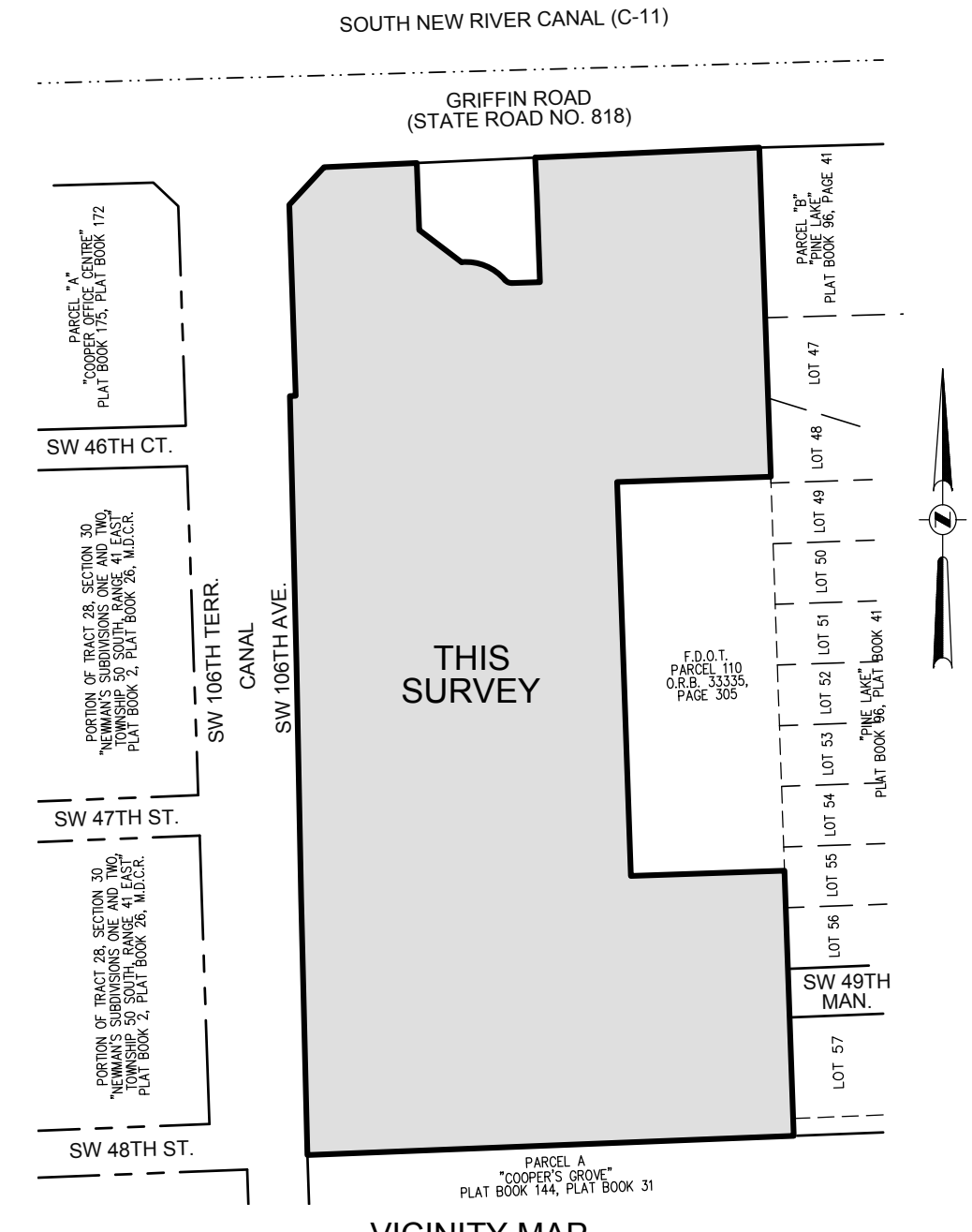
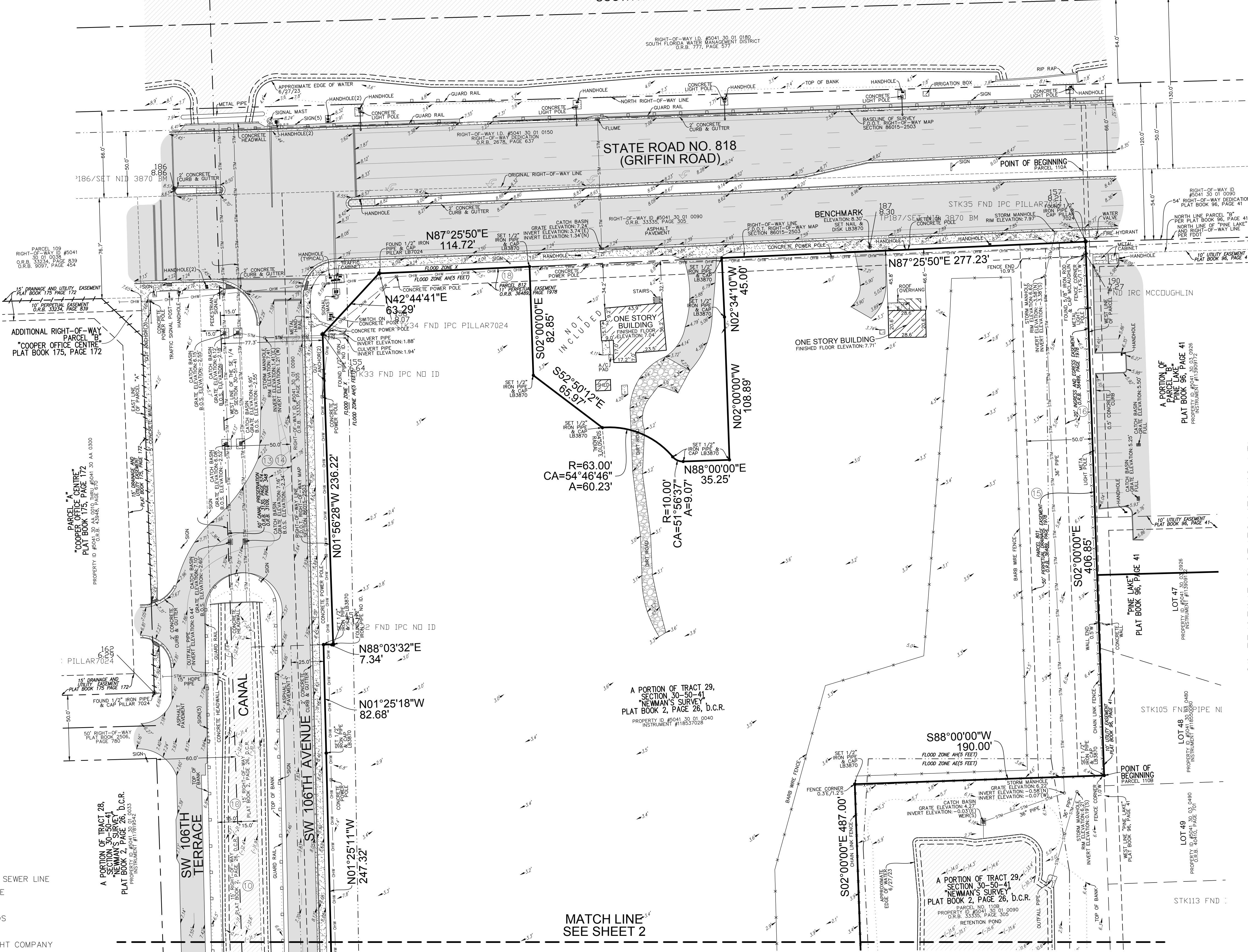


SOUTH NEW RIVER CANAL (C-11)



LEGAL DESCRIPTION:
 A PORTION OF TRACT 29 AND THE RIGHT-OF-WAY ADJACENT THERETO, IN SECTION 30, TOWNSHIP 50 SOUTH, RANGE 41 EAST, "NEWMAN'S SURVEY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 87°44'57" EAST ALONG THE SOUTH LINE OF THE EAST HALF OF SAID SECTION 30 FOR 60.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SW 106TH AVENUE AS SHOWN ON MISCELLANEOUS MAP BOOK 8, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) NORTH 01°24'02" WEST 317.93 FEET; 2) NORTH 01°09'03" WEST 290.03 FEET; 3) NORTH 01°25'11" WEST 247.32 FEET; 4) NORTH 01°25'18" WEST 82.68 FEET; THENCE ALONG THE RIGHT-OF-WAY LINE FOR SW 106TH AVENUE AND GRIFFIN ROAD AS SHOWN ON OFFICIAL RECORDS BOOK 33335, PAGE 302, OF SAID BROWARD COUNTY PUBLIC RECORDS, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) NORTH 88°03'32" EAST 7.34 FEET; 2) NORTH 01°56'28" WEST 236.22 FEET; 3) NORTH 42°44'41" EAST 63.29 FEET; 4) NORTH 87°25'50" EAST 114.72 FEET; THENCE SOUTH 02°00'00" EAST ALONG SAID EAST LINE 406.85 FEET; THENCE SOUTH 88°00'00" WEST 190.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 04°50'10" EAST; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 63.00 FEET, A CENTRAL ANGLE OF 54°46'46", FOR AN ARC DISTANCE OF 60.23 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, CENTRAL ANGLE OF 51°56'37", FOR AN ARC DISTANCE OF 9.07 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°00'00" EAST 35.25 FEET; THENCE NORTH 02°00'00" WEST 108.89 FEET; THENCE NORTH 02°34'10" WEST 45.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID GRIFFIN ROAD; THENCE NORTH 87°25'50" EAST ALONG SAID LINE 277.23 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 29; THENCE SOUTH 02°00'00" EAST ALONG SAID EAST LINE 406.85 FEET; THENCE SOUTH 88°00'00" WEST 190.00 FEET; THENCE SOUTH 02°00'00" EAST 487.00 FEET; THENCE NORTH 88°00'00" EAST 190.00 FEET; THENCE SOUTH 02°00'00" EAST ALONG SAID EAST LINE 327.93 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 30; THENCE SOUTH 87°44'57" WEST ALONG SAID SOUTH LINE 601.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF COOPER CITY, BROWARD COUNTY, FLORIDA, AND CONTAINING 611,223 SQUARE FEET (14.0317 ACRES), MORE OR LESS.

CERTIFICATION:
 TO FIRST AMERICAN TITLE INSURANCE COMPANY; CC HOMES AT COOPER CITY LLC; CC DEVCO HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY;

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 06/30/23.

DATE OF PLAT OR MAP: 06/30/23

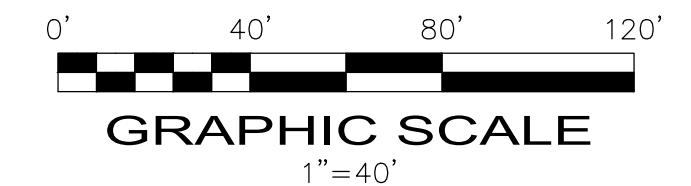
Digitally signed by
John F. Pulice, PSM
 Date: 2024.02.15
 16:53:38 -0500

- LEGEND & ABBREVIATIONS**
- CONCRETE
 - ASPHALT PAVEMENT
 - BRICK PAVERS
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - B.O.S. BOTTOM OF STRUCTURE
 - CENTERLINE
 - D.C.R. DADE COUNTY RECORDS
 - D.E.D. DEED
 - F.P.L. FLORIDA POWER & LIGHT COMPANY
 - L.B. LICENSED BUSINESS
 - O.R.B. OFFICIAL RECORDS BOOK
 - TITLE COMMITMENT NUMBER
 - T.P. TRAVERSE POINT (FOR FIELD INFORMATION ONLY)

- 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 (NAVD88). BROWARD COUNTY BENCHMARK #3223; ELEVATION: 8.739 FEET. [CONVERSION FACTOR FROM NAVD88 TO NGVD29 IS +1.601']
 3. FLOOD ZONE: AH/AE/X; BASE FLOOD ELEVATION: 6 FEET/5 FEET/NONE; PANEL #12011C0535H & 120011C0545H; COMMUNITY #120032; MAP DATE: 8/18/14.
 4. THIS SITE LIES IN SECTION 30, TOWNSHIP 50 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
 5. GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE WEST LINE OF "PINE LAKE", PLAT BOOK 96, PAGE 41 BEING S02°00'00"E.
 6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 7. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: CC HOMES AT COOPER CITY LLC.
 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 0 PARKING SPACES.
 10. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER NCS-1179518-MIA, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MAY 26, 2023, 2023 AT 7:30 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B-II OF SAID COMMITMENT: ITEMS 1, 2, 3, 4, 5, 6, 7, 8 & 9; STANDARD EXCEPTIONS, NOT ADDRESSED.

- ITEM 10: MATTERS IN PLAT BOOK 2, PAGE 26 APPLY TO THIS SITE AS DEPICTED HEREON.
 - ITEM 11: MATTERS IN PLAT BOOK 175, PAGE 173 DO NOT APPLY TO THIS SITE.
 - ITEM 12: MATTERS IN INSTRUMENT NO. 118357918 DO NOT APPLY TO THIS SITE.
 - ITEM 13: RESERVATIONS CONTAINED IN RIGHTS IN RESERVATIONS IN O.R.B. 3109, PAGE 348 APPLIES TO THE ADJACENT RIGHT-OF-WAY AS DEPICTED HEREON.
 - ITEM 14: RESERVATIONS CONTAINED IN RIGHTS IN RESERVATIONS IN O.R.B. 3130, PAGE 574 APPLIES TO THE ADJACENT RIGHT-OF-WAY AS DEPICTED HEREON.
 - ITEM 15: DRAINAGE PIPE EASEMENT IN O.R.B. 36489, PAGE 1978 APPLIES TO THIS SITE AS DEPICTED HEREON.
 - ITEM 16: INGRESS/EGRESS EASEMENT IN O.R.B. 36489, PAGE 1978 APPLIES TO THIS SITE AS DEPICTED HEREON.
 - ITEM 17: SLOPE EASEMENT AND RELOCATION OF UTILITIES IN O.R.B. 36489, PAGE 1978 APPLY TO THIS SITE AS DEPICTED HEREON.
11. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.
 12. THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.
 13. FUTURE LAND USE DESIGNATIONS (CURRENT AND PROPOSED):
 COOPER CITY: ZONATES (10U/ACRES)
 BROWARD COUNTY: ESTATE (1) RESIDENTIAL
 CURRENT ZONING DESIGNATION: A-1 AGRICULTURAL ESTATES
 PROPOSED ZONING DESIGNATION: R-D-1 SINGLE FAMILY

MATCH LINE - SEE SHEET 2



SHEET 1 OF 2

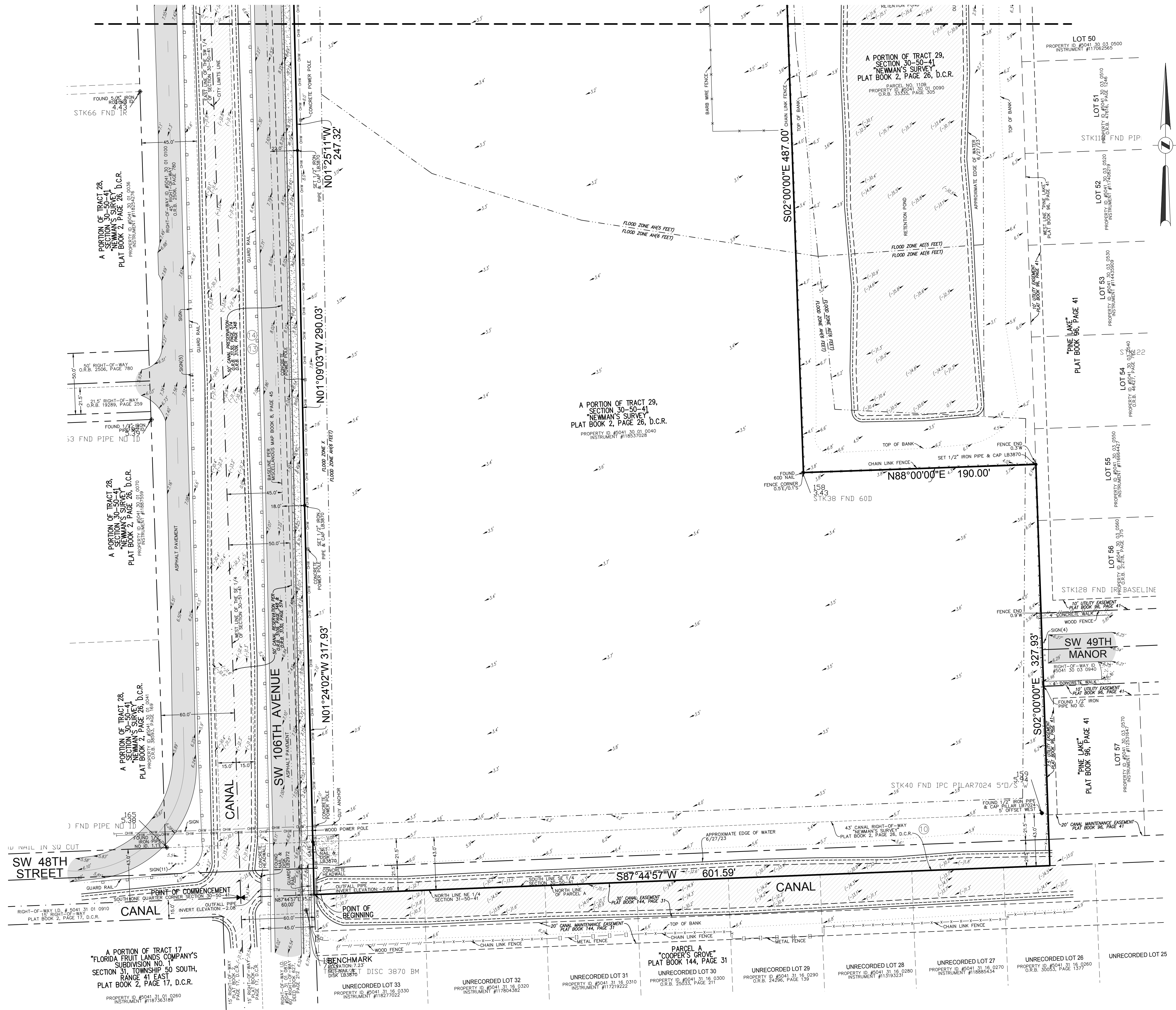
NO.	REVISIONS	BY
1		
2		
3		
4		
5		

GRIFFIN 106 SUBDIVISION
 GRIFFIN ROAD & SW 106TH AVENUE
 COOPER CITY, FLORIDA 33328
 (CITY OF COOPER CITY, BROWARD COUNTY)

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

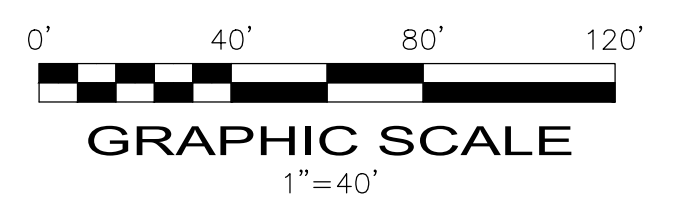
DRAWN BY: L.H. SCALE: 1" = 40'
 CHECKED BY: J.F.P. SURVEY DATE: 06/30/23 CLIENT: CC HOMES AT COOPER CITY LLC
 ORDER NO.: 71877

MATCH LINE
SEE SHEET 1



LEGEND & ABBREVIATIONS

	CONCRETE
	ASPHALT PAVEMENT
	BRICK PAVERS
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND STORM SEWER LINE
	BOTTOM OF STRUCTURE
	CENTERLINE
	DADE COUNTY RECORDS
	DEED
	FLORIDA POWER & LIGHT COMPANY
	LICENSED BUSINESS
	OFFICIAL RECORDS BOOK
	TITLE COMMITMENT NUMBER
	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)



SHEET 2 OF 2

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

GRIFFIN 106 SUBDIVISION
 GRIFFIN ROAD & SW 106TH AVENUE
 COOPER CITY, FLORIDA 33328
 (CITY OF COOPER CITY, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

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

PLS

DRAWN BY: L.H. SCALE: 1" = 40'
 CHECKED BY: J.F.P. SURVEY DATE: 6/30/23 CLIENT: CC HOMES AT COOPER CITY LLC
 ORDER NO.: 71877

SW 48TH STREET

SW 106TH AVENUE

SW 49TH MANOR

SW 48TH MANOR

UNRECORDED LOT 33
PROPERTY ID: #5041 31 01 0280
INSTRUMENT #1187363189

UNRECORDED LOT 32
PROPERTY ID: #5041 31 16 0330
INSTRUMENT #118277022

UNRECORDED LOT 31
PROPERTY ID: #5041 31 16 0310
INSTRUMENT #118279222

UNRECORDED LOT 30
PROPERTY ID: #5041 31 16 0300
O.R.B. 25033, PAGE 211

UNRECORDED LOT 29
PROPERTY ID: #5041 31 16 0290
O.R.B. 24296, PAGE 139

UNRECORDED LOT 28
PROPERTY ID: #5041 31 16 0280
INSTRUMENT #113193231

UNRECORDED LOT 27
PROPERTY ID: #5041 31 16 0270
INSTRUMENT #11888434

UNRECORDED LOT 26
PROPERTY ID: #5041 31 16 0260
O.R.B. 30053, PAGE 377

UNRECORDED LOT 25