE SEE SHEET 4 OF 6 SHEETS

MATCH LINE SEE SHEET 2 OF 6 SHEETS

MATCH LINE SEE SHEET 6 OF 6 SHEETS

ORANGE BROOK MOBILE HOME ESTATES PART OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA		SEAL PROJECT NO. 19-0039-001-02	
PREPARED FOR: CPI Orangebrook Owner, LLC		V-3 SHEET 3 OF 6	
SITE LOCATIONS		DATE: XXXXXX SCALE: 1"=30' DRAWN BY: JDR CHECKED BY: RDP FIELDBOOK: FBK PAGE(S): PG	
CRAVEN • THOMPSON AND ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYORS 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 TEL.: (954) 739-6409 FAX: (954) 739-6400 FLORIDA LICENSED ENGINEERS, SURVEYORS & PLANNERS BUSINESS NO. 271 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C00014		BY: DATE: DESCRIPTION:	

R:\Survey\2019\19-0039-001-02 ORANGEBROOK ESTATES Drawings\19-0039_BASECALC.dwg [1-4] Apr 13, 2021 2:22pm R.YOUNG

- LEGEND:**
- A/C
 - AIR CONDITIONING UNIT
 - AIR RELEASE VALVE
 - ANCHOR
 - BACK FLOW PREVENTER
 - BOLLARD
 - CATV PEDESTAL
 - CATCH BASIN
 - COMMUNICATION MANHOLE
 - CONCRETE LIGHT POLE
 - CONCRETE POST
 - CONCRETE POWER POLE
 - DECORATIVE/YARD LIGHT POLE
 - ELECTRICAL OUTLET
 - ELECTRICAL PULL BOX
 - ELECTRICAL METER

- FIRE HYDRANT
- FIBER OPTIC PEDESTAL
- FORCE MAIN VALVE
- GAS VALVE
- HOSE BIBB
- IRRIGATION CONTROL VALVE
- MARKER POST
- METAL LIGHT POLE
- MONITORING WELL
- PARK BENCH
- PIPE
- SIGN
- SPOT-FLOOD LIGHT
- STORM MANHOLE

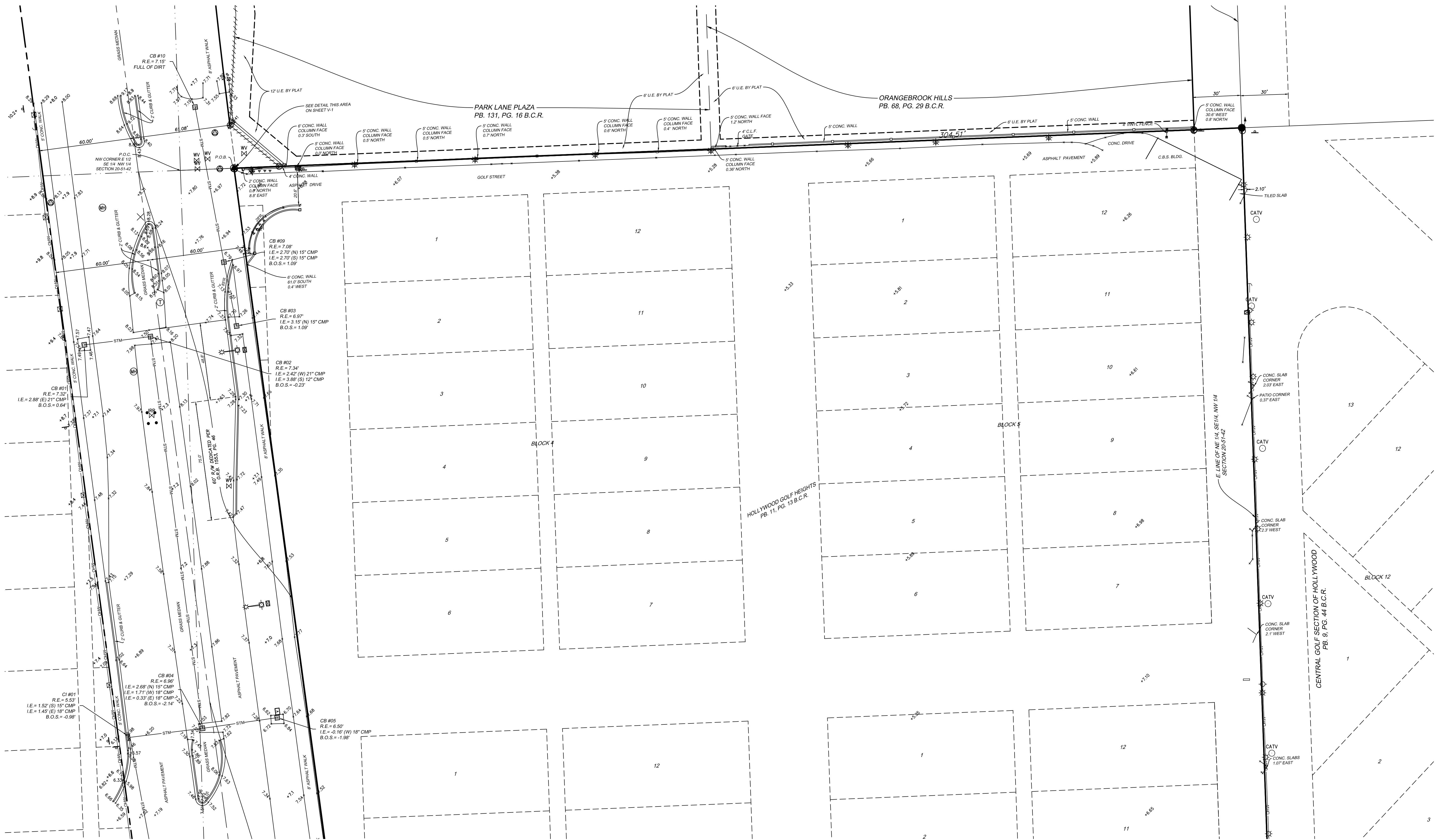
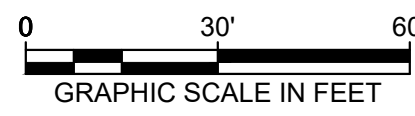
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TRAFFIC POLE
- TRAFFIC PULL BOX
- TRANSFORMER PAD
- TRASH CAN
- UNKNOWN MANHOLE
- BLOW-OFF VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WOOD POST
- WOOD LIGHT POLE
- WOOD TELEPHONE POLE

- CONTROL LEGEND:**
- IRON PIPE
 - IRON ROD
 - NAIL&TAB
 - PERMANENT REFERENCE MONUMENT
 - PERMANENT REFERENCE MONUMENT NAIL&TAB
 - PKNAIL/SPIKE

- METAL FENCE
- OVER HEAD WIRES

SKETCH OF SURVEY BOUNDARY & TOPOGRAPHIC SURVEY

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further, confirmed by others through appropriate title verification.
NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.



