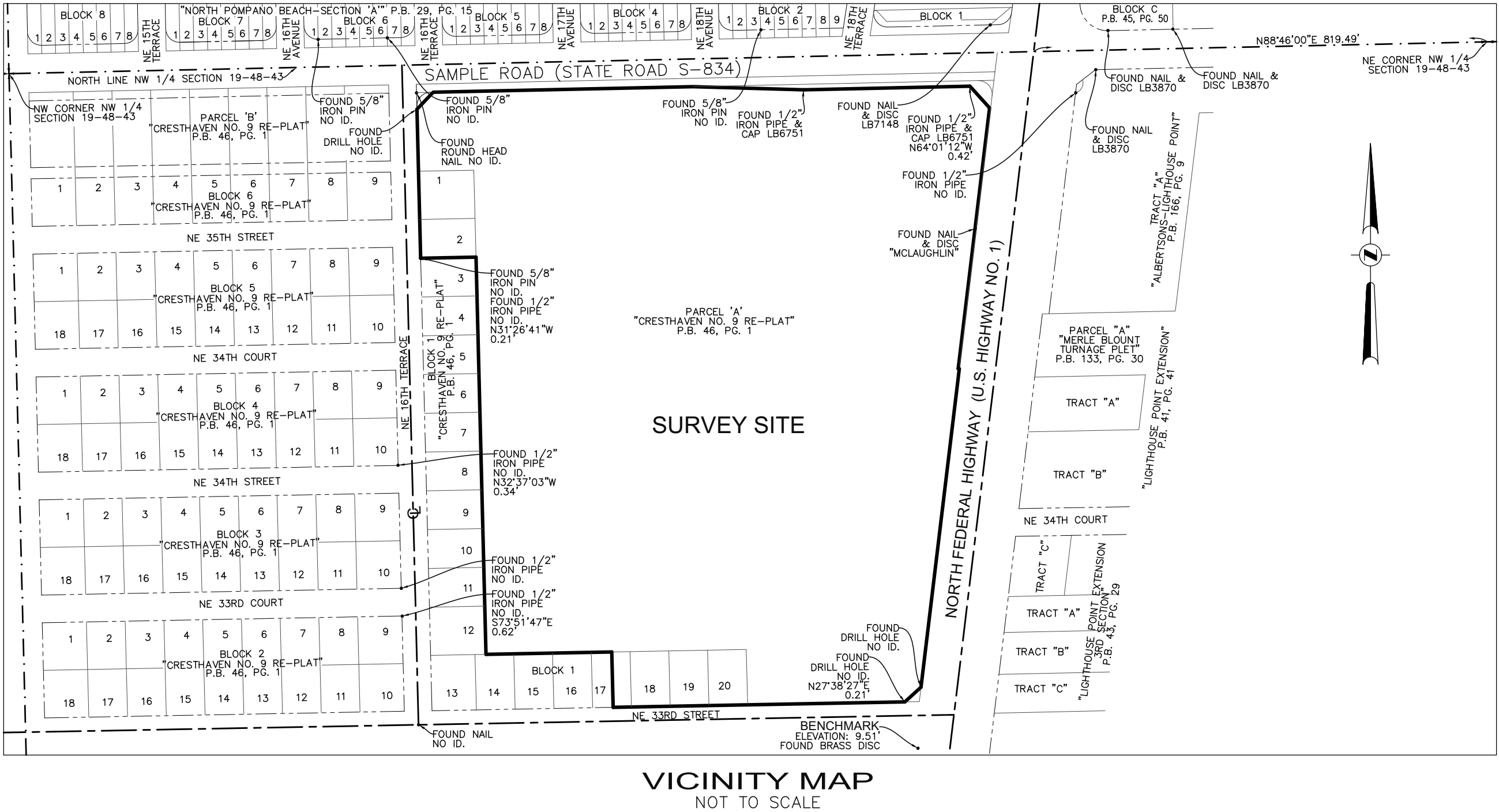


LEGEND

O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE

NOTES:

- 1) THIS SITE CONTAINS 963,152 SQUARE FEET (22.1109 ACRES) MORE OR LESS.
- 2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK: 2973; ELEVATION: 8.438; CITY OF POMPANO BEACH BENCHMARK: 0013/2011; ELEVATION: 9.508'.
- 3) FLOOD ZONES: "X", BASE FLOOD ELEVATION: NONE; "AH", BASE FLOOD ELEVATIONS: 10' & 11'; PANEL #12011C0188H; COMMUNITY #120055; MAP DATE: 08/18/14.
- 4) THIS SITE LIES IN SECTION 19, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA.
- 5) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE SOUTH RIGHT-OF-WAY LINE OF SAMPLE ROAD BEING N88°46'00"E.
- 6) 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.
- 7) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: PARTRIDGE EQUITY GROUP.
- 8) 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'.
- 9) THIS SITE CONTAINS 982 TOTAL PARKING SPACES (961 REGULAR & 21 DISABLED).
- 10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
- 11) ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.
- 12) STATE PLANE COORDINATES ARE BASED ON FIELD OBSERVATION AND ARE TO NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT. FL-E ZONE. BEARINGS ARE BASED ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86020-2518, SHEET 7 OF 8.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOTS 1 AND 2 AND THE EAST 33 FEET OF LOT 17, TOGETHER WITH LOTS 18, 19 AND 20, BLOCK 1, AND PARCEL 'A', LESS THE NORTH 15 FEET OF SAID PARCEL 'A', "CRESTHAVEN NO. 9 REPLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LESS THAT PART OF SAID PARCEL 'A' WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS ARC, WHICH IS TANGENT TO THE WEST LINE OF SAID PARCEL 'A' AND TANGENT TO A LINE 15 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID PARCEL 'A'; AND LESS THAT PART OF SAID PARCEL 'A' WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS ARC, WHICH IS TANGENT TO THE EAST LINE OF SAID PARCEL 'A' AND TANGENT TO A LINE 15 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID PARCEL 'A'.

LESS AND EXCEPT THEREFROM THOSE LANDS CONVEYED TO BROWARD COUNTY BY WARRANTY DEED RECORDED OCTOBER 15, 1997 IN OFFICIAL RECORDS BOOK 27143, PAGE 282; FURTHER LESS AND EXCEPT THOSE LANDS CONTAINED IN PARCEL NO. 108 AS DESCRIBED IN COUNTY DEED RECORDED AUGUST 14, 1997 IN OFFICIAL RECORDS BOOK 26853, PAGE 991; AND FURTHER LESS AND EXCEPT THOSE LANDS CONVEYED TO BROWARD COUNTY BY WARRANTY DEED RECORDED MAY 13, 1997 IN OFFICIAL RECORDS BOOK 26416, PAGE 92.

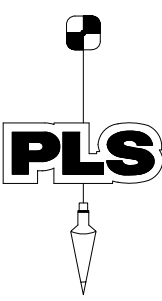
SHEET 1 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1, 2 & 3

5		
4		
3		
2		
1		
NO.	REVISIONS	BY

SHOPPER'S HAVEN
3305-3359 NORTH FEDERAL HIGHWAY
1769-1785 NE 33RD STREET
3301 NE 16TH TERRACE
POMPANO BEACH, BROWARD COUNTY
FLORIDA 33064

BOUNDARY & TOPOGRAPHIC SURVEY



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

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

SCALE: 1" = 40'
SURVEY DATE: 03/05/2020

FILE: PARTRIDGE EQUITY GROUP
ORDER NO.: 66804

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.

