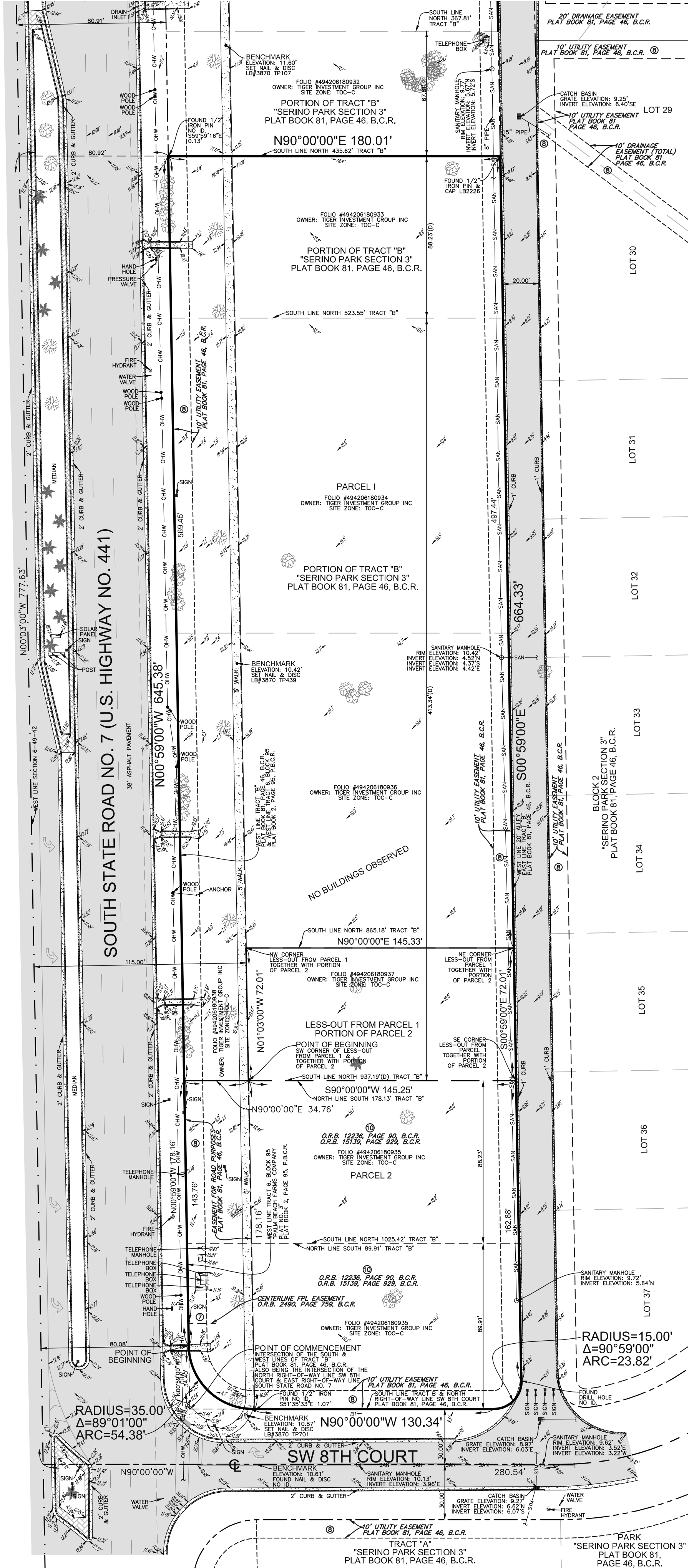


LEGEND

- CONCRETE
ASPHALT PAVEMENT
PAVERS
ELEVATION
OHW — OVERHEAD WIRES
— W — UNDERGROUND WATER LINE
— STM — UNDERGROUND STORM SEWER LINE
— SAN — UNDERGROUND SANITARY SEWER LINE
— CENTERLINE
Δ CENTRAL ANGLE
FPL FLORIDA POWER & LIGHT COMPANY
O.R.B. OFFICIAL RECORDS BOOK
B.C.R. BROWARD COUNTY RECORDS
P.B.C.R. PALM BEACH COUNTY RECORDS
(D) DEED
TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
★ PALM TREE
○ OAK TREE
○ UNIDENTIFIED TREE

NOTES:

- 1) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #2543; ELEVATION: 13.002 FEET.
2) FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #120047 0355H; MAP DATE: 8/18/14.
3) THIS SITE LIES IN SECTION 6, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
4) BEARINGS ARE BASED ON THE EAST LINE OF TRACT "B" BEING S00°59'00"E.
5) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
6) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
7) THIS SITE CONTAINS NO PARKING SPACES.
8) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, FILE NO.: 16008060 DMI, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF FEBRUARY 10, 2016 @ 3:09 P.M.
THE FOLLOWING ARE SCHEDULE B—SECTION II EXCEPTIONS TO SAID COMMITMENT:
ITEMS 1, 2, 3, 4, 5 & 6—NOT ADDRESSED.
ITEM 7—FPL EASEMENT IN O.R.B. 2490, PAGE 756, AFFECTS THIS SITE. CENTERLINE IS DEPICTED HEREON AS DESCRIBED.
ITEM 8—RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, DEDICATIONS AND OTHER MATTERS CONTAINED IN PLAT BOOK 81, PAGE 46, AFFECT THIS SITE AS DEPICTED HEREON.
ITEM 9—DEVELOPER AGREEMENT IN O.R.B. 11858, PAGE 610, DOES NOT AFFECT THIS SITE. (AS TO EASEMENT PARCEL)
ITEM 10—DEVELOPER AGREEMENT IN O.R.B. 12236, PAGE 90, AS AFFECTED BY AFFIDAVIT IN O.R.B. 15139, PAGE 929, AFFECTS THIS SITE AS DEPICTED HEREON.
ITEM 11—RESOLUTION 1998—850 REGARDING WATER CONTROL IN O.R.B. 28837, PAGE 1194, AFFECTS THIS SITE BUT CANNOT BE PLOTTED.
ITEM 12—ORDINANCE NO. 2002—61 IN O.R.B. 34145, PAGE 1891, MAY AFFECT THIS SITE. EXHIBIT A IS ILLEGIBLE.
ITEM 13—ORDINANCES REGARDING COMPREHENSIVE PLAN IN O.R.B. 44650, PAGE 1429 AND IN O.R.B. 44650, PAGE 1467, AFFECTS THIS SITE BUT CANNOT BE PLOTTED.
ITEM 14—RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED IN THE DECLARATION OF COVENANT FOR PUBLIC CROSS—ACCESS AND UTILITIES EASEMENT AND RECIPROCAL EASEMENT WITH COVENANTS AND RESTRICTIONS IN O.R.B. _____, PAGE _____, NOT AVAILABLE FOR REVIEW.



LEGAL DESCRIPTION:

PARCEL 1: (FEE SIMPLE ESTATE)

THE SOUTH 88.23 FEET OF THE NORTH 523.55 FEET OF TRACT B, "SERINO PARK SECTION 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND, THE SOUTH 413.34 FEET OF THE NORTH 937.19 FEET OF TRACT B, "SERINO PARK SECTION 3", AS RECORDED IN PLAT BOOK 81, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS AND EXCEPT THERE FROM:

A PARCEL OF LAND BEING A PORTION OF TRACT B OF THE PLAT OF "SERINO PARK SECTION 3", AS RECORDED IN PLAT BOOK 81, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND ALSO A PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 34665, PAGE 1715, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT B, SAID POINT ALSO BEING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 8TH COURT AND THE WEST LINE OF TRACT 6, BLOCK 95, "PALM BEACH FARMS COMPANY PLAT NO. 3" AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54; PALM BEACH COUNTY PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE WEST LINE OF SAID TRACT B OF SAID PLAT OF "SERINO PARK SECTION 3"; THENCE NORTH 00 DEGREES 59 MINUTES 00 SECONDS WEST, ALONG SAID WEST LINE OF THE PLAT OF "SERINO PARK SECTION 3" AND ALONG THE WEST LINE OF SAID TRACT B, A DISTANCE OF 178.16 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID TRACT B A DISTANCE OF 34.76 FEET TO THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 7 AS SHOWN ON SAID PLAT OF "SERINO PARK SECTION 3"; THENCE NORTH 01 DEGREE 03 MINUTES 00 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE OF STATE ROAD NO. 7 A DISTANCE OF 72.01 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID TRACT B A DISTANCE OF 145.33 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; SAID POINT ALSO BEING ON THE EAST LINE OF SAID TRACT B AND THE WEST LINE OF A 20.00 FOOT WIDE PLATTED ALLEY; THENCE SOUTH 00 DEGREES 59 MINUTES 00 SECONDS EAST, ALONG SAID EAST LINE OF SAID TRACT B A DISTANCE OF 72.01 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID TRACT B A DISTANCE OF 145.25 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

PARCEL 2: (FEE SIMPLE ESTATE)

THE SOUTH 89.91 FEET OF TRACT B, "SERINO PARK SECTION 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE SOUTH 88.23 FEET OF THE NORTH 1025.42 FEET OF TRACT B, "SERINO PARK SECTION 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF TRACT B OF THE PLAT OF "SERINO PARK SECTION 3", AS RECORDED IN PLAT BOOK 81, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND ALSO A PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 34665, PAGE 1715, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT B, SAID POINT ALSO BEING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 8TH COURT AND THE WEST LINE OF TRACT 6, BLOCK 95, "PALM BEACH FARMS COMPANY PLAT NO. 3" AS RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54, PALM BEACH COUNTY PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE WEST LINE OF SAID TRACT B OF SAID PLAT OF "SERINO PARK SECTION 3"; THENCE NORTH 00 DEGREES 59 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE OF THE PLAT OF "SERINO PARK SECTION 3" AND ALONG THE WEST LINE OF SAID TRACT B A DISTANCE OF 178.16 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID TRACT B A DISTANCE OF 34.76 FEET TO THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 7 AS SHOWN ON SAID PLAT OF "SERINO PARK SECTION 3"; THENCE NORTH 01 DEGREE 03 MINUTES 00 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE OF STATE ROAD NO. 7 A DISTANCE OF 72.01 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID TRACT B A DISTANCE OF 145.33 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; SAID POINT ALSO BEING ON THE EAST LINE OF SAID TRACT B AND THE WEST LINE OF A 20.00 FOOT WIDE PLATTED ALLEY; THENCE SOUTH 00 DEGREES 59 MINUTES 00 SECONDS EAST, ALONG SAID EAST LINE OF SAID TRACT B A DISTANCE OF 72.01 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID TRACT B A DISTANCE OF 145.25 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

PARCEL 3: (NON—EXCLUSIVE EASEMENT ESTATE)

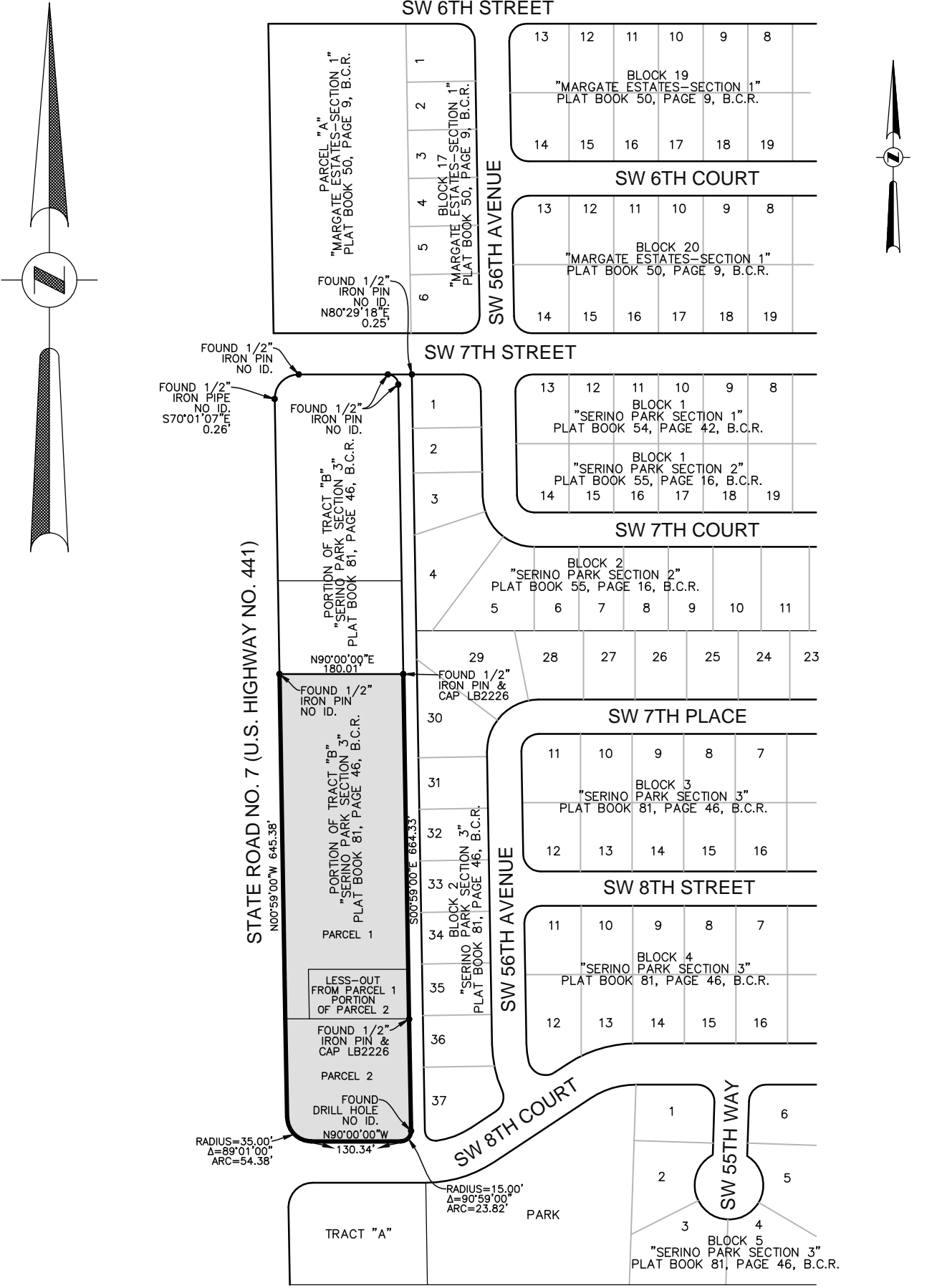
TOGETHER WITH THOSE CERTAIN NON—EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 ABOVE AS CREATED BY THAT CERTAIN DECLARATION OF COVENANT FOR PUBLIC CROSS—ACCESS AND UTILITIES EASEMENT AND RECIPROCAL EASEMENT WITH COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION: (SURVEYOR'S DESCRIPTION)

