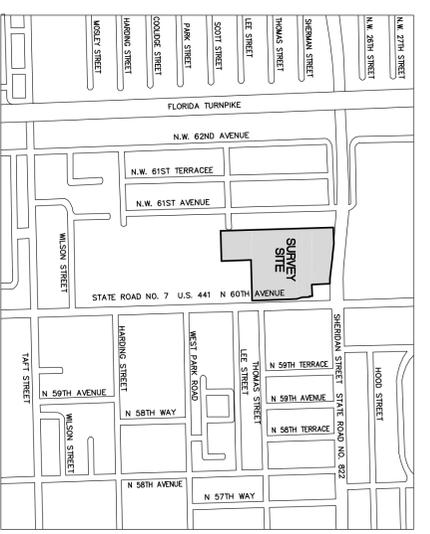
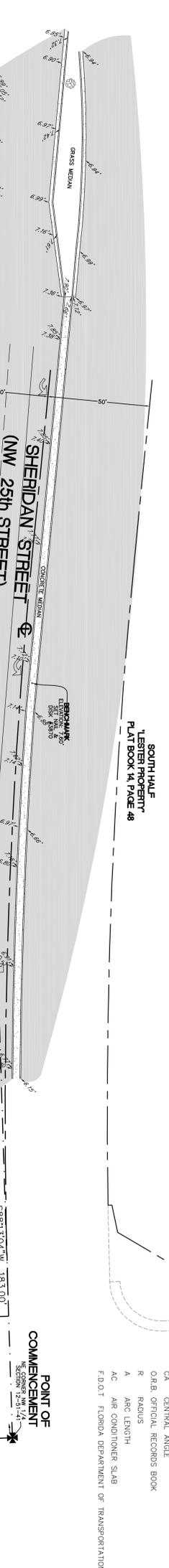


LEGAL DESCRIPTION:

A PORTION OF TRACTS 1, 2, AND 3 OF "BENDLER'S SUBDIVISION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST; THENCE SOUTH 88°13'04" WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 FOR 183.00 FEET; THENCE SOUTH 02°00'37" EAST 59.10 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SHERIDAN STREET (NW 25th STREET) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86100-2574, SHEET 4 OF 5; THENCE CONTINUE SOUTH 02°00'37" EAST 155.90 FEET; THENCE NORTH 88°13'04" EAST 101.25 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 441 (STATE ROAD No. 7) NORTH 60th AVENUE AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86100-2528, SHEET 11 OF 23; THENCE SOUTH 02°00'37" EAST 286.75 FEET; THENCE SOUTH 87°59'23" WEST 423.58 FEET; THENCE SOUTH 02°00'58" EAST 243.27 FEET; THENCE SOUTH 88°02'01" WEST 185.15 FEET TO THE INTERSECTION WITH THE EAST LINE OF "SUNSHINE PARK ESTATES ADDITIONS," ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 02°03'32" WEST, ALONG SAID EAST LINE, 867.98 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF SHERIDAN STREET (NW 25th STREET); THENCE NORTH 88°13'03" EAST, THIS AND THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 140.62 FEET; THENCE SOUTH 83°30'05" EAST 85.87 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2914.79 FEET, A CENTRAL ANGLE OF 00°37'23", FOR AN ARC DISTANCE OF 31.70 FEET; THENCE SOUTH 83°30'05" EAST 189.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE AT WHICH A RADIAL LINE BEARS NORTH 01°42'23" EAST; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2926.04 FEET, A CENTRAL ANGLE OF 00°49'24", FOR AN ARC DISTANCE OF 42.05 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 390,595 SQUARE FEET (8.9668 ACRES) MORE OR LESS.

LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- PALM TREE
- ELEVATION
- ONE-HAND WIRE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTRELINE
- C.A. CENTRAL ANGLE
- O.R.B. OFFICIAL RECORDS BOOK
- R. RADIUS
- A. ARC LENGTH
- AC AIR CONDITIONER SLAB
- F.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION



NOTES:

