

Resilient Environment Department  
**URBAN PLANNING DIVISION**

1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · F: 954-357-6521 · Broward.org/Planning

Application Number 017-MP-20

## Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name <b>TP Prospector</b>			
Plat/Site Number <b>017-MP-20</b>	Plat Book - Page (if recorded) <b>183-508</b>		
Owner/Applicant/Petitioner Name <b>TP Prospector LLC</b>			
Address <b>14011 SW 20 Street</b>	City <b>Miami</b>	State <b>FL</b>	Zip <b>33175</b>
Phone <b>786-485-4174</b>	Email <b>Paul Tremblay &lt;paul@bluewaterrellc.com&gt;</b>		
Agent for Owner/Applicant/Petitioner <b>Pulice Land Surveyors, Inc.</b>		Contact Person <b>Jane Storms</b>	
Address <b>5381 Nob Hill Road</b>	City <b>Sunrise</b>	State <b>FL</b>	Zip <b>33351</b>
Phone <b>954-572-1777</b>	Email <b>Jane@PuliceLandSurveyors.com</b>		
Folio(s) <b>4942-18-35-0010</b>			
Location <b>South</b> side of <b>West Prospect Road</b> <span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">at</span> <b>between/and</b> <b>State Road 7</b> and/of _____ <small>north side/corner north street name street name / side/corner street name</small>			

Type of Application (this form required for all applications)
Please check all that apply (use attached <b>Instructions</b> for this form).
<input type="checkbox"/> <b>Plat</b> (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i> )
<input type="checkbox"/> <b>Site Plan</b> (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i> )
<input checked="" type="checkbox"/> <b>Note Amendment</b> (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i> )
<input type="checkbox"/> <b>Vacation</b> (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist</i> , use <i>Vacation Instructions</i> )
<input type="checkbox"/> <b>Vacating Plats, or any Portion Thereof</b> (BCCO 5-205)
<input type="checkbox"/> <b>Abandoning Streets, Alleyways, Roads or Other Places Used for Travel</b> (BCAC 27.29)
<input type="checkbox"/> <b>Releasing Public Easements and Private Platted Easements or Interests</b> (BCAC 27.30)
<input type="checkbox"/> <b>Vacation</b> ( <i>Notary Continuation Form Affidavit</i> required, fill out <i>Business Notary</i> if needed)

<b>Application Status</b>			
Has this project been previously submitted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input checked="" type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number 017-MP-20	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name TP Prospector		<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
<b>If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.</b>			

<b>Replat Status</b>	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>If YES, please answer the following questions.</b>	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>If YES, please answer the following questions.</b>	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

<b>School Concurrency (Residential Plats, Replats and Site Plan Submissions)</b>	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>If the answer is "Yes" to any of the questions above</b>	
<b>RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.</b>	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Commerce	Land Use Plan Designation(s) same
Zoning District(s) Community Business	Zoning District(s) same

**Existing Land Use**

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans.** To receive a credit, complete the following table. **Note:** If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site?  Yes  No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
			YES   NO	YES   NO	HAS   WILL   NO
			YES   NO	YES   NO	HAS   WILL   NO
			YES   NO	YES   NO	HAS   WILL   NO

\*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building id defined by the definition in the Land Development Code.

**Proposed Use**

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
		Retail	6,900
		Convenience Store	12 Fuel Positions

**NOTARY PUBLIC: Owner/Agent Certification**

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

*[Handwritten Signature]*

Owner/Agent Signature

Date

*3-2-22*

**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 2 day of March, 2022, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

Name of Notary Typed, Printed or Stamped  
**LISA STASSON**  
Commission # GG 964583  
Expires March 21, 2024  
Bonded Thru Budget Notary Services



Signature of Notary Public - State of Florida

*[Handwritten Signature]*

Notary Seal (or Title or Rank)

Serial Number (if applicable)

**For Office Use Only**

Application Type

*NOTE AMENDMENT*

Application Date

*03/24/2022*

Acceptance Date

*03/31/2022*

Fee

*\$ 2,090*

Comments Due

*04/20/2022*

Report Due

*05/02/2022*

CC Meeting Date

*TBD*

Adjacent City or Cities

*FORT LAUDERDALE, TOMBRAK*

Plats

Surveys

Site Plans

Landscaping Plans

Lighting Plans

City Letter

Agreements

Other:

*NARRATIVE, FDOT LETTER*

Distribute To

Full Review

Planning Council

School Board

Land Use & Permitting

Health Department

Zoning Code Services (BMSD only)

Administrative Review

Other:

Received By

*Maria Gabriela*



Application Number 017-MP-20

## Development and Environmental Review Online Application Questionnaire Form

### Type of Application

Plat
  Site Plan
  Note Amendment

### Project Questionnaire

Please answer the questions marked for the type of application checked.