MATCH LINE SEE SHEET 3 OF 6 SHEETS

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
TEL.: (954) 739-6409
FAX: (954) 739-6409
FLORIDA LICENSED ENGINEERS, SURVEYORS & PLANNERS BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C00014

ORANGE BROOK MOBILE HOME ESTATES
PART OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
PREPARED FOR:
CPI Orangebrook Owner, LLC
SITE LOCATIONS

SEAL
PROJECT NO.
19-0039-001-02
V-4
SHEET 4 OF 6

SKETCH OF SURVEY

BOUNDARY & TOPOGRAPHIC SURVEY

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further, confirmed by others through appropriate title verification.

NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.

[illegible]

GRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
35563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
TEL: (954) 739-6409
FAX: (954) 739-6409
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114
OW HESBORN IS THE PROPERTY OF GRAVEN, THOMPSON & ASSOCIATES, INC. AND SHALL NOT
BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION IN WRITING FROM GRAVEN, THOMPSON & ASSOCIATES, INC.




















































ORANGE BROOK MOBILE HOME ESTATES
PART OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PREPARED FOR:
CPI Orangebrook Owner, LLC

SITE LOCATIONS

<div style="border: 1px solid black; height: 150px; width: 100%;"></div>
<div style="text-align: center;">SEAL</div> <div style="text-align: center;">PROJECT NO.</div> <div style="text-align: center;">19-0039-001-02</div>
<div style="text-align: center; font-size: 2em;">V-5</div> <div style="text-align: center;">SHEET <u>5</u> OF <u>6</u></div>

LEGEND:

- | | | | | | | | |
|---|----------------------------|---|--------------------------|---|---------------------|--|---|
|  | AIR CONDITIONING UNIT |  | FIRE HYDRANT |  | TELEPHONE MANHOLE |  | METAL FENCE |
|  | AIR RELEASE VALVE |  | FIBER OPTIC PEDESTAL |  | TELEPHONE PEDESTAL |  | OVER HEAD WIRES |
|  | ANCHOR |  | FORCE MAIN VALVE |  | TRAFFIC POLE | | |
|  | BACK FLOW PREVENTER |  | GAS VALVE |  | TRAFFIC PULL BOX | | |
|  | BOLLARD |  | HOSE BIBB |  | TRANSFORMER PAD | | |
|  | CATWALK PEDESTAL |  | IRRIGATION CONTROL VALVE |  | TRASH CAN | | |
|  | CATCH BASIN |  | MARKER POST |  | UNKNOWN MANHOLE |  | IRON PIPE |
|  | COMMUNICATION MANHOLE |  | METAL LIGHT POLE |  | BLOW-OFF VALVE |  | IRON ROD |
|  | CONCRETE LIGHT POLE |  | MONITORING WELL |  | WATER MANHOLE |  | NAIL & TAB |
|  | CONCRETE POST |  | PARK BENCH |  | WATER METER |  | PERMANENT REFERENCE MONUMENT |
|  | CONCRETE POWER POLE |  | PIPE |  | WATER VALVE |  | PERMANENT REFERENCE MONUMENT NAIL & TAB |
|  | DECORATIVE/YARD LIGHT POLE |  | SIGN |  | WOOD POST |  | PKNAIL/SPIKE |
|  | ELECTRICAL OUTLET |  | SPOT-FLOOD LIGHT |  | WOOD LIGHT POLE | | |
|  | ELECTRICAL PULL BOX |  | STORM MANHOLE |  | WOOD TELEPHONE POLE | | |
|  | ELECTRICAL METER | | | | | | |

CONTROL LEGEND:

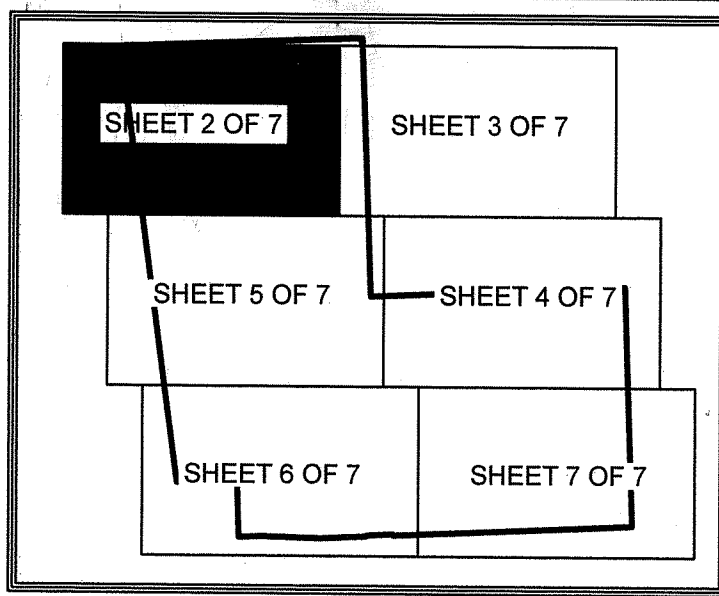
- | | |
|---|---------------------------------------|
| Ⓢ | IRON PIPE |
| Ⓡ | IRON ROD |
| Ⓢ | NAIL&TAB |
| Ⓢ | PERMANENT REFERENCE MONUMENT |
| Ⓢ | PERMANENT REFERENCE MONUMENT NAIL&TAB |
| Ⓢ | PKNAIL/SPIKE |