- 1) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, BROWARD COUNTY BENCHMARK #2065; ELEVATION: 13.87 FEET. TO CONVERT THE ELEVATIONS HEREON TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADD 1.51 FEET.
- 2) FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #125113 0304F; MAP DATE: 08/18/92.
- 3) THIS SITE LIES IN SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
- 4) BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 441 BEING 502°00'37"E.
- 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) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- 7) THIS SURVEY WAS PREPARED FOR THE BENEFIT OF AN OWNERSHIP AND ENCUMBRANCE REPORT, SEARCH NO. 11-801-12 AMENDED, PROVIDED BY PARAMOUNT TITLE SERVICES, INC.; EFFECTIVE DATE: JANUARY 9, 2012. THE FOLLOWING ARE LIST OF EASEMENTS AND RIGHTS-OF-WAY AND OTHER MATTERS AFFECTING TITLE:
 - ITEM 1 - DEDICATIONS AND EASEMENTS AS SET FORTH IN THE PLAT OF "BENDLER'S SUBDIVISION" PLAT BOOK 2, PAGE 2 AFFECT THIS SITE
 - ITEM 2 - P.L. EASEMENT IN DEED BOOK 652, PAGE 45, MAY AFFECT SITE, COPY PROVIDED ILEGIBLE.
 - ITEM 3 - COUNTY DEED IN O.R.B. 2868, PAGE 27 DOES NOT AFFECT THIS SITE.
 - ITEM 4 - NINETY NINE YEAR LEASE IN O.R.B. 1698, PAGE 229 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 - ITEM 5 - QUICK CLAIM DEED IN O.R.B. 4232, PAGE 428 DOES NOT AFFECT THIS SITE.
 - ITEM 6 - QUICK CLAIM DEED IN O.R.B. 4232, PAGE 429 DOES NOT AFFECT THIS SITE.
 - ITEM 7 - COUNTY DEED IN O.R.B. 4353, PAGE 1970, PAGE 332 DOES NOT AFFECT THIS SITE.
 - ITEM 8 - EASEMENT DEED IN IN O.R. BOOK 4823, PAGE 214 AFFECTS THIS SITE AS DEPICTED HEREON.
 - ITEM 9 - EASEMENT DEED IN O.R. BOOK 4823, PAGE 214 AFFECTS THIS SITE AS DEPICTED HEREON.
 - ITEM 10 - FLORIDA POWER AND LIGHT COMPANY EASEMENT IN O.R.B. 5389 PAGE 557 DOES NOT AFFECT THIS SITE BUT IS PARTIALLY DEPICTED HEREON
 - ITEM 11 - SUBORDINATION OF UTILITY EASEMENT IN O.R.B. 14290, PAGE 11 DOES NOT AFFECT THIS SITE.
 - ITEM 12 - DEED RECORDED O.R.B. 15244, PAGE 310 DOES NOT AFFECT THIS SITE.
 - ITEM 13 - TRANSFER OF LEASE IN O.R.B. 15244, PAGE 313 DOES NOT AFFECT THIS SITE.
 - ITEM 14 - ASSIGNMENT AND ASSUMPTION OF LEASE IN O.R.B. 15452, PAGE 383 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 - ITEM 15 - RESOLUTION BY CITY OF HOLLYWOOD IN O.R.B. 37674, PAGE 1526 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 - ITEM 16 - ORDER OF TAKING OF PERPETUAL EASEMENT BY FLORIDA POWER AND LIGHT IN O.R.B. 44064, PAGE 639 AFFECTS THIS SITE AS DEPICTED HEREON.

CERTIFICATION:

TO THE CITY OF HOLLYWOOD, BOHLER ENGINEERING, AND PARAMOUNT TITLE SERVICES AND TO: STEVEN HANDELL, P.A.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a) OF TABLE A THEREOF.

NO.	DATE	TITLE	BY
1	12/20/13	TITLE REVIEW	JK
2	02/02/12	TITLE REVIEW	JK
3			

ALTA/ACSM LAND TITLE SURVEY

HOLLYWOOD HONDA SITE
 2400 NORTH 60th AVENUE
 HOLLYWOOD, BROWARD COUNTY, FLORIDA

PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 TELEPHONE: (954) 572-1777
 FAX: (954) 572-1778
 E-MAIL: surveys@pulicesurveyors.com
 CERTIFICATE OF AUTHORIZATION LB#3970

BOHLER ENGINEERING
 ORDER NO. 54827

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 MAY BE REPRODUCED, IN ANY FORM OR BY ANY
 MEANS, WITHOUT PERMISSION IN WRITING FROM AN
 OFFICER OF PULICE LAND SURVEYORS, INC.

SHEET 1 OF 2

GRAPHIC SCALE
 1" = 30'