A PORTION OF TRACT B, "SERINO PARK SECTION 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH AND WEST LINES OF SAID TRACT "B", ALSO BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 8TH COURT AND THE EAST RIGHT—OF—WAY LINE OF SOUTH STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441); THENCE NORTH 00°59'00" WEST ON SAID EAST RIGHT—OF—WAY LINE 34.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°59'00" WEST ON SAID EAST RIGHT—OF—WAY LINE 645.38 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 435.62 FEET OF SAID TRACT B; THENCE NORTH 90°00'00" EAST ON SAID SOUTH LINE 180.01 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID TRACT B; THENCE SOUTH 00°59'00" EAST ON SAID EAST LINE 664.53 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°59'00", AND AN ARC DISTANCE OF 23.82 FEET TO A POINT OF TANGENCY ON THE FOREMENTIONED NORTH RIGHT—OF—WAY LINE OF SW 8TH COURT, ALSO BEING THE SOUTH LINE OF SAID TRACT B; THENCE NORTH 90°00'00" WEST ON SAID SOUTH LINE AND SAID NORTH RIGHT—OF—WAY LINE 130.34 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89°01'00", FOR AN ARC DISTANCE OF 54.38 FEET TO THE POINT OF BEGINNING..

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, CONTAINING 122,046 SQUARE FEET (2.8018 ACRES).



LOCATION MAP

NOT TO SCALE

CERTIFICATION:

TO: NUVO DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; GRAY ROBINSON, P.A.; TIGER INVESTMENTS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3, 4, 8, 9, 11 OF TABLE A THEREOF.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE OF MAP OR PLAT: MAY 2, 2016

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

NO. REVISIONS BY		
1	PROCESSED LEGAL DESCRIPTION AND BOUNDARY 4/28/16	E.B.
2	REVISIONS	

NUVO SITE
STATE ROAD NO. 7 AND SW 8TH COURT
MARGATE, BROWARD COUNTY
FLORIDA 33327

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@puliceandsurveyors.com
CERTIFICATION OF AUTHORIZATION LB#3870

DRAWN BY: B.E.
CHECKED BY: J.F.P.

SCALE: 1" = 40'
SURVEY DATE: 04/05/16

FILE: THE NUVO COMPANY
ORDER NO.: 61083