MATCH LINE SEE SHEET 6 OF 6 SHEETS



MATCH LINE SEE SHEET 2 OF 6 SHEETS

PARCEL DESCRIBED IN O.R. BOOK 18777
PAGE 244, BROWARD COUNTY RECORDS

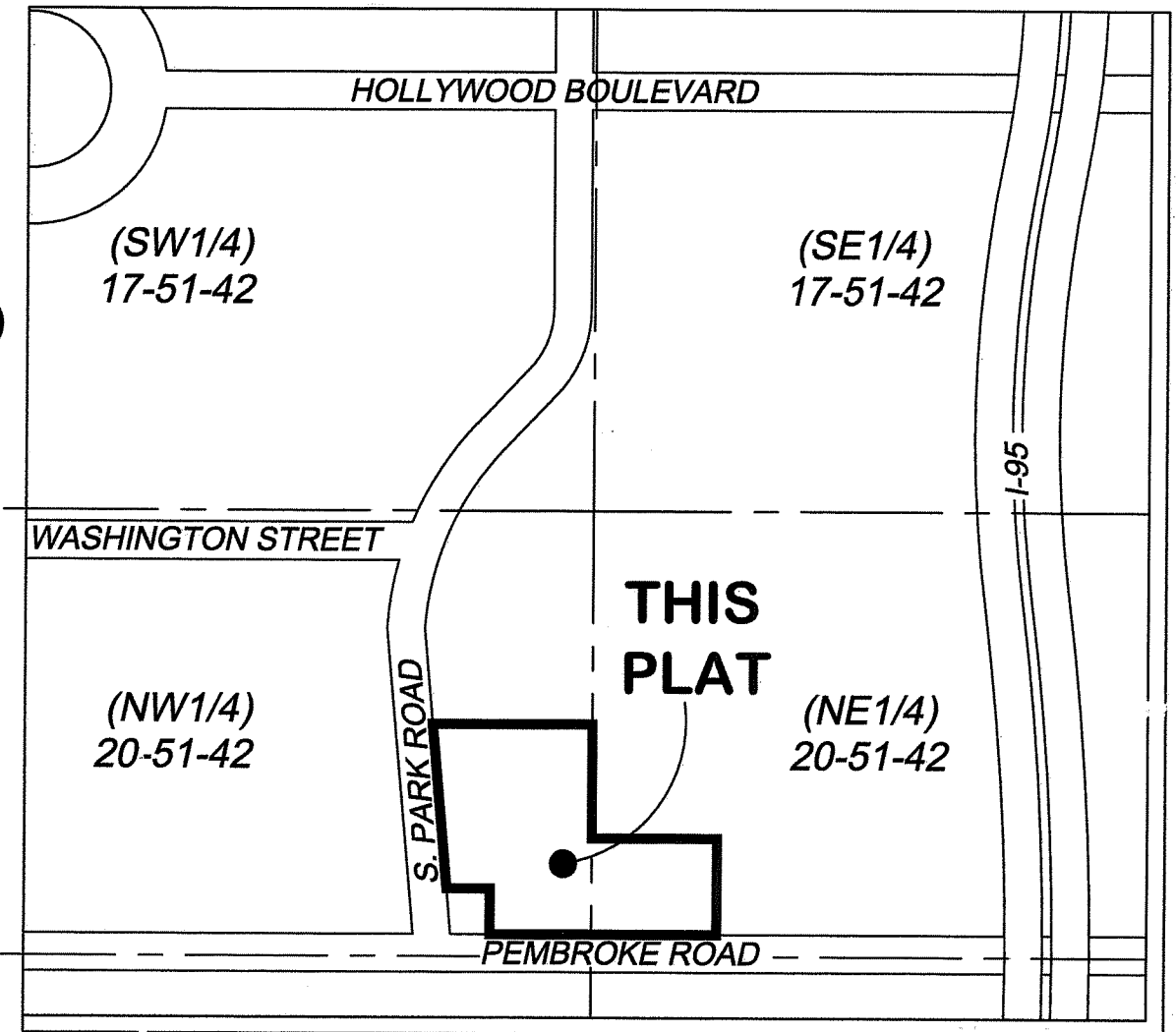


KEY MAP
(NOT TO SCALE)

ORANGEBROOK ESTATES

A REPLAT OF BLOCKS 4, 5, 6 AND 7, AND A PORTION OF BLOCK 3
HOLLYWOOD GOLF HEIGHTS, PLAT BOOK 11, PAGE 13, B.C.R.,
AND A REPLAT OF LOTS 12 - 31 AND A PORTION OF LOTS 1 - 11,
HOLLYWOOD GOLF HEIGHTS FIRST ADDITION, PLAT BOOK 11, PAGE 35, B.C.R.
AND A PORTION OF THE NORTHWEST ONE QUARTER (NW1/4) AND A PORTION OF THE NORTHEAST ONE QUARTER (NE1/4)
OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 OF 7 SHEETS



LOCATION MAP
NOT TO SCALE

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 20____ A.D.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20____ A.D.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA THIS _____ DAY OF _____, 20____.

BY: _____
MAYOR - COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART I, FLORIDA STATUTES, AND IS APPROVED AND ACCEPTED FOR RECORD.

BY: ROBERT P. LEGG, JR. DATE _____ BY: ALEJANDRO S. PEREZ DATE _____
PROFESSIONAL SURVEYOR AND MAPPER ACTING COUNTY ENGINEER
FLORIDA REGISTRATION NO. LS 4030 PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 33217

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20____.

BY: _____
DIRECTOR/DESIGNEE

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF HOLLYWOOD, FLORIDA BY RESOLUTION NO. 2021-51 ADOPTED THIS 17 DAY OF MARCH, A.D. 2021, AND THAT BY SAID RESOLUTION ALL THOROUGHFARES AND PUBLIC EASEMENTS SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERSEDED.

ALL APPLICATION, CONCURRENCY, IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: Patricia A. Cerny, MMC APPROVED: Azita Behmardi, P.E.
CITY CLERK CITY ENGINEER

APPROVED BY: _____
MAYOR
JOSH LEVY

DEDICATION

STATE OF _____
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS THAT CPI ORANGEBROOK OWNER, LLC, OWNER OF THE LANDS AS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREIN, SAID PLAT TO BE KNOWN AS "ORANGEBROOK ESTATES", A REPLAT.

