

LEGEND
A = Arc
ASPH = Asphalt
BM = Bench Mark
BRG = Bearing
CB = Catch basin
CBS = Concrete Block
CL = Center Line
CLF = Chain Link Fence
CL = Clear
CONC = Concrete
D = Delta
Ø = Diameter
DH = Drill Hole
DME = Drainage & Maintenance Easement
E.B. = Electric Box
Enc. = Encroachment
F.F. = Finish Floor
F.H. = Fire Hydrant
F.I.R. = Found Iron Rebar
FPL = Florida Power & Light
F.I.P. = Found Iron Pipe
FD. = Found
L.P. = Light Pole
M = Measured
M.F. = Metal Fence
M.H. = Manhole
M = Monument Line
MON. = Monument
N/A = Not Applicable
N/D = Nail & Disc
OIL = On Line
O/S = Offset
O.U.L. = Overhead Utility Lines
OH = Overhang
P = Plat
PB = Plat Book
PC = Point of Curvature
PCP = Permanent Control Point
PG = Page
P.I. = Point of Intersection
P.L. = Property Line
PL = Planter
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.P. = Power Pole
C.C.P. = Concrete Power Pole
P.R.M. = Permanent Reference Monument
P.R.C. = Point of Reverse Curvature
PT = Point of Tangency
R = Radius
R/R = Railroad
PSM = Professional Surveyor
Mapper
R/W = Right-of-Way
SWK = Sidewalk
Sec. = Section
(TYP) = Typical
T = Tangent
U.E. = Utility Easement
W.F. = Wood Fence
W.M. = Water Meter
W.V. = Water Valve
W.S. = Water Service
X = Denotes Spot Elevations Taken

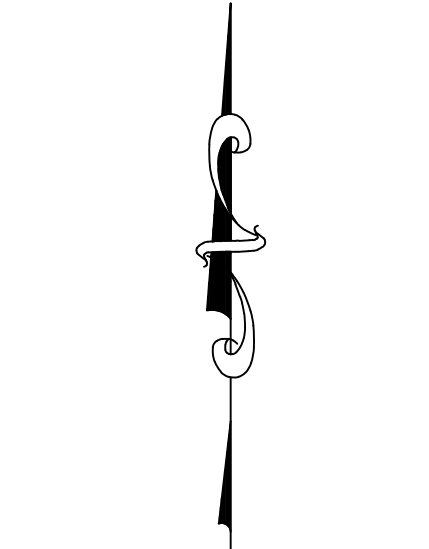
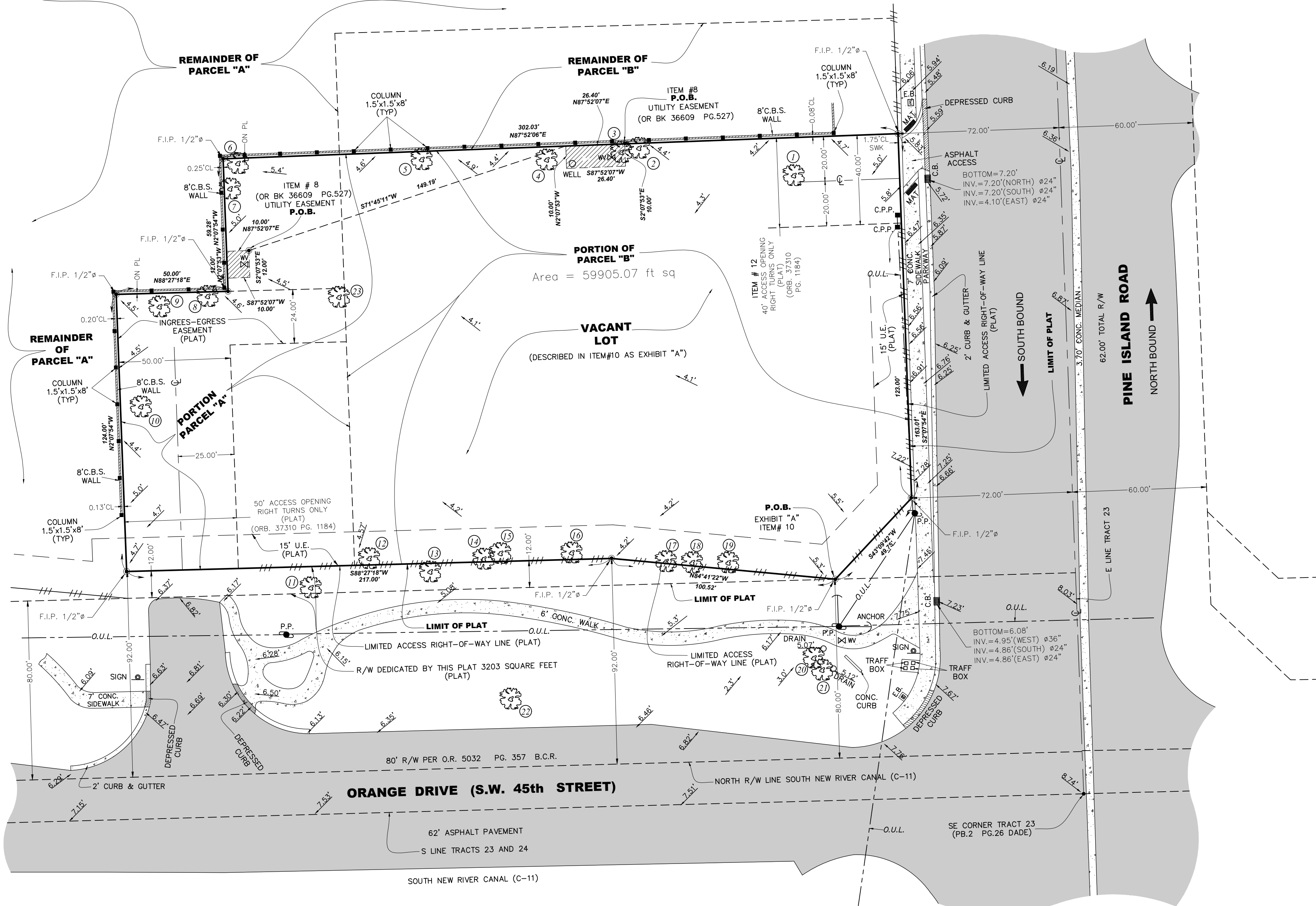
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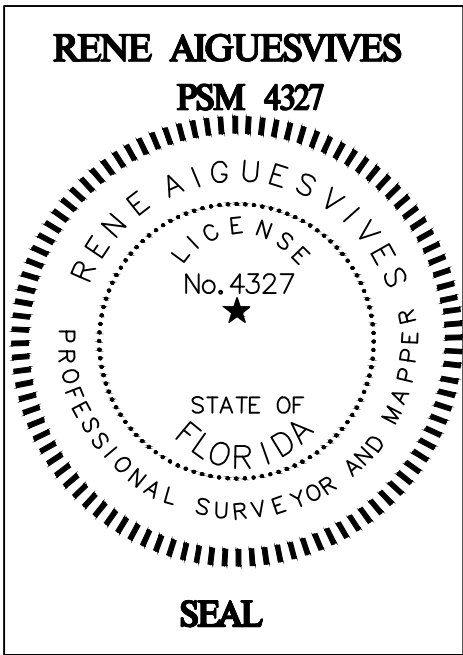
A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

