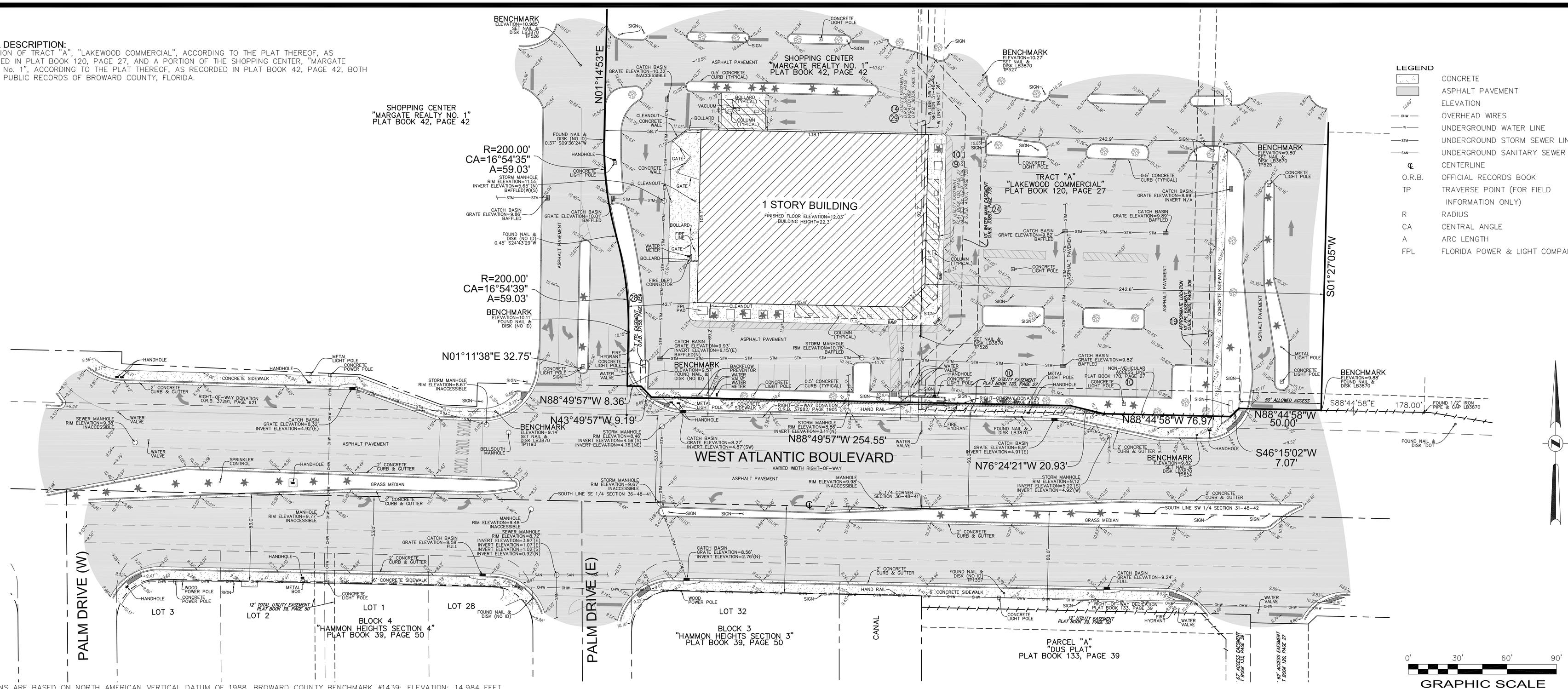
LEGAL DESCRIPTION:
A PORTION OF TRACT "A", "LAKEWOOD COMMERCIAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 27, AND A PORTION OF THE SHOPPING CENTER, "MARGATE REALTY No. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 42, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LEGEND

	CONCRETE
	ASPHALT PAVEMENT
10.00'	ELEVATION
OHW	OVERHEAD WIRES
W	UNDERGROUND WATER LINE
STM	UNDERGROUND STORM SEWER LINE
SAN	UNDERGROUND SANITARY SEWER LINE
℄	CENTERLINE
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
R	RADIUS
CA	CENTRAL ANGLE
A	ARC LENGTH
FPL	FLORIDA POWER & LIGHT COMPANY