THE BUS LANDING PAD EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, SAID CPI ORANGEBROOK OWNER, LLC, A LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND IN ITS NAME BY James S. Williams, ITS Vice President, IN THE PRESENCE OF THESE TWO WITNESSES THIS 17 DAY OF MARCH, 2021.

BY: _____
PRINT NAME: JAMES S. WILLIAMS
TITLE: VICE PRESIDENT

David D'Onofrio
WITNESS AS TO BOTH

David D'Onofrio
WITNESS PRINT NAME

Stephen D'Onofrio
WITNESS AS TO BOTH

Stephen D'Onofrio
WITNESS PRINT NAME

ACKNOWLEDGEMENT:

STATE OF VIRGINIA
COUNTY OF Loudoun

I HEREBY CERTIFY THAT ON THIS DAY THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION BY James S. Williams, AS Vice President OF CPI ORANGEBROOK OWNER, LLC, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED VA DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AS OFFICER(S) OF SAID COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS 17 DAY OF March, 2021.

SEAL/MY COMMISSION EXPIRES:



NOTARY PUBLIC - STATE OF VIRGINIA

DEDICATION OF MORTGAGE HOLDER

STATE OF VIRGINIA
COUNTY OF ARLINGTON

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN INSTRUMENT #116182287, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

MANUFACTURERS AND TRADERS TRUST COMPANY, A NEW YORK BANKING CORPORATION, IN ITS CAPACITY AS MORTGAGEE.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THERETO AND ITS CORPORATE SEAL AFFIXED HEREON THIS 12 DAY OF MARCH, 2021.

BY: _____
NAME: JEFFREY R. PRATHER
TITLE: VICE PRESIDENT

WITNESS: _____

WITNESS: _____

WITNESS - PRINTED NAME: Eric Goodman

WITNESS - PRINTED NAME: Jessica Berkline

ACKNOWLEDGEMENT:

STATE OF Maryland
COUNTY OF Frederick

I HEREBY CERTIFY THAT ON THIS DAY THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION BY Jeffrey Prather, AS Vice President OF MANUFACTURERS AND TRADERS TRUST COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED VA DRIVER'S LICENSE AS IDENTIFICATION, AND WHO SEVERALLY ACKNOWLEDGED BEFORE ME THAT THE EXECUTION OF THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION IS HIS FREE ACT AND DEED AS SUCH MORTGAGE HOLDER.

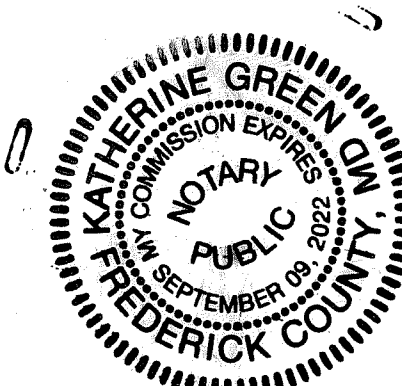
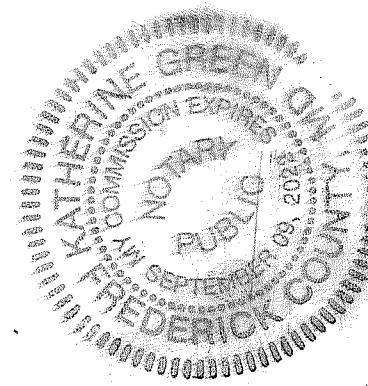
WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS 12 DAY OF March, 2021.

TYPE OF IDENTIFICATION PRODUCED: VA Driver License

COMMISSION NUMBER:

Katherine Green
PRINT NAME

Kat O
NOTARY PUBLIC-STATE OF Maryland



SURVEYOR'S CERTIFICATION

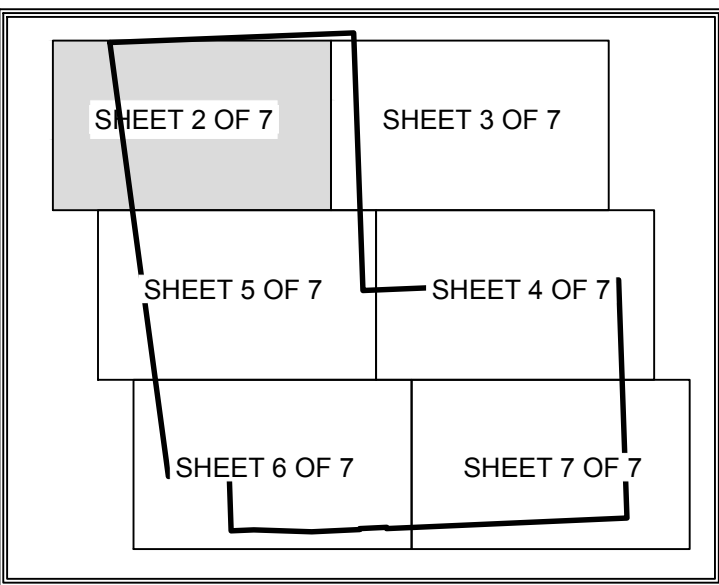
I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE PLAT AND SURVEY DATA SHOWN CONFORMS TO ALL THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODE, AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, PART I, ON THIS 12th DAY OF FEBRUARY, 2020.

BY: _____
RAYMOND YOUNG
PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NUMBER 8799
CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LICENSE BUSINESS 271

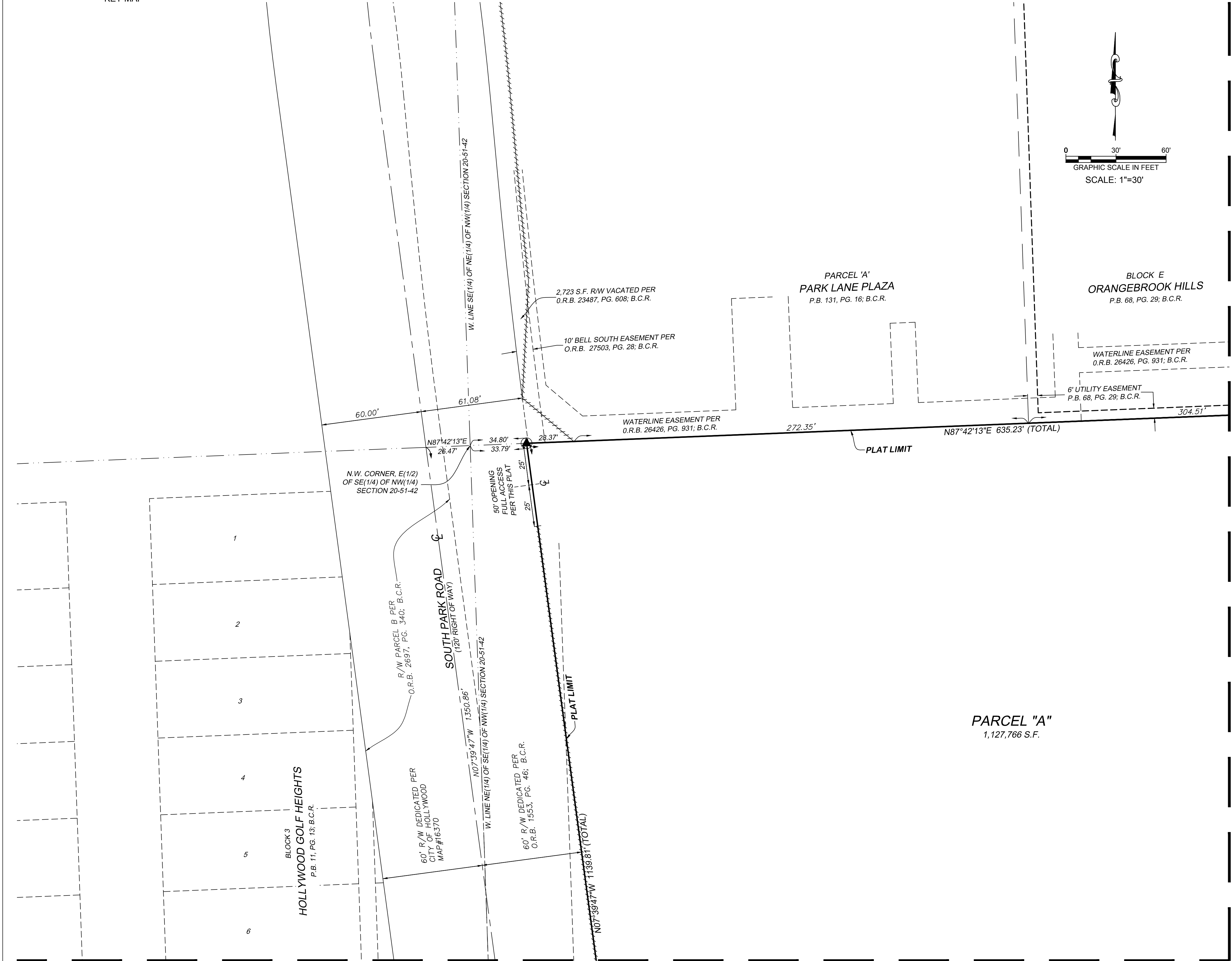
CRAVEN THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
5114 OKEECHOBEE BOULEVARD, SUITE 112, WEST PALM BEACH, FLORIDA 33417
TEL: (561) 688-5010 FAX: (561) 688-1037
3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309
TEL: (954) 739-6400 FAX: (954) 739-6409
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114

ORANGEBROOK ESTATES

A REPLAT OF BLOCKS 4, 5, 6 AND 7, AND A PORTION OF BLOCK 3
HOLLYWOOD GOLF HEIGHTS, PLAT BOOK 11, PAGE 13, B.C.R.,
AND A REPLAT OF LOTS 12 - 31 AND A PORTION OF LOTS 1 - 11, HOLLYWOOD GOLF HEIGHTS FIRST ADDITION, PLAT
BOOK 11, PAGE 35, B.C.R. AND A PORTION OF THE NORTHWEST ONE QUARTER (NW1/4) AND A PORTION OF THE
NORTHEAST ONE QUARTER (NE1/4) OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



KEY MAP



PLAT NOTES:

- THIS PLAT IS RESTRICTED TO 257 MOBILE HOME UNITS.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN. THE NORTH LINE OF THE NORTHWEST ONE QUARTER (NW1/4) OF SECTION 20, TOWNSHIP 52 SOUTH, RANGE 41 EAST IS ASSUMED TO BEAR NORTH 87°52'43" EAST.

LEGEND

- ⊙ INDICATES NAIL W/ LB271 PRM DISC
- INDICATES 4"X 4" CONCRETE MONUMENT, MINIMUM LENGTH 24", STAMPED WITH "PRM-#LB271" DISC
- B.C.R. INDICATES BROWARD COUNTY RECORDS
- ⌒ INDICATES CENTERLINE
- FPL INDICATES FLORIDA POWER AND LIGHT
- LB INDICATES LICENSED BUSINESS
- O.R.B. INDICATES OFFICIAL RECORDS BOOK
- P.B. INDICATES PLAT BOOK
- PG. INDICATES PAGE
- P.R.M. INDICATES PERMANENT REFERENCE MONUMENT
- R/W INDICATES RIGHT OF WAY
- S.F. INDICATES SQUARE FEET
- W/ INDICATES WITH
- +++++ INDICATES NON-VEHICULAR ACCESS LINE (N.V.A.L.)