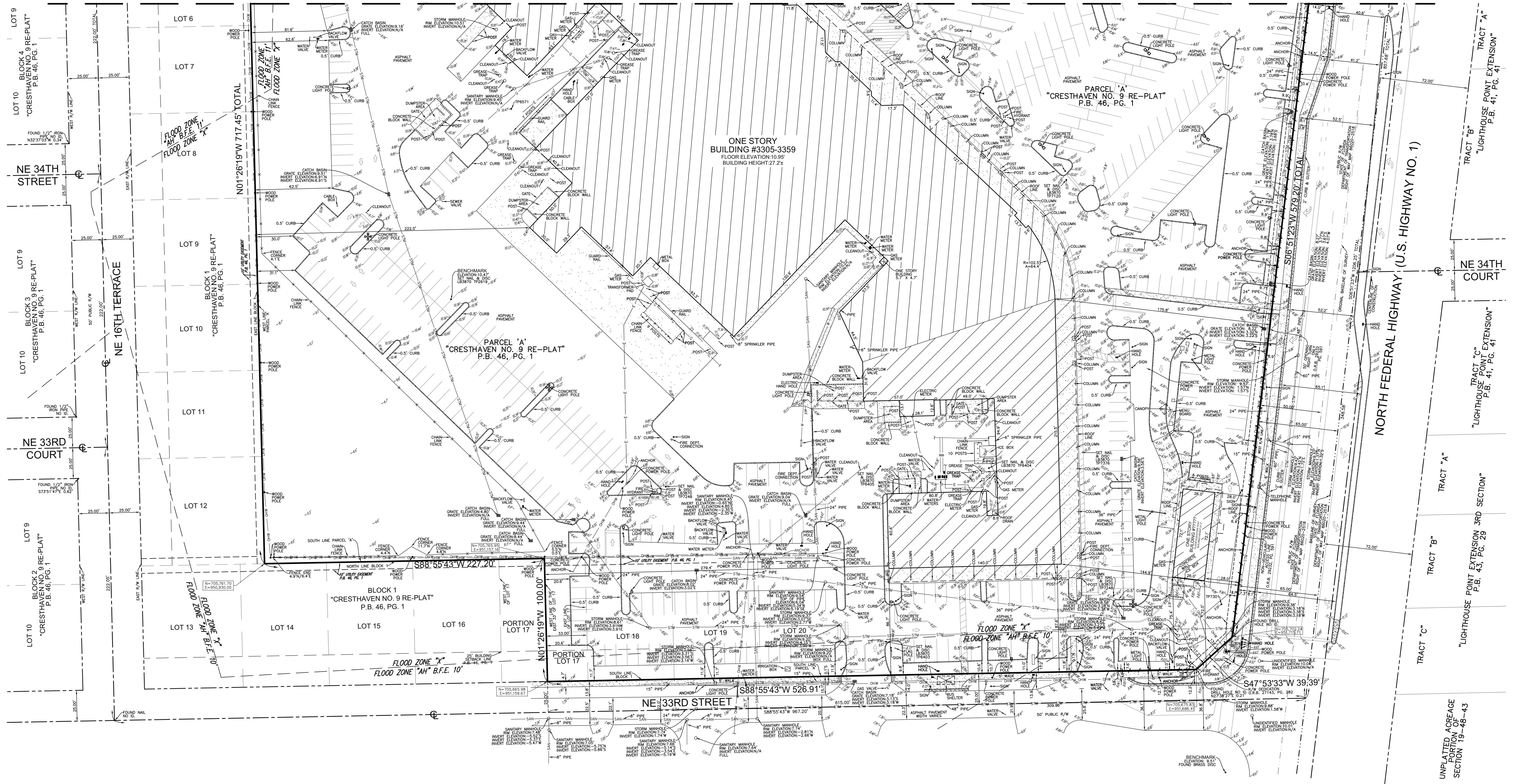
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR A DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- ☐ 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

John F. Pulice
Digitally signed
by John F Pulice
Date: 2021.03.11
10:16:18 -05'00'

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MATCH LINE SHEET 3



LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND WATER LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- R/W RIGHT-OF-WAY
- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- R RADIUS
- CA CENTRAL ANGLE
- A ARC LENGTH
- STATE PLANE COORDINATES
- N/A NOT ACCESSIBLE
- B.F.E. BASE FLOOD ELEVATION

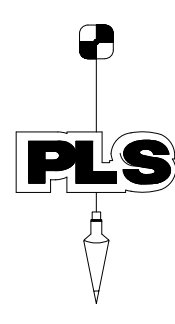
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SHEET 2 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1, 2 & 3

SHOPPER'S HAVEN
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3301 NE 16TH TERRACE
POMPAHO BEACH, BROWARD COUNTY
FLORIDA 33064