NOTES:
1) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1439; ELEVATION: 14.984 FEET.
2) FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #120047 0355H; MAP DATE: 8/18/14.
3) THIS SITE LIES IN SECTIONS 31 & 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
4) BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF W ATLANTIC BOULEVARD BEING 88°44'58"W.
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) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: THOMAS ENGINEERING GROUP; CUMBERLAND FARMS INC., A DELAWARE CORPORATION; FIRST AMERICAN TITLE INSURANCE COMPANY.
7) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
8) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, FILE No. NCS-753117-HOU1, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF SEPTEMBER 22, 2015 AT 8:00 A.M.
THE FOLLOWING ITEMS ARE SCHEDULE B-II EXCEPTIONS TO SAID COMMITMENT:
ITEMS 1, 2, 3, 4, 5, 6 & 8: STANDARD EXCEPTIONS, NOT ADDRESSED.
ITEM 7: INTENTIONALLY DELETED.
ITEM 9: MATTERS IN PLAT BOOK 42, PAGE 42, AS AFFECTED BY RESOLUTION No. 2005-828 IN O.R.B. 41017, PAGE 1321 AFFECT THIS SITE AS DEPICTED HEREON.
ITEM 10: MATTERS IN PLAT BOOK 120, PAGE 27; AS AFFECTED BY SURVEYOR AFFIDAVIT IN O.R.B. 12387, PAGE 177; AS FURTHER AFFECTED BY SURVEYOR AFFIDAVIT IN O.R.B. 12400, PAGE 526; AS FURTHER AFFECTED BY AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT IN O.R.B. 15706, PAGE 330; AS FURTHER AFFECTED BY AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT IN O.R.B. 15706, PAGE 334; AS FURTHER AFFECTED BY RESOLUTION No. 10-142 IN O.R.B. 38339, PAGE 150; AS FURTHER AFFECTED BY RESOLUTION No. 2005-828 IN O.R.B. 41017, PAGE 1321 AFFECT THIS SITE AS DEPICTED HEREON.
ITEM 11: EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT IN O.R.B. 2490, PAGE 754 DOES NOT AFFECT THIS SITE.
ITEM 12: WATER AND SEWER SERVICE AGREEMENT IN O.R.B. 4329, PAGE 124; AS AFFECTED BY AMENDMENT IN O.R.B. 4673, PAGE 844; AS FURTHER AFFECTED BY AGREEMENT (DEVELOPER) IN O.R.B. 5310, PAGE 295; AS FURTHER AFFECTED BY ADDENDUM IN O.R.B. 11858, PAGE 26; AS FURTHER AFFECTED BY ADDENDUM IN O.R.B. 11857, PAGE 985 AS FURTHER AFFECTED BY ASSIGNMENT IN O.R.B. 12030, PAGE 730; AS FURTHER AFFECTED BY ADDENDUM IN OFFICIAL RECORDS BOOK 12236, PAGE 26; AS FURTHER AFFECTED BY ASSIGNMENT IN O.R.B. 15441, PAGE 512; AS FURTHER AFFECTED BY ASSIGNMENT IN OFFICIAL RECORDS BOOK 32558, PAGE 1387; AS FURTHER AFFECTED BY ASSIGNMENT IN O.R.B. 36097, PAGE 531 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
ITEM 13: ALL OF THE TERMS AND PROVISIONS IN UNRECORDED LEASE, AS EVIDENCED BY SHORT FORM LEASE IN O.R.B. 5466, PAGE 557; AS AFFECTED BY STATEMENT OF COMMENCEMENT OF LEASE TERM IN O.R.B. 5731, PAGE 851; AS FURTHER AFFECTED BY MEMORANDUM OF AMENDMENT IN O.R.B. 28018 PAGE 749 DO NOT AFFECT THIS SITE.
ITEM 14: EASEMENT IN O.R.B. 5787, PAGE 720 AFFECTS THIS SITE BUT HAS BEEN VACATED AS DEPICTED HEREON.
ITEM 15: DECLARATION IN O.R.B. 6249, PAGE 478 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
ITEM 16: CROSS PARKING AGREEMENT IN O.R.B. 7226, PAGE 316, AS AFFECTED BY O.R.B. 31710, PAGE 1653 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
ITEM 17: EASEMENT TO FLORIDA POWER & LIGHT COMPANY IN O.R.B. 7352, PAGE 940 DOES NOT AFFECT THIS SITE.
ITEM 18: DECLARATION AND GRANT OF EASEMENTS IN O.R.B. 13092, PAGE 412; AS AFFECTED BY AMENDMENT IN O.R.B. 13307, PAGE 905 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
ITEM 19: EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT IN O.R.B. 13855, PAGE 306 AFFECTS THIS SITE AS DEPICTED HEREON.