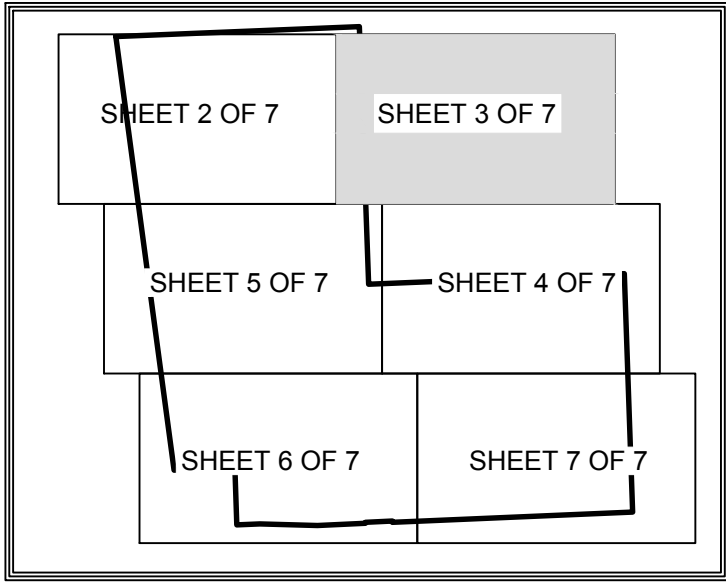
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ORANGEBROOK ESTATES

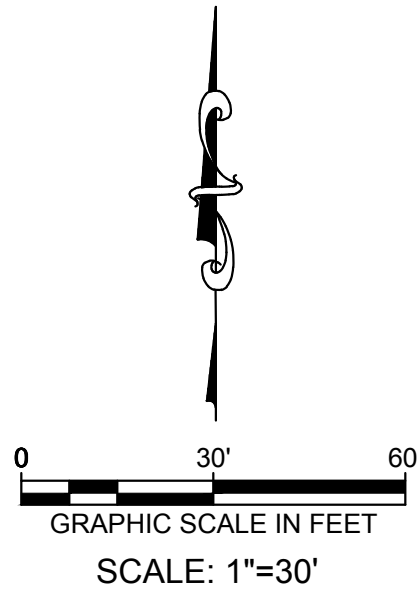
PLAT BOOK _____ PAGE _____

SHEET 3 OF 7 SHEETS

A REPLAT OF BLOCKS 4, 5, 6 AND 7, AND A PORTION OF BLOCK 3
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AND A REPLAT OF LOTS 12 - 31 AND A PORTION OF LOTS 1 - 11, HOLLYWOOD GOLF HEIGHTS FIRST ADDITION, PLAT
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CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



KEY MAP



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LEGEND

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	INDICATES 4"X 4" CONCRETE MONUMENT, MINIMUM LENGTH 24", STAMPED WITH "PRM-#LB271" DISC
B.C.R.	INDICATES BROWARD COUNTY RECORDS
€	INDICATES CENTERLINE
FPL	INDICATES FLORIDA POWER AND LIGHT
LB	INDICATES LICENSED BUSINESS
O.R.B.	INDICATES OFFICIAL RECORDS BOOK
P.B.	INDICATES PLAT BOOK
P.G.	INDICATES PAGE
P.R.M.	INDICATES PERMANENT REFERENCE MONUMENT
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S.F.	INDICATES SQUARE FEET
W/	INDICATES WITH
+++++	INDICATES NON-VEHICULAR ACCESS LINE (N.V.A.L.)



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CTA PROJECT NO. 19-0039-001-01

015-MP-20

AND A REPLAT OF LOTS 12 - 31 AND A PORTION OF LOTS 1 - 11, HOLLYWOOD GOLF HEIGHTS FIRST ADDITION, PLAT
BOOK 11, PAGE 35, B.C.R. AND A PORTION OF THE NORTHWEST ONE QUARTER (NW1/4) AND A PORTION OF THE
NORTHEAST ONE QUARTER (NE1/4) OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



MATCHLINE SEE SHEET 3 OF 7



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| <i>LB</i> | <i>INDICATES LICENSED BUSINESS</i> |
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| <i>P.B.</i> | <i>INDICATES PLAT BOOK</i> |
| <i>P.G.</i> | <i>INDICATES PAGE</i> |
| <i>P.R.M.</i> | <i>INDICATES PERMANENT REFERENCE MONUMENT</i> |
| <i>R/W</i> | <i>INDICATES RIGHT OF WAY</i> |
| <i>S.F.</i> | <i>INDICATES SQUARE FEET</i> |
| <i>W/</i> | <i>INDICATES WITH</i> |
| <i>-----</i> | <i>INDICATES NON-VEHICULAR ACCESS LINE (N.V.A.L.)</i> |



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FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114

ORANGEBROOK ESTATES

A REPLAT OF BLOCKS 4, 5, 6 AND 7, AND A PORTION OF BLOCK 3

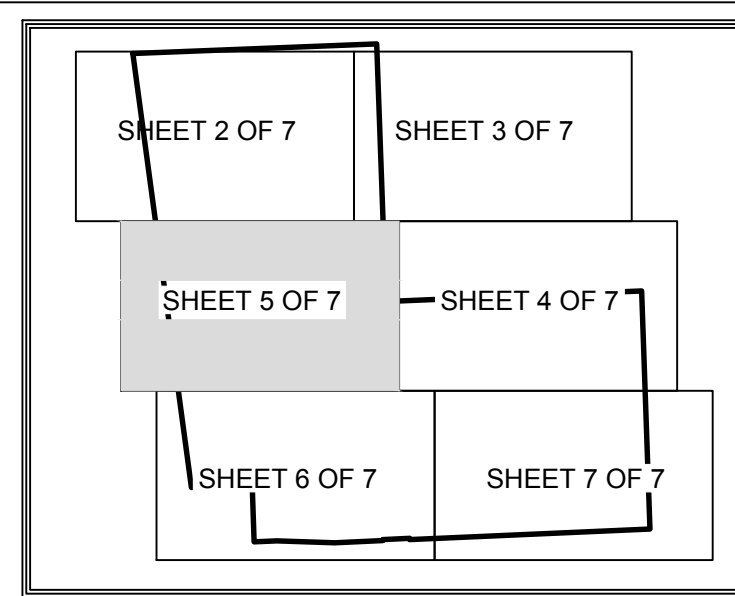
HOLLYWOOD GOLF HEIGHTS, PLAT BOOK 11, PAGE 13, B.C.R.,

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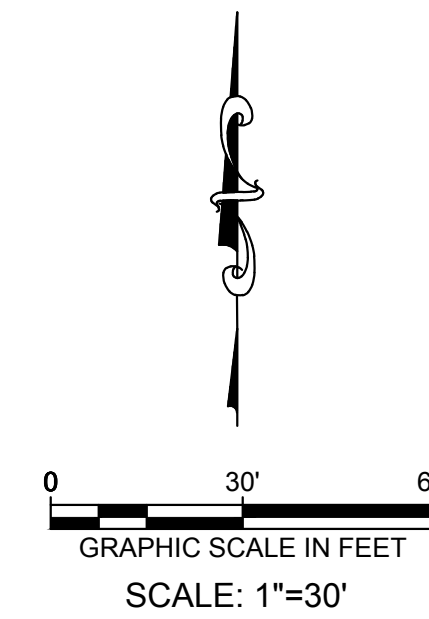
NORTHEAST ONE QUARTER (NE1/4) OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST

CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



MATCHLINE SEE SHEET 2 OF 7

MATCHLINE SEE SHEET 3 OF 7



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015-MP-20

MATCHLINE SEE SHEET 6 OF 7

ORANGEBROOK ESTATES

A REPLAT OF BLOCKS 4, 5, 6 AND 7, AND A PORTION OF BLOCK 3

HOLLYWOOD GOLF HEIGHTS, PLAT BOOK 11, PAGE 13, B.C.R.,

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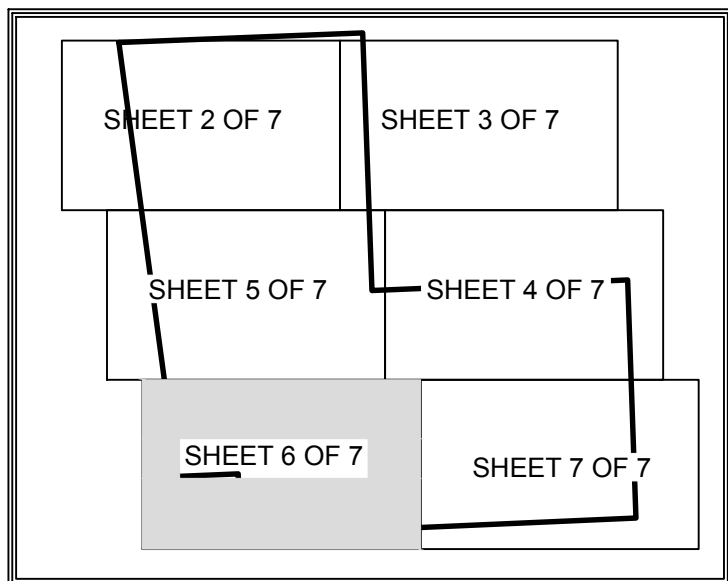
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CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