BOUNDARY & TOPOGRAPHIC SURVEY

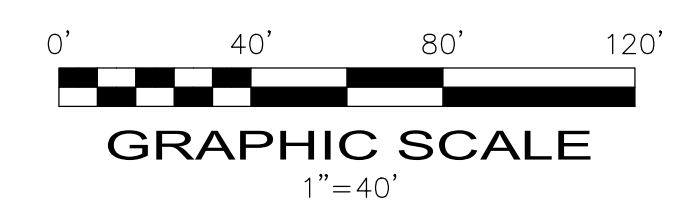


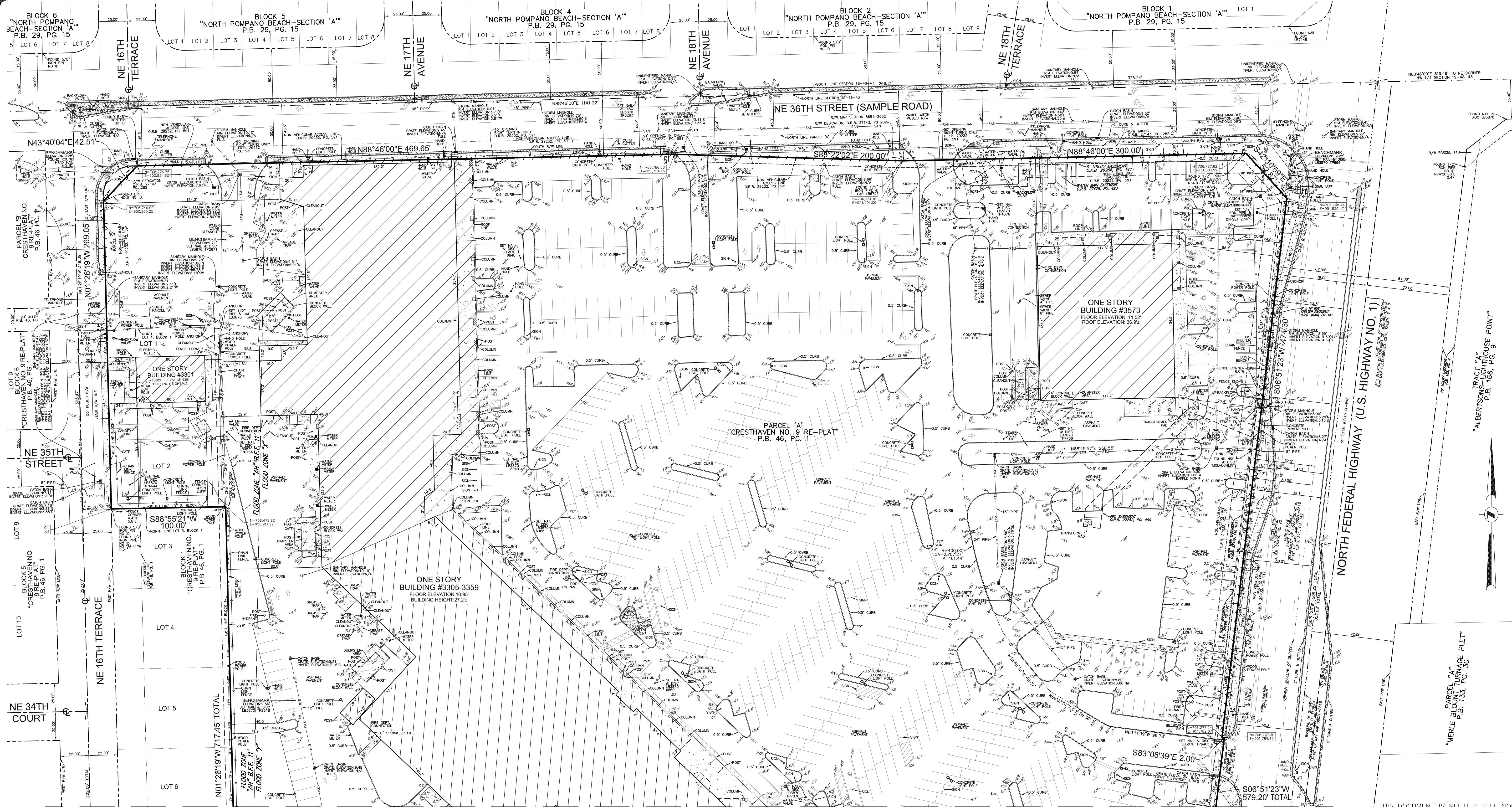
POLICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
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LEGEND

CONCRETE	CONCRETE
ASPHALT PAVEMENT	ASPHALT PAVEMENT
ELEVATION	ELEVATION
OVERHEAD WIRES	OVERHEAD WIRES
UNDERGROUND WATER LINE	UNDERGROUND WATER LINE
UNDERGROUND STORM SEWER LINE	UNDERGROUND STORM SEWER LINE
UNDERGROUND SANITARY SEWER LINE	UNDERGROUND SANITARY SEWER LINE
UNDERGROUND ELECTRIC LINE	UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE	UNDERGROUND GAS LINE
UNDERGROUND TELEPHONE LINE	UNDERGROUND TELEPHONE LINE
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R	RADIUS
CA	CENTRAL ANGLE
A	ARC LENGTH
N/A	STATE PLANE COORDINATES
B.F.E.	NOT ACCESSIBLE
	BASE FLOOD ELEVATION

GRAPHIC SCALE

0' 40' 80' 120'

1" = 40'

BOUNDARY AND TOPOGRAPHIC SURVEY

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