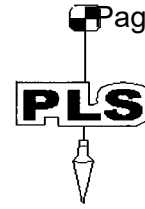
	1.	Why is this property being platted? Attach an additional sheet(s) if necessary.						
	2.	Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If "Yes", indicate DRI or FQD name and Latest Ordinance number or Official Record Book and Page Number.	<input type="checkbox"/> Yes	<input type="checkbox"/> No				
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DRI Name</td> <td style="width: 50%;">FQD Name</td> </tr> <tr> <td>Latest Ordinance Number</td> <td>Official Record Book and Page Number</td> </tr> </table>	DRI Name	FQD Name	Latest Ordinance Number	Official Record Book and Page Number		
DRI Name	FQD Name							
Latest Ordinance Number	Official Record Book and Page Number							
	3.	Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If "Yes", state the title and subject of the agreement(s) and attach a copy(s).	<input type="checkbox"/> Yes	<input type="checkbox"/> No				
X	4.	Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No				
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 100%;">If YES, LUPA Number</td> </tr> </table>	If YES, LUPA Number					
If YES, LUPA Number								
X	5.	Does the note represent a change in TRIPS?	<input type="checkbox"/> Increase	<input type="checkbox"/> Decrease	<input checked="" type="checkbox"/> No Change			
X	6.	Does the note represent a major change in Land Use?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No				
	7.	Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If "Yes", attach any sheets and describe fully.	<input type="checkbox"/> Yes	<input type="checkbox"/> No				
	8.	Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation.	<input type="checkbox"/> Yes	<input type="checkbox"/> No				
	9.	Does the owner have any financial interest in properties near or adjacent to this project? If "Yes", please attach a sheet(s) and describe fully.	<input type="checkbox"/> Yes	<input type="checkbox"/> No				
	10.	Does this property abut a State Road? If "Yes", see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT).	<input type="checkbox"/> Yes	<input type="checkbox"/> No				

	11. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If "Yes", please attach sheet(s) and describe fully.	<input type="checkbox"/> Yes <input type="checkbox"/> No				
	12. Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If "Yes", attach five (5) drawings showing facilities (if not show on plat).	<input type="checkbox"/> Yes <input type="checkbox"/> No				
	13. Is credit being requested for private recreational facilities? If "Yes", attach two (2) sets of plans showing facilities. (APPLIES TO PROJECTS IN THE UNINCORPORATED AREA ONLY.)	<input type="checkbox"/> Yes <input type="checkbox"/> No				
	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	<input type="checkbox"/> Yes <input type="checkbox"/> No				
	<table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;">Name/Title</td> </tr> </table>		Name/Title			
Name/Title						
	15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	<input type="checkbox"/> Yes <input type="checkbox"/> No				
	16. Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy wildlife, habitats, etc.)? If "Yes", attach a sheet(s) and describe fully. For information, contact Aquatic and Wetland Resources Section, Environ. Licensing & Bldg. Permitting (ELBP) Division.	<input type="checkbox"/> Yes <input type="checkbox"/> No				
	17. Does the property contain any portion of lands identified as "Natural Resource Areas?" If "Yes" see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes <input type="checkbox"/> No				
	18. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern?" If "Yes", please see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes <input type="checkbox"/> No				
	19. Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and/or historic sites and structures? If "Yes", for archaeological sites, see Supplemental Documentation Requirement No. 10. For historic locations, contact the Broward County Historic Preservation Officer.	<input type="checkbox"/> Yes <input type="checkbox"/> No				
	20. Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If "Yes", permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes <input type="checkbox"/> No				
X	21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
	<table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;">Facility Name</td> </tr> <tr> <td style="padding: 2px;">City of North Lauderdale</td> </tr> <tr> <td style="padding: 2px;">Address</td> </tr> <tr> <td style="padding: 2px;">701 Southwest 71st Ave. North Lauderdale, FL 33068</td> </tr> </table>		Facility Name	City of North Lauderdale	Address	701 Southwest 71st Ave. North Lauderdale, FL 33068
Facility Name						
City of North Lauderdale						
Address						
701 Southwest 71st Ave. North Lauderdale, FL 33068						
X	22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
X	23. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
	<table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;">Facility Name</td> </tr> <tr> <td style="padding: 2px;">City of North Lauderdale</td> </tr> <tr> <td style="padding: 2px;">Address</td> </tr> <tr> <td style="padding: 2px;">701 Southwest 71st Ave. North Lauderdale, FL 33068</td> </tr> </table>		Facility Name	City of North Lauderdale	Address	701 Southwest 71st Ave. North Lauderdale, FL 33068
Facility Name						
City of North Lauderdale						
Address						
701 Southwest 71st Ave. North Lauderdale, FL 33068						