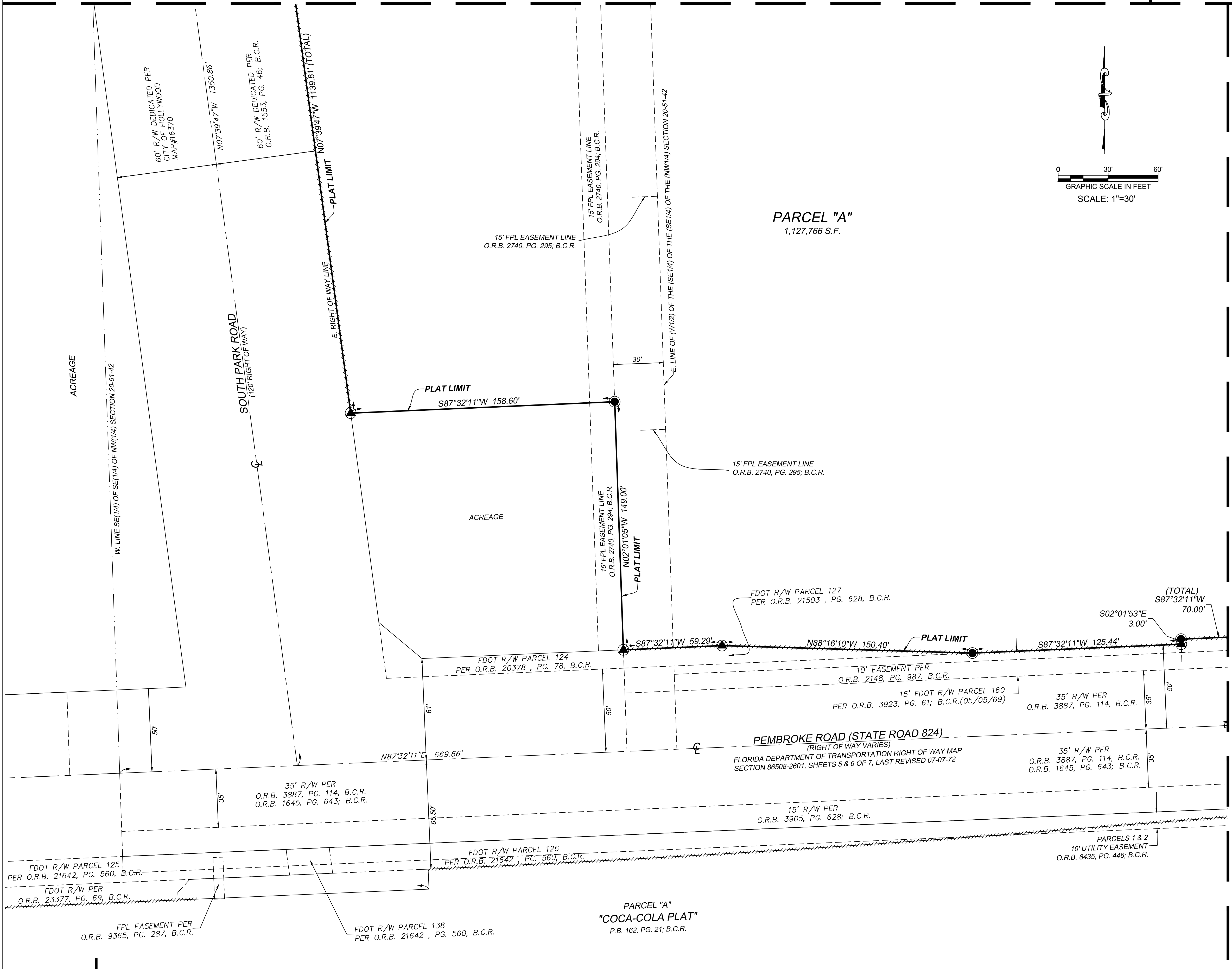
SHEET 6 OF 7 SHEETS



KEY MAP

MATCHLINE SEE SHEET 5 OF 7

MATCHLINE SEE SHEET 4 OF 7



ORANGEBROOK ESTATES

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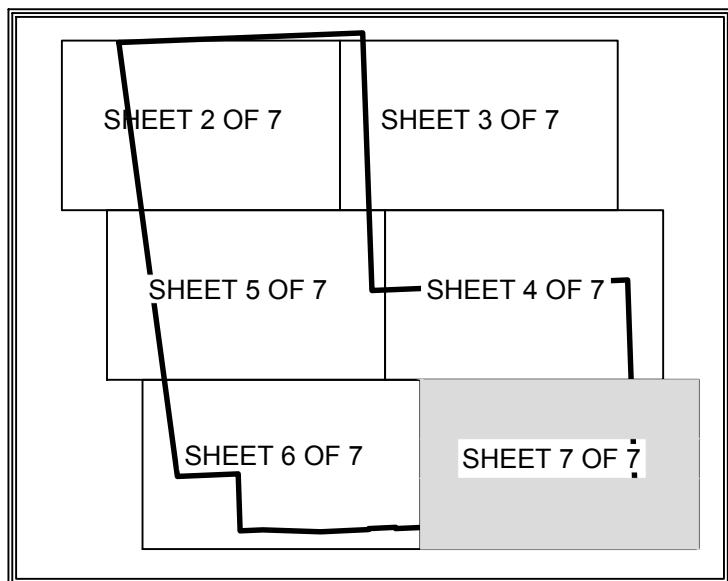
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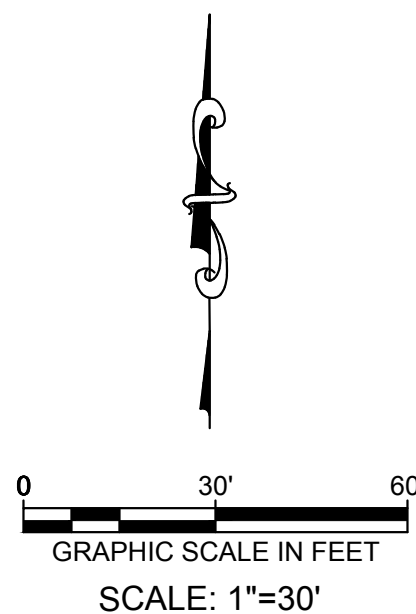
PLAT BOOK _____ PAGE _____

SHEET 7 OF 7 SHEETS



KEY MAP

MATCHLINE SEE SHEET 4 OF 7

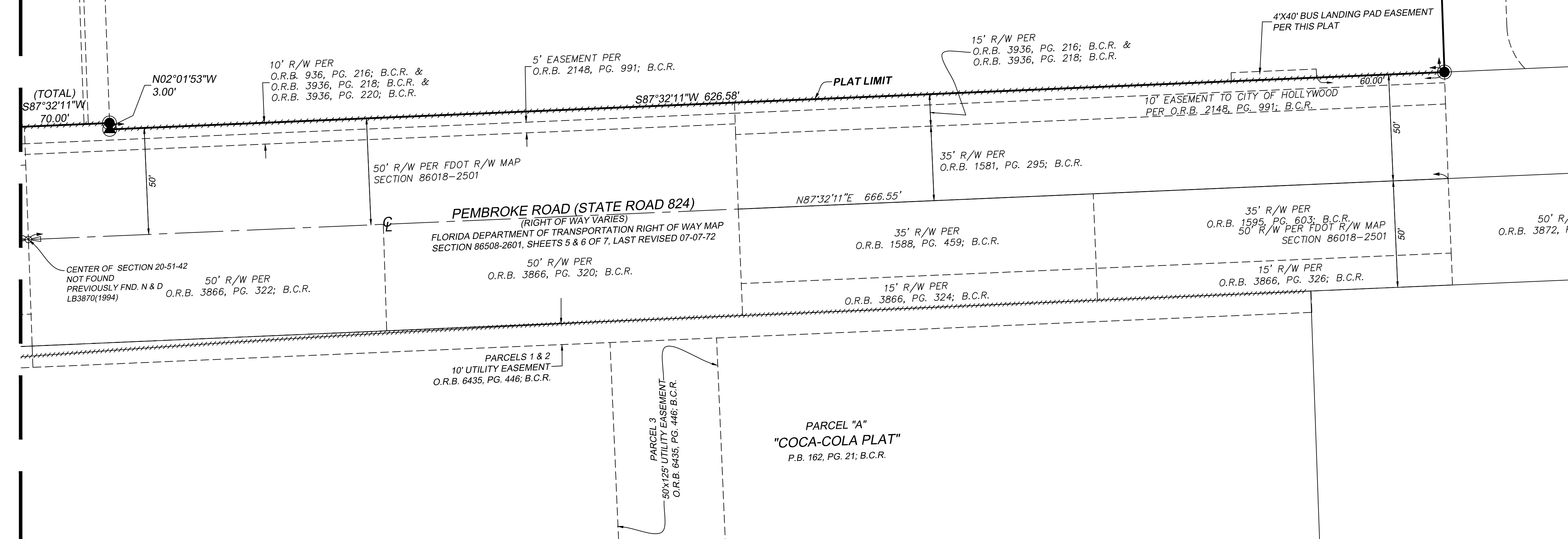


PARCEL "A"
1,127,766 S.F.

10' R/W TO CITY OF HOLLYWOOD
O.R.B. 4298, PG. 455; B.C.R. &
O.R.B. 4298, PG. 457; B.C.R.

12' SOUTHERN BELL EASEMENT
O.R.B. 9652, PG. 348; B.C.R.

MATCHLINE SEE SHEET 6 OF 7



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