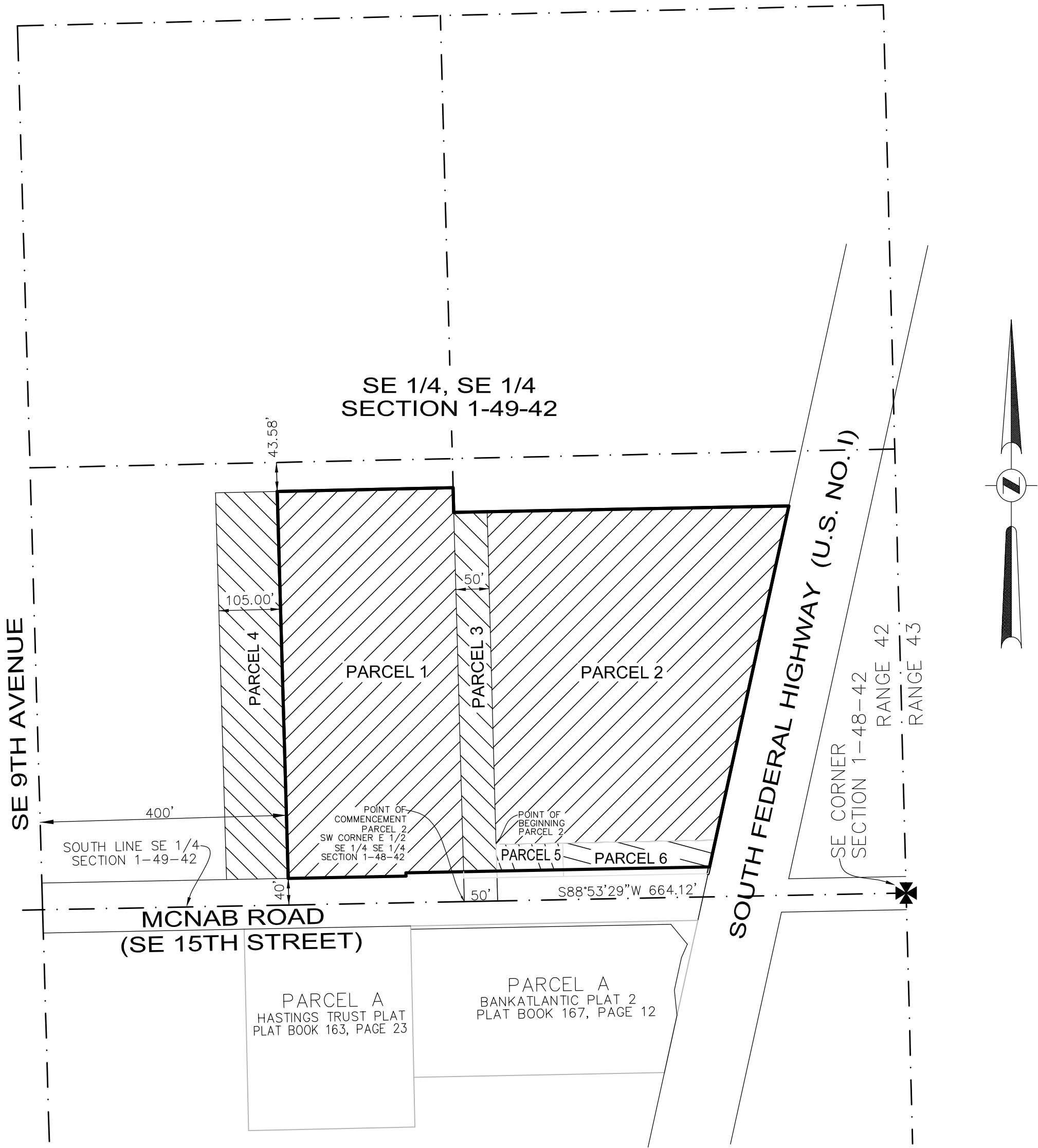


NOTES:

- 1) THIS SITE LIES IN SECTION 1, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- 2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK NO.: 772 NAIL & CAP IN POWER POLE. ELEVATION: 4.302'.
- 3) FLOOD ZONE: AH; BASE FLOOD ELEVATION: 5 FEET; PANEL #120055 0378H; MAP DATE: 08/18/14.
- 4) BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 1-49-42 BEING S88°53'29"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 SITE CONTAINS 362 TOTAL MARKED PARKING SPACES (350 REGULAR & 12 DISABLED). SPACES WITHIN EASEMENT PARCEL 4 NOT INCLUDED.
- 7) THIS SURVEY WAS PREPARE WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, FILE NO.: NOS-837350-PITT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY; EFFECTIVE DATE: FEBRUARY 23, 2017 @ 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-EASEMENT DEED IN O.R.B. 2649, PAGE 929, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 10-AGREEMENT IN O.R.B. 2649, PAGE 935, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 11-OFF STREET PARKING AGREEMENT ATTACHED TO RESOLUTION NO. 89-184 IN O.R.B. 16586, PAGE 127, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 12-EASEMENT AGREEMENT IN O.R.B. 16232, PAGE 596, AMENDED IN O.R.B. 19106, PAGE 153, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 13-MANAGEMENT AGREEMENT IN O.R.B. 15967, PAGE 99, AS ASSIGNED IN O.R.B. 16232, PAGE 669, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 14-EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY IN O.R.B. 21213, PAGE 589, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 15-EASEMENT IN O.R.B. 6487, PAGE 570, APPLIES TO PARCEL 4 AS DEPICTED HEREON.
ITEM 16-TEMPORARY CONSTRUCTION EASEMENT IN O.R.B. 6487, PAGE 568, APPLIES TO PARCEL 4 AS DEPICTED HEREON.
ITEM 17-EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY IN O.R.B. 49489, PAGE 1485, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 18-UNITY OF TITLE IN O.R.B. 48019, PAGE 1395, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 19-EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY IN O.R.B. 48220, PAGE 126, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 20-LEASE AS EVIDENCED BY MEMORANDUM OF LEASE IN O.R.B. 5590, PAGE 935, SAID LEASE ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF LEASE IN O.R.B. 10166, PAGE 25, AND AMENDED AND RESTATED MEMORANDUM OF LEASE IN O.R.B. 16232, PAGE 591, AND LEASE AS EVIDENCED BY NOTICE OF LEASE IN O.R.B. 11053, PAGE 22; AND MEMORANDUM OF LEASE IN O.R.B. 42802, PAGE 678, AS AFFECTED BY SUBORDINATION, NON-DISTURBANCE AND ADORNMENT AGREEMENT IN O.R.B. 43285, PAGE 194 AND AS AFFECTED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT IN O.R.B. 43962, PAGE 37, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 21-LEASE IN O.R.B. 17820, PAGE 906 AFFECTED BY FIRST AMENDMENT TO MEMORANDUM OF LEASE IN O.R.B. 48293, PAGE 1232 AS AFFECTED BY THAT SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT IN O.R.B. 43962, PAGE 30, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 22-LEASE AS EVIDENCED BY MEMORANDUM OF LEASE IN O.R.B. 37840, PAGE 1803, AFFECTED BY FIRST AMENDMENT TO MEMORANDUM OF LEASE IN O.R.B. 43553, PAGE 916, AND SECOND AMENDMENT TO MEMORANDUM OF LEASE IN O.R.B. 47537, PAGE 840, AND THIRD AMENDMENT TO MEMORANDUM OF LEASE IN O.R.B. 49175, PAGE 1838, AS AFFECTED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT IN O.R.B. 43962, PAGE 42, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 23-LEASE AS EVIDENCED BY MEMORANDUM OF LEASE IN O.R.B. 48073, PAGE 239 AND SUPPLEMENTAL TO AND CLARIFICATION OF MEMORANDUM OF LEASE IN O.R.B. 48442, PAGE 609 AS AFFECTED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT IN O.R.B. 47367, PAGE 1110, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 24-LEASE AS EVIDENCED AND AFFECTED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT O.R.B. 43962, PAGE 21, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEMS 25 & 26-NOT ADDRESSED.



VICINITY MAP
NOT TO SCALE

CERTIFICATION:

TO, ECHO REALTY; ECHO SERVICE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; PUBLIIX SUPER MARKETS, INC., A FLORIDA CORPORATION; REAL SUB, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY:

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 1, 2, 3, 4, 7(a), 8, 9, & 11 OF TABLE A THEREOF.

- ☐ 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

LEGAL DESCRIPTION:

PARCEL 1:
THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS THE WEST 400.00 FEET AND LESS THE SOUTH 40.0 FEET AND LESS THE NORTH 43.58 FEET.

LESS AND EXCEPT:

THE NORTH 3.00 FEET OF THE SOUTH 43.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS THE WEST 577.00 FEET THEREOF, TOGETHER WITH THAT PORTION OF THE NORTH 8.00 FEET OF THE SOUTH 43.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE 120 FOOT WIDE RIGHT-OF-WAY OF FEDERAL HIGHWAY (U.S. HIGHWAY NO.1) (STATE ROAD NO. 5).

PARCEL 2:
THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), A DISTANCE OF 50 FEET; THENCE NORTH AND PARALLEL TO THE WEST BOUNDARY OF THE SAID EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), A DISTANCE OF 85 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH AND PARALLEL TO SAID WEST BOUNDARY A DISTANCE OF 500 FEET; THENCE EAST AND PARALLEL TO THE SAID SOUTH BOUNDARY OF SAID EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), A DISTANCE OF 453.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE FEDERAL HIGHWAY (U.S. NO. 1) THENCE SOUTHWEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 514.40 FEET; THENCE WEST AND PARALLEL TO SAID SOUTH BOUNDARY, A DISTANCE OF 329.64 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
THE WEST 50 FEET OF THE NORTH 550 FEET OF THE SOUTH 585 FEET OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) IN SECTION 1, TOWNSHIP 49 SOUTH, RANGE 42 EAST, IN BROWARD COUNTY, FLORIDA.

PARCEL 4:
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3 AS CREATED BY EASEMENT AGREEMENT, DATED FEBRUARY 28, 1989, BETWEEN POMPANO PLAZA REALTY COMPANY, LTD., AND CHRIST COMMUNITY CHURCH OF BROWARD COUNTY, INC., IN OFFICIAL RECORDS BOOK 16232, AT PAGE 596 AND AS AMENDED BY AMENDMENT TO EASEMENT AGREEMENT AND NOTE MODIFICATION AGREEMENT FILED JANUARY 24, 1992 IN OFFICIAL RECORDS BOOK 19106, AT PAGE 153 FOR PARKING OVER AND ACROSS: THE EAST 105.00 FEET OF THE WEST 400.00 FEET OF THE SOUTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LESS THE SOUTHERLY 40 FEET AND ALSO LESS THE NORTH 43.58 FEET THEREOF.
SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

PARCEL 5:
THE EAST ONE HUNDRED (100) FEET OF THE WEST ONE HUNDRED FIFTY (150) FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE NORTH FIFTY (50) FEET OF THE SOUTH EIGHT-FIVE (85) FEET TO THE SE 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING WEST OF THE FEDERAL HIGHWAY (U.S. NO. 1), SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 6:
THAT PORTION OF THE NORTH 50 FEET OF THE SOUTH 85 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING WEST OF FEDERAL HIGHWAY (U.S. NO. 1), LESS THE WEST 150 FEET OF THE ABOVE DESCRIBED PARCEL; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

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PZ25-30000002

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

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4		
3		
2		
1		
NO.	REVISIONS	BY

POMPANO PLAZA
1401 SOUTH FEDERAL HIGHWAY
POMPANO BEACH, BROWARD COUNTY
FLORIDA 33060

**BOUNDARY SURVEY
ALTA/NSPS LAND TITLE SURVEY**



PULICE LAND SURVEYORS, INC.
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WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.D.R.
CHECKED BY: J.F.P.

SCALE: N/A
SURVEY DATE: 03/15/17

FILE: ECHO REALTY
ORDER NO.: 62654

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