X	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter. <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>
	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector. <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">Solid Waste Collector</div>
	26. Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If "Yes", state name and title of the person contacted. <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">FPL – Name/Title</div> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">AT&amp;T – Name/Title</div>
X	27. Estimate or state the total number of on-site parking spaces to be provided. <span style="float: right;">Spaces <b>59</b></span>
X	28. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including day care centers or schools, or places of worship. <span style="float: right;">Seating <b>n/a</b></span>

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL RD.  
SUNRISE, FL 33351  
(954) 572-1777 (954) 572-1778 fax  
surveys@pulicelandsurveyors.com



March 23, 2022

Ms. Josie P. Sesodia, AICP, Director  
Resilient Environment Department  
Urban Planning Division  
One North University Dr., Box 102-A  
Plantation, Florida 33324

**RE: "TP PROSPECTOR" NOTE AMENDMENT  
5480 NORTH SR 7, NORTH LAUDERDALE, FLORIDA**

Dear Ms. Sesodia:

We represent TP Prospector LLC, the owners of the above referenced property. The property was recently platted, and now we wish to amend the restrictive note. The property is currently vacant. The owners wish to divide the site into 2 parcels. One parcel will be developed into the previously approved gas station. The other parcel will be for a retail store.

The current plat note reads:

*This plat is restricted to a convenience store with 12 fueling positions.*

The proposed plat note reads:

*Parcel A is restricted to a convenience store with 12 fueling positions. Parcel B is restricted to 6,900 SF of commercial.*

If you have any questions or concerns, please do not hesitate to contact me.

Thank you,  
**PULICE LAND SURVEYORS, INC.**

*Rachel Ross*

Rachel Ross  
Planning Assistant





BY **PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3870



"TP PROSPECTOR"

**LEGAL DESCRIPTION: PARCEL A**

A PORTION OF PARCEL 'A', "TP PROSPECTOR", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGES 508 AND 509, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 'A'; THENCE NORTH 89°04'10" WEST ALONG THE NORTH LINE OF SAID PARCEL 'A' 205.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°52'57" WEST 196.82 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 'A'; THENCE ALONG THE SOUTH, WEST, AND NORTH LINES OF SAID PARCEL 'A' THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: (1) NORTH 89°04'10" WEST 221.95 FEET; (2) NORTH 01°29'53" WEST 160.49 FEET; (3) NORTH 44°42'58" EAST 50.54 FEET; (4) SOUTH 89°04'10" EAST 28.44 FEET; (5) SOUTH 00°57'03" WEST 2.44 FEET; (6) SOUTH 89°04'10" EAST 68.34 FEET; (7) NORTH 00°55'59" EAST 2.44 FEET; (8) SOUTH 89°04'10" EAST 96.84 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF NORTH LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 43,657 SQUARE FEET (1.0022 ACRES), MORE OR LESS.

**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT WITH THE NORTH LINE OF PARCEL 'A' BEING S89°04'10"E.
2. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**CLIENT: TP PROSPECTOR, LLC**

**SCALE: N/A**

**DRAWN: DCW/BB**

**ORDER NO.: 68984A**

**DATE: 9/14/21, REVISED 3/23/22**

**PARCEL A**

**NORTH LAUDERDALE, BROWARD COUNTY, FL**

**FOR: TP PROSPECTOR**

**SHEET 1 OF 2**

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

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290  
STATE OF FLORIDA

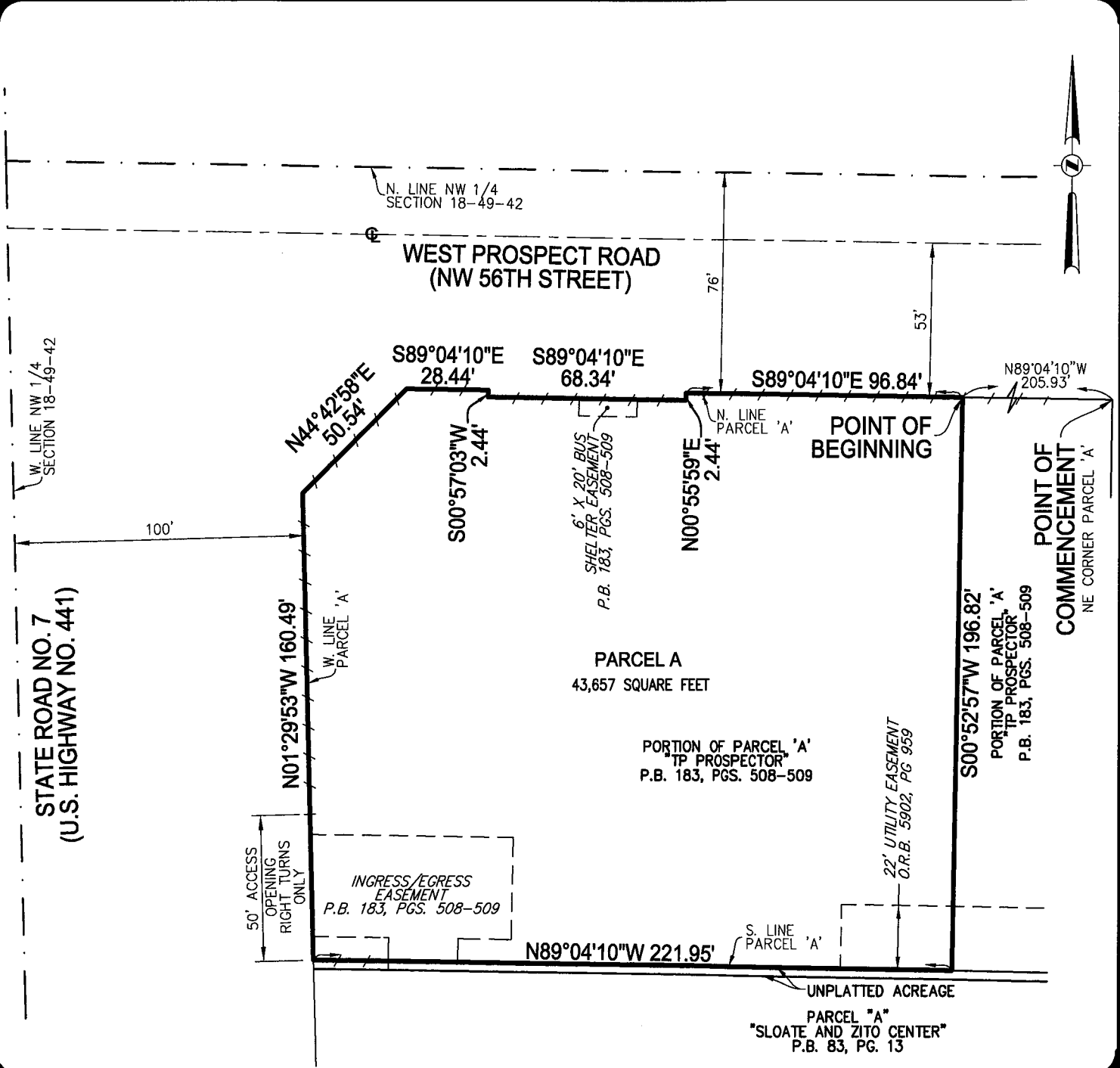


**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: TP PROSPECTOR, LLC

SCALE: 1"=50'

DRAWN: DCW/BB

ORDER NO.: 68984A

DATE: 9/14/21; REVISED 3/23/22

PARCEL A

NORTH LAUDERDALE, BROWARD COUNTY, FL

FOR: TP PROSPECTOR

SHEET 2 OF 2

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

LEGEND & ABBREVIATIONS:

- /—/— = NON-VEHICULAR ACCESS LINE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG./PGS. = PAGE/PAGES



BY **PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3870



"TP PROSPECTOR"

**LEGAL DESCRIPTION: PARCEL B**

A PORTION OF PARCEL 'A', "TP PROSPECTOR", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGES 508 AND 509, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 'A'; THENCE SOUTH 01°29'53" EAST ALONG THE EAST LINE OF SAID PARCEL 'A' 197.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE NORTH 89°04'10" WEST ALONG THE SOUTH LINE OF SAID PARCEL 'A' 214.11 FEET; THENCE NORTH 00°52'57" EAST 196.82 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 'A'; THENCE SOUTH 89°04'10" EAST ALONG SAID NORTH LINE 205.93 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF NORTH LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 41,338 SQUARE FEET (0.9490 ACRES), MORE OR LESS.

