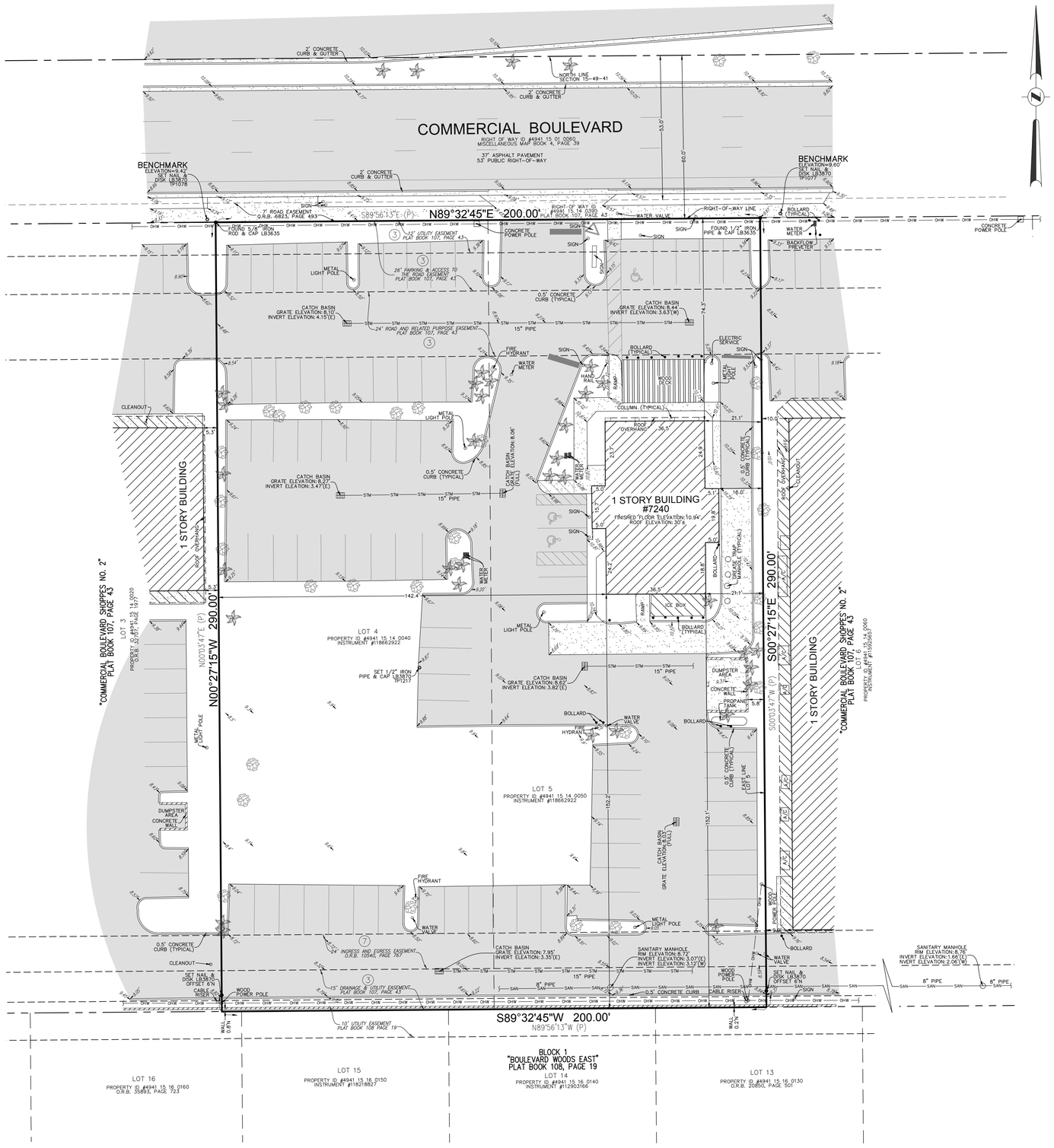
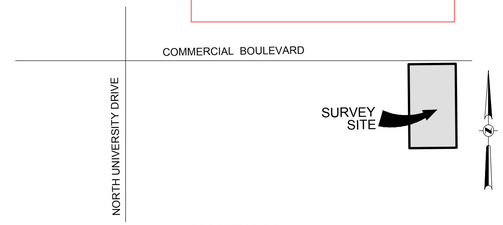
Attachment "C"





VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOT 4, "COMMERCIAL BOULEVARD SHOPPES NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

LOT 5, "COMMERCIAL BOULEVARD SHOPPES NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 58,000 SQUARE FEET (1.3315 ACRES), MORE OR LESS.

NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #3787, ELEVATION: 9.089 FEET.
3. FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12011C0353H; COMMUNITY #120044; MAP DATE: 8/18/14.
4. THIS SITE LIES IN SECTION 15, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
5. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH RIGHT-OF-WAY LINE OF COMMERICAL BOULEVARD BEING N89°32'45"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. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
8. THIS SURVEY WAS PREPARED WITH BENEFIT OF A POLICY OF TITLE INSURANCE, ORDER NUMBER 10816696, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED FEBRUARY 07, 2023 AT 9:00 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B OF SAID COMMITMENT:
   - ITEMS 1 & 2: STANDARD EXCEPTION NOT ADDRESSED.
   - ITEM 3: RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS IN PLAT BOOK 107, PAGE 43 APPLY TO THIS SITE AS DEPICTED HEREON, AS AMENDED BY RESOLUTION NO. 88-18 IN O.R.B 15253, PAGE 175; SURVEYOR'S CERTIFICATE RECORDED IN O.R.B 9584, PAGE 33 DO NOT APPLY TO THIS SITE.
   - ITEM 4: COVENANTS, CONDITIONS AND RESTRICTIONS IN O.R.B. 4037, PAGE 435 APPLY TO THIS SITE BUT CANNOT BE PLOTTED
   - ITEM 5: DEVELOPER'S AGREEMENT IN O.R.B. 6980, PAGE 215, TOGETHER WITH THE BILL OF SALE IN O.R.B. 31717, PAGE 1011 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 6: DECLARATION OF RESTRICTIVE COVENANT IN O.R.B. 10485, PAGE 313, AS REVOKED BY REVOCATION OF DECLARATION OF RESTRICTIVE COVENANT IN O.R.B. 30337, PAGE 1085 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 7: INGRESS AND EGRESS EASEMENT IN O.R.B 10540, PAGE 767 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 8: RESTRICTIONS, AGREEMENTS, EASEMENTS AND OTHER MATTERS IN DEED IN O.R.B. 12652, PAGE 222 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 9: UNITY OF TITLE IN O.R.B. 17281, PAGE 789 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 10: CROSS PARKING ACCESS AND PERVIOUS AREA AGREEMENT IN O.R.B. 32485, PAGE 253 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 11 & 12: NOT ADDRESSED.
   - ITEM 13: SURVEY MATTERS DEPICTED HEREON.
3. THIS SITE CONTAINS 79 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (76 REGULAR & 3 DISABLED).
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CERTIFICATION:

TO 7 LLC, A FLORIDA LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY; BUBAS DEVELOPMENT BIS, LLC:

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, 7(a), 8, & 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 1/18/22.

DATE OF PLAT OR MAP: 1/18/24

LEGEND & ABBREVIATIONS

	CONCRETE
	ASPHALT PAVEMENT
10.00'	ELEVATION
OHW	OVERHEAD WIRES
STM	UNDERGROUND STORM SEWER LINE
SAN	UNDERGROUND SANITARY SEWER LINE
℄	CENTERLINE
R=	RADIUS
CA=	CENTRAL ANGLE
A=	ARC LENGTH
FPL	FLORIDA POWER & LIGHT COMPANY
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
(P)	PER PLAT
	PALM TREE
	UNIDENTIFIED TREE

0' 20' 40' 60'
GRAPHIC SCALE
1"=20'

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- ☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- ☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS429
- ☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660 STATE OF FLORIDA

NO.	REVISIONS	BY
6		
5		
4		
3		
2		
1		

COMMMERICAL SITE
7240 WEST COMMERCIAL BOULEVARD
LAUDERHILL, FLORIDA 33319
(CITY OF LAUDERHILL, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY ALTA/NSPS LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
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WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.	SCALE: 1" = 20'	CLIENT: BUBAS DEVELOPMENT BIS, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 1/18/24	ORDER NO.: 72218