ITEM 20: COVENANTS, CONDITIONS, AND RESTRICTIONS, IN WARRANTY DEED IN O.R.B. 15568, PAGE 624; AS AFFECTED BY ASSIGNMENT IN O.R.B. 41398, PAGE 139; AS FURTHER AFFECTED BY ASSIGNMENT IN O.R.B. 48845, PAGE 137 DO NOT AFFECT THIS SITE.
ITEM 21: DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS IN O.R.B. 29088, PAGE 1487; AS AFFECTED BY ASSIGNMENT IN O.R.B. 48911, PAGE 643 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
ITEM 22: ALL OF THE TERMS AND PROVISIONS IN UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE IN O.R.B. 32017, PAGE 1976 DOES NOT AFFECT THIS SITE.
ITEM 23: ALL OF THE TERMS AND PROVISIONS IN UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE IN O.R.B. 32169, PAGE 1759; AS AFFECTED BY CONSENT IN O.R.B. 36097, PAGE 529 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
ITEM 24: GRANT OF EASEMENT IN O.R.B. 33857, PAGE 776 AFFECTS THIS SITE AS DEPICTED HEREON.
ITEM 25: DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS IN O.R.B. 36097, PAGE 505; AS AFFECTED BY FIRST AMENDMENT IN O.R.B. 41494, PAGE 1999 AFFECTS THIS SITE BUT IS NOT PLOTTABLE..
ITEM 26: MORTGAGE AND SECURITY AGREEMENT IN O.R.B. 37010, PAGE 340; AS AFFECTED BY ASSUMPTION AND RATIFICATION AGREEMENT IN O.R.B. 41398, PAGE 144; AS AFFECTED BY ASSIGNMENT AND ASSUMPTION AGREEMENT IN O.R.B. 48845, PAGE 116; AS FURTHER AFFECTED BY ASSIGNMENT OF NOTE AND AS FURTHER AFFECTED BY REAFFIRMATION, RATIFICATION AND MODIFICATION OF MORTGAGE AND SECURITY AGREEMENT AND OTHER LOAN DOCUMENTS IN O.R.B. 50051, PAGE 1766 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
ITEM 27: ASSIGNMENT OF LEASES, RENTS AND PROFITS IN O.R.B. 37010, PAGE 379; AS AFFECTED BY ASSIGNMENT IN O.R.B. 48845, PAGE 116; AS FURTHER AFFECTED BY ASSIGNMENT OF NOTE AND AS FURTHER AFFECTED BY REAFFIRMATION, RATIFICATION AND MODIFICATION OF MORTGAGE AND SECURITY AGREEMENT AND OTHER LOAN DOCUMENTS IN O.R.B. 50051, PAGE 1766 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
ITEM 28: EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT IN O.R.B. 37158, PAGE 1259 AFFECTS THIS SITE AS DEPICTED HEREON.
ITEM 29: RESOLUTION No. 10-143 IN O.R.B. 38339, PAGE 154 AFFECTS THIS SITE AS DEPICTED HEREON.
ITEM 30: ALL OF THE TERMS AND PROVISIONS IN UNRECORDED LEASE, AS EVIDENCED BY MEMORANDUM OF LEASE IN O.R.B. 40448, PAGE 1320 DO NOT AFFECT THIS SITE.
ITEM 31: ALL OF THE TERMS AND PROVISIONS IN UNRECORDED LEASE, AS EVIDENCED BY MEMORANDUM OF LEASE IN O.R.B. 41424, PAGE 227 DO NOT AFFECT THIS SITE.
ITEM 32: GRANT OF NON-EXCLUSIVE UTILITY EASEMENT IN O.R.B. 47447, PAGE 589 DOES NOT AFFECT THIS SITE.
ITEM 33: UCC FINANCING STATEMENT IN O.R.B.48845, PAGE 141 AFFECTS THIS SITE BUT IS NOT PLOTTABLE..
ITEM 34: ALL OF THE TERMS AND PROVISIONS IN UNRECORDED LEASE, AS EVIDENCED BY MEMORANDUM OF LEASE IN O.R.B. 49645, PAGE 365 DO NOT AFFECT THIS SITE.
ITEM 35: ALL OF THE TERMS AND PROVISIONS IN UNRECORDED LEASE, AS EVIDENCED BY GROUND LEASE, RECORDED AS INSTRUMENT NO. _____ NOT ADDRESSED.
ITEM 36: NOT ADDRESSED.
9) THE PROPERTY DEPICTED HEREON IS WHOLLY ENCLOSED WITHIN THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT.

CERTIFICATION:
I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

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

NO.	REVISIONS	BY
5		
4		
3		
2	#61129-REVIEW TITLE COMMITMENT	L.S.
1	#58776-TOPOGRAPHIC SURVEY-4/8/15	L.S.

PROPOSED
CUMBERLAND FARMS SITE
5485 WEST ATLANTIC BOULEVARD
MARGATE, BROWARD COUNTY, FLORIDA 33063

TOPOGRAPHIC SURVEY

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

DRAWN BY: L.S.	SCALE: 1" = 30'	FILE: THOMAS ENGINEERING GROUP
CHECKED BY: J.F.P.	SURVEY DATE:4/8/15	ORDER NO.: 61129

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