A PORTION OF LAND IN SECTION 28, TOWNSHIP 50 SOUTH, RANGE 41 EAST

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



GRAPHIC SCALE
SCALE: 1"=30'
(SCALE IN FEET)



AREA	
SQ. FT.	±62,419.94
ACRES	±1.43

Bearing, if any, shown based on Plat Meridian (reference) NORTH & N87°52'06"E

REVISIONS: 08/02/21 UPDATE <u>ZZ</u> 12/15/2021: Spot Elevations and Tree Location added <u>ZZ</u> 01/10/2022: Additional Elevations and Inverted <u>ZZ</u>	
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FLOOD ZONE AE	COMM. No. 120651	PANEL No. 0307	SUFFIX: L	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
F.I.R.M.DATE 09/11/09	F.I.R.M.INDEX 09/11/09	BASE ELEV. +8 FT	N.G.V.D.	

ALTA/NSPS SURVEY.
I HEREBY CERTIFY: that this survey meets the minimum technical standards as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUESVIVES 02/27/17
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Ph. 305-385-0385 ~ 305.220.2424 L.B. No. 6867
fastsurvey@aol.com ~ aaasurvey@aol.com

Field Date: 02/27/17
Scale: 1"=30'
Drawn by: J.A.
Drwg. No. 17-19034



LOCATION MAP (N.T.S.)

TITLE REVIEW NOTES:

With reference to Chicago Title Insurance Company Commitment Order No. 9605801, dated July 01, 2021 at 11:00 P.M., I hereby certify as follows:

Schedule B-1
Issuing Office File Number: Shefa/JCI Assoc.