**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT WITH THE NORTH LINE OF PARCEL 'A' BEING S89°04'10"E.
2. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**CLIENT: TP PROSPECTOR, LLC**

**SCALE: N/A**

**DRAWN: DCW/BB**

**ORDER NO.: 68984B**

**DATE: 9/14/21; REVISED 3/23/22**

**PARCEL B**

**NORTH LAUDERDALE, BROWARD COUNTY, FL**

**FOR: TP PROSPECTOR**

**SHEET 1 OF 2**

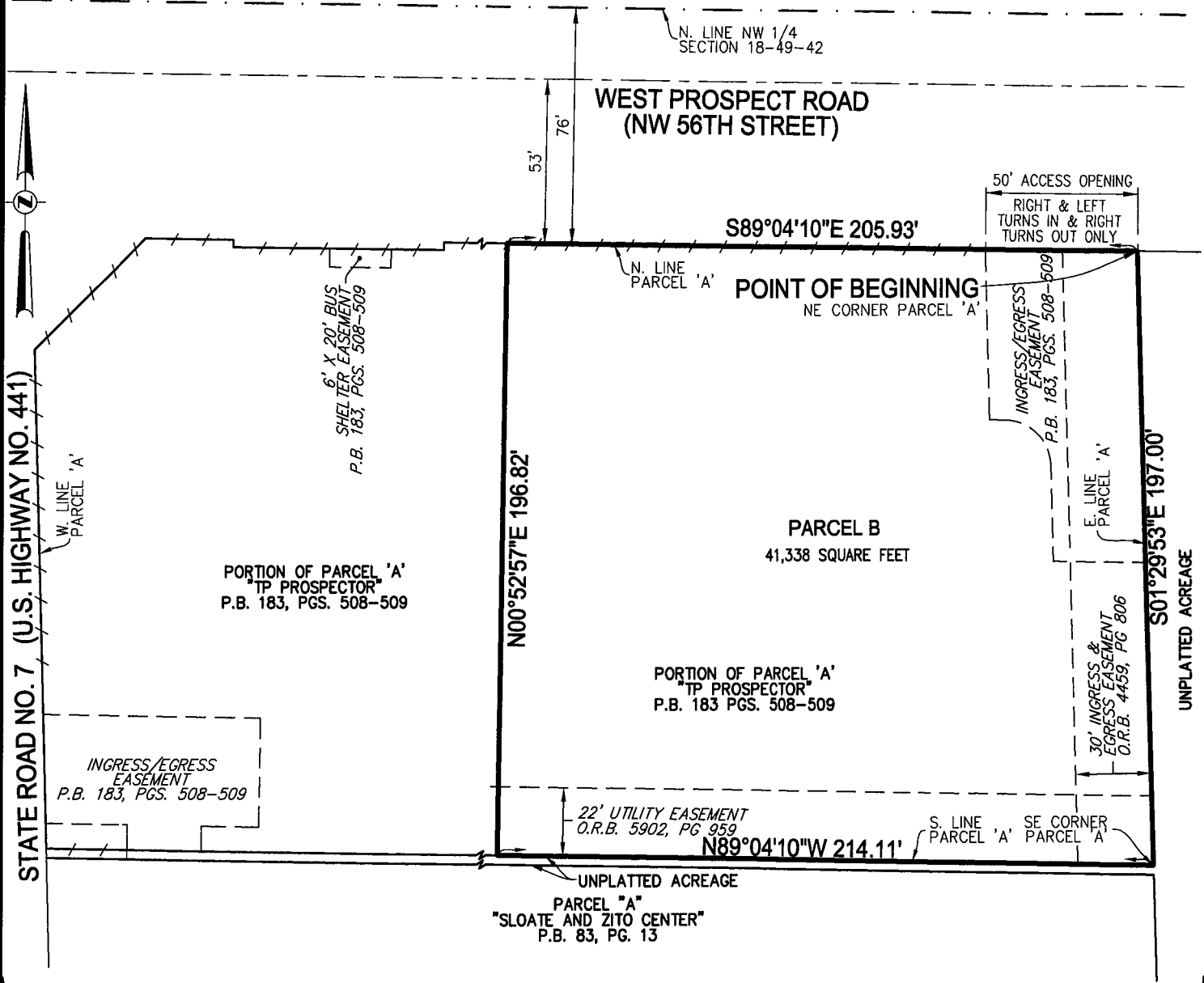
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290  
STATE OF FLORIDA

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: TP PROSPECTOR, LLC

SCALE: 1"=50'

DRAWN: DCW/BB

ORDER NO.: 68984B

DATE: 9/14/21; REVISED 3/23/22

PARCEL B

NORTH LAUDERDALE, BROWARD COUNTY, FL

FOR: TP PROSPECTOR

SHEET 2 OF 2

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

LEGEND & ABBREVIATIONS:

- /—/— = NON-VEHICULAR ACCESS LINE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG./PGS. = PAGE/PAGES