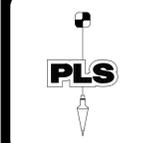


NO.	REVISIONS	BY
4	#67039 UPDATE SURVEY 4/14/20	M.D.
3	#66306 UPDATE SURVEY 8/16/19	M.D.
2	#66268 SURVEY 8/9/15	M.D.
1	#59133 ORIGINAL SURVEY 6/10/15	L.S.

GRIFFIN SQUARE
 ADJACENT TO 9216 GRIFFIN ROAD
 COOPER CITY, BROWARD COUNTY
 FLORIDA 33328

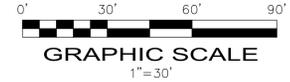
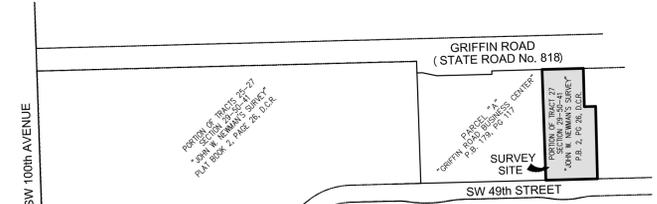
BOUNDARY AND TOPOGRAPHIC SURVEY



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

DRAWN BY: L.S. SCALE: 1" = 30' FILE: NAVACO CM LLC
 CHECKED BY: J.F.P. SURVEY DATE: 4/14/20 ORDER NO.: 67039

- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - PAVER BRICK
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND WATER LINE
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - NON-VEHICULAR ACCESS LINE
 - CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - D.C.R. MIAMI-DADE COUNTY RECORDS
 - FPL FLORIDA POWER & LIGHT COMPANY
 - PRM PERMANENT REFERENCE MONUMENT
 - P.B. PLAT BOOK
 - PG PAGE
 - R/W RIGHT-OF-WAY
 - D.B. DEED BOOK



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LEGAL DESCRIPTION:

A PORTION OF TRACT 27 IN SECTION 29, TOWNSHIP 50 SOUTH, RANGE 41 EAST, "JOHN W. NEWMAN'S SURVEY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL "A", "GRIFFIN ROAD BUSINESS CENTER", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 179, PAGE 117, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°58'32" WEST ALONG THE EAST LINE OF SAID PARCEL "A", 389.97 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD (STATE ROAD NO. 818); THENCE NORTH 88°32'11" EAST ALONG THE SOUTH LINE OF RIGHT-OF-WAY PARCELS 119 AND 118; RECORDED IN OFFICIAL RECORDS BOOK 30285, PAGE 417 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING THE SAID SOUTH RIGHT-OF-WAY LINE 145.88 FEET; THENCE SOUTH 01°27'49" EAST 134.93 FEET; THENCE NORTH 88°32'11" EAST 40.00 FEET; THENCE SOUTH 01°27'49" EAST 255.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW 49th STREET AS RECORDED IN PLAT BOOK 84, PAGE 45, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°32'11" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 182.40 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COOPER CITY, BROWARD COUNTY, FLORIDA, AND CONTAINING 66,407 SQUARE FEET (1.5245 ACRES), MORE OR LESS.

NOTES:

- 1) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #3223; ELEVATION: 8.83 FEET.
- 2) FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; COMMUNITY: 120032; PANEL: 12011C0535H; MAP DATE: 8/18/14.
- 3) THIS SURVEY LIES IN SECTION 29, TOWNSHIP 50 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
- 4) BEARINGS ARE BASED ON THE EAST LINE OF PARCEL "A" BEING NORTH 88°32'11" WEST.
- 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: NAVACO CM LLC.
- 7) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1".
- 8) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
- 9) ALL RECORDING INFORMATION IS IN THE PUBLIC RECORDS OF BROWARD COUNTY RECORDS UNLESS OTHERWISE NOTED.

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 OR A DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274

STATE OF FLORIDA