Exceptions

- Item # 1: Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. **NOT A MATTER OF SURVEY**
- Item # 2: Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable. **NOT A MATTER OF SURVEY**
- Item # 3: Standard Exceptions:
 - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. **DEPicted ON SURVEY IF ANY**
 - B. Rights or claims of parties in possession not shown by the public records. **NONE VISIBLE**
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. **NOT A MATTER OF SURVEY**
 - D. Taxes or assessments which are not shown as existing liens in the public records. **NOT A MATTER OF SURVEY**
- Item # 4: Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. **NOT A MATTER OF SURVEY**
- Item # 5: Road Impact Agreement with Broward County, recorded June 7, 1999 in Official Records Book 29522, Page 1563, of the Public Records of Broward County, Florida. **NOT A MATTER OF SURVEY**
- Item # 6: Agreement by and between Broward County and B.G. Pine Island Corporation and 77 Acres Trust, recorded November 4, 1999 in Official Records Book 29996, Page 1169, of the Public Records of Broward County, Florida. **NOT A MATTER OF SURVEY**
- Item # 7: Agreement by and between Broward County and B.G. Pine Island Corporation and 77 Acres Trust, recorded November 4, 1999 in Official Records Book 29996, Page 1183, of the Public Records of Broward County, Florida. **NOT A MATTER OF SURVEY**
- Item # 8: Utility Easement granted to the City of Sunrise, recorded December 18, 2003 in Official Records Book 36609, Page 527, of the Public Records of Broward County, Florida. **DEPicted ON SURVEY**
- Item # 9: Road Impact Fee Agreement by and between Broward County and B.G. Pine Island Corp. and 77 Acres Trust recorded January 7, 2004, in Official Records Book 36705, Page 974; as Partially Released by instrument recorded January 28, 2008 in Official Records Book 45036, Page 1574, of the Public Records of Broward County, Florida. **NOT A MATTER OF SURVEY**
- Item # 10: Maintenance Agreement by and between Central Broward Water Control District and 77 Acres Trust and B.G. Pine Island, a Florida corporation, recorded January 7, 2004, in Official Records Book 36710, Page 328, of the Public Records of Broward County, Florida. **DEPicted ON SURVEY**
- Item # 11: Installation of Required Improvements Agreement by and between Broward County and Westbrooke Homes, BG Pine Island Corporation and 77 Acres Trust recorded April 26, 2004, in Official Records Book 37310, Page 1163, of the Public Records of Broward County, Florida. **AFFECTS THE PROPERTY, NOT A MATTER OF SURVEY**
- Item # 12: Amendment to Nonvehicular Access Lines by and between Broward County and Westbrooke Homes, BG Pine Island Corporation and 77 Acres Trust recorded April 26, 2004, in Official Records Book 37310, Page 1184, of the Public Records of Broward County, Florida. **DEPicted ON SURVEY**
- Item # 13: Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Pine Island Commercial, recorded in Plat Book 167, Page 50; as affected by Agreement for Amendment of Notation on Plat, recorded January 7, 2004 in Official Records Book 36705, Page 901 and Agreement for Amendment of Notation on Plat recorded January 28, 2008 in Official Records Book 45036, Page 1554, of the Public Records of Broward County, Florida. **DEPicted ON SURVEY AS A PART OF PARCEL B AS PLATTED**
- Item # 14: Environmental Resource and Permit Notice, recorded January 7, 2008 in Official Records Book 44970, Page 422, of the Public Records of Broward County, Florida. **NOT A MATTER OF SURVEY**

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, 2, 3, 4, 6(a), 8, 11(a), 13 and 14 of Table A thereof. The field work was completed on 02/27/17.

Date of Plat or Map: 08/03/21

Rene Aiguesvives
Florida PSM # 4327

This property described as:
A portion of Parcels A and B, "PINE ISLAND COMMERCIAL", according to the Plat thereof as recorded in Plat Book 167, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:
BEGIN at the Southermost S.E. corner of said Parcel "B", a distance of THENCE North 84°41'22"West on the South line of said Parcel "B", a distance of 100.52 feet;
THENCE South 88°27'18"West, a distance of 217.00 feet to a point on the West line of an ingress-Egress Easement as shown on said Plat of "PINE ISLAND COMMERCIAL"
THENCE North 02°07'54"West on said ingress-Egress line, a distance of 124.00 feet to a point on the North line of said ingress-Egress Easement as shown on said Plat of "PINE ISLAND COMMERCIAL"
THENCE North 88°27'18" East on the said North Ingress-Egress line, a distance of 50.00 feet;
THENCE North 02°07'54"West, a distance of 59.28 feet
THENCE North 87°52'06"East, a distance of 302.03 feet to a point on the East boundary line of said Parcel "B"
THENCE South 02°07'54"East on said East boundary line of Parcel "B", a distance of 163.01 feet;
THENCE South 43°09'02"West on the Southeastly boundary line of Parcel "B", a distance of 49.75 feet to the Point of Beginning.

Certified to:
JCI ASSOCIATES LLC

Address:
9780 NW 115 WAY MEDLEY FL 33178-1176
Folio No. 504128320020

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

TREE CHART			
#	DESCRIPTION	#	HEIGHT CANOPY
1	PALM	18"	15' 15'
2	TREE	14.4"	25' 30'
3	PALM	14.4"	17' 15'
4	PALM	14.4"	12' 12'
5	TREE	9.6"	16' 13'
6	PALM	14.4"	25' 18'
7	TREE	12"	20' 20'
8	TREE	9.6"	17' 13'
9	PALM	15"	15' 12'
10	TREE	10.8"	25' 40'
11	TREE	14.4"	35' 20'
12	TREE	18"	35' 20'
13	TREE	20.4"	35' 20'
14	TREE	19.2"	16' 17'
15	TREE	15"	25' 18'
16	TREE	12"	15' 23'
17	TREE	12"	15' 23'
18	TREE	15"	22' 15'
19	TREE	12"	15' 23'
20	TREE	16.8"	30' 15'
21	TREE	13.2"	35' 15'
22	TREE	15.6"	40' 27'
23	TREE	13.2"	33' 15'