

Prepared By and Return to
Jessica R. Lokeinsky, Esq.
Tucker & Lokeinsky P.A.
800 E. Broward Blvd. Ste 710
Fort Lauderdale, FL 33301

**NOTICE OF PRESERVATION OF THE DECLARATION OF
PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS
FOR PINE ISLAND BAY**

WHEREAS, the Declaration of Protective Covenants, Conditions and Restrictions for Pine Island Bay (hereafter "Restrictions"), were recorded at Official Records Book 20475, Page 62 of the Public Records Broward County, Florida, and

WHEREAS, the land affected by this Notice is identified in the legal description attached hereto, has a post office mailing address of c/o A & M Partners, Inc., 300 South Pine Island Road, Suite 201, Plantation, FL 33324, and is set forth in the Restrictions.

WHEREAS, pursuant to the provisions of Section 712.05, Florida Statutes, Pine Island Bay Homeowners Association, Inc. (hereafter "Association") has the authority and desire to preserve the Restrictions from extinguishment by the operation of Florida Law by filing this Notice for record, in accordance with provisions of Chapter 712, Florida Statutes and,

WHEREAS, the Association desires that this Notice shall have the effect of preserving the Restrictions from extinguishment by the operation of Florida Law and all of the rights, duties, and obligations contained therein, for a period of thirty (30) years after the filing of this Notice unless again filed as required by applicable law and,

WHEREAS, the execution and recording of this Notice has been approved by at least two-thirds of the members of the Board of Directors of the Association at a meeting for which a Notice, stating the time, place, and containing a Statement of Marketable Title Action as described in Section 712.06 (1)(b), Florida Statutes, was mailed to members of the Association not less than seven (7) days prior to such meeting.

NOW, THEREFORE, in accordance with the foregoing, this Notice of Preservation of the Restrictions is made by the Association as authorized pursuant to the provisions of Florida Statute 712.05 as follows:

1. The Association, as described above, and by execution hereof, pursuant to the provisions of Section 712.05, Florida Statutes, does hereby preserve and protect from extinguishment by operation of the provisions of Chapter 712 all of the terms, provisions, and additions of the Restrictions.
2. The preservation of the Restrictions, as contained in this Notice, shall have the effect of preserving all of the terms, provisions, and conditions of the Restrictions from extinguishment by operation of provisions of Florida Statute 712 for a period of thirty (30) years after the recording of this Notice unless a subsequent Notice is filed which further preserves the terms of the Restrictions in

accordance with applicable law.

3. If any term in this Notice is illegal or unenforceable in law or equity, the validity, legality, and enforceability of the remaining provisions contained herein shall not, in any way, be affected or impaired thereby. Any illegal or unenforceable terms shall be deemed to be void and have no force or effect, only to the minimum extent necessary to bring such term within the provisions of any applicable law or laws in such term, as so modified, and the balance of this Notice shall then be fully enforceable.

4. This Notice is not intended to, and should not be considered to, amend the Restrictions or any provision thereof. This action is not intended to encumber any property that is not already encumbered by these Restrictions.

IN WITNESS WHEREOF, the Association has set its hand and seal this 31st day of December, 2022.

Pine Island Bay Homeowners Association, Inc.
c/o A & M Partners, Inc.
300 South Pine Island Road, Suite 201
Plantation, FL 33324

Witnesses:

[Signature]
Signature
RUDY CUYUGAN
Print Name of Witness

By: [Signature]
Joan Finkelstein, President

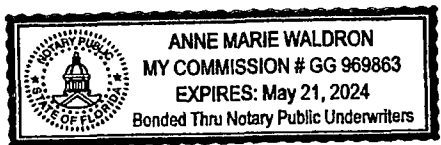
[Signature]
Signature
Claire Liane Sassi
Print Name of Witness

State of Florida :
County of Broward :

The foregoing instrument was acknowledged before me this 31st day of December, 2022 by Joan Finkelstein, as President of Pine Island Bay Homeowners Association, Inc. who is personally known to me or who provided _____ as identification and did not take an oath.

My Commission Expires:

[Signature]
Notary Public
State of Florida



ATTACHMENT TO NOTICE OF PRESERVATION
LEGAL DESCRIPTION FOR PINE ISLAND BAY
HOMEOWNERS ASSOCIATION, INC.

EXHIBIT "A"

Parcel "B" & "D", THE ORANGE DRIVE-PINE ISLAND PLAT, according to the Plat thereof, as recorded in Plat Book 148, Page 31, in the Public Records of Broward County, Florida.

TOGETHER WITH

A portion of Parcel "A", SOUTHERN BELL DAVIE NO. 1, according to the Plat thereof as recorded in Plat Book 116, Page 35, in the Public Records of Broward County, Florida, more particularly described as follows: Begin at the Northeast corner of said Parcel "A"; thence South $02^{\circ}08'23''$ East along the East line of said parcel 125.00 feet to the Southeast corner of said parcel; thence South $88^{\circ}32'00''$ West along the South line of said parcel 106.47 feet to a point on the arc of a nontangent curve (radial line through said point bears South $54^{\circ}49'52''$ West); thence Northwesterly along the arc of said curve being concave to the Northeast having a radius of 353.00 feet a central angle of $11^{\circ}20'41''$ and an arc distance of 69.90 feet; thence North $23^{\circ}49'29''$ West, 38.22 feet; thence South $88^{\circ}32'00''$ West along a line lying 28.04 feet South of and parallel with the North line of said Parcel "A" a distance of 133.65 feet to a point on the Easterly right-of-way line of Pine Island Road and the arc of a nontangent curve as shown on said plat (radial line through said point bears North $77^{\circ}46'10''$ East); thence Northwesterly along the arc of said curve being concave to the Southwest, having a radius of 1,201.28 feet, a central angle of $01^{\circ}21'55''$ and an arc distance of 28.63 feet to a point on the North line of said Parcel "A"; thence North $88^{\circ}32'00''$ East along said North line 291.71 feet to the POINT OF BEGINNING. All of said land lying in the town of Davie, Broward County, Florida, containing 24.478 acres more or less.

LESS THE FOLLOWING

A portion of Parcel "A", SOUTHERN BELL DAVIE NO. 1, according to the Plat thereof, as recorded in Plat Book 116, Page 35, in the Public Records of Broward County, Florida, more particularly described as follows: COMMENCE at the Northwest (N.W.) corner of said plat; thence North $88^{\circ}31'56''$ East along the North line of said plat 30.58 feet to a point on the Easterly dedicated right of way line of Pine Island Road as shown on said plat and the POINT OF BEGINNING; THENCE continue North $88^{\circ}31'56''$ East along said line 14.32 feet to a point on the arc of a nontangent curve concave to the Southwest (radial line through said point bears North $16^{\circ}26'46''$ East); THENCE Southeasterly along the arc of said curve being cocentric with and 14.00 feet Easterly of the said Easterly dedicated right of way line, having a radius of 1215.28 feet, a central angle of $05^{\circ}58'15''$ and an arc distance of 126.64 feet to a point on the South line of said plat; THENCE South $88^{\circ}31'56''$ West along said South line 14.08 feet to a point on the said Easterly dedicated right of way line, said point also being on the arc of a nontangent curve concave to the Southwest (radial line through said point bears South $82^{\circ}29'43''$ West); THENCE Northwesterly along said right of way line and the arc of said curve, having a radius of 1201.28 feet, a central angle of $06^{\circ}02'32''$ and an arc distance of 126.28 feet to the POINT OF BEGINNING. Said land lying in the town of Davie, Broward County, Florida, containing .041 acres more or less.

BK 2014-751P011111

LAND DESCRIPTION
PINE ISLAND BAY
25' WIDE NON-DEVELOPABLE PARCEL "M"

A portion of Parcel "B", "THE ORANGE DRIVE-PINE ISLAND PLAT" according to the plat thereof as recorded in Plat Book 148, Page 31 of the Public Records of Broward County, Florida more particularly described as follows:

COMMENCE at the northeast corner of "THE ORANGE DRIVE-PINE ISLAND PLAT", thence South 88°32'00" West, 25.00 feet along the north line of said plat to the POINT OF BEGINNING; thence South 02°09'52" East, 160.00 feet along a line lying 25.00 feet west of and parallel with the east line of said plat; thence South 87°50'08" West, 25.00 feet; thence North 02°09'52" West, 135.00 feet along a line lying 50.00 feet west of and parallel with said east line and also being coincident with the west line of a 50.00 foot canal easement as shown on said plat; thence South 88°32'00" West, 624.47 feet along a line lying 25.00 feet south of and parallel with the north line of said Parcel "B" to a point on the west line of said Parcel "B"; thence North 02°08'52" West, 25.00 feet along said west line to the north line of said Parcel "B"; thence North 88°32'00" East, 649.47 feet along said north line of said Parcel "B" to the POINT OF BEGINNING.

Said land lying in the town of Davie, Broward County, Florida containing 0.450 Acres more or less.

Prepared By:
David G. Krause & Associates Inc.
7914 Wiles Road
Coral Springs, FL 33067
September 21, 1992
PN: 91089H

BK24194P60056

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

EXHIBIT "A"

LAND DESCRIPTION
PINE ISLAND BAY
COMMON AREA "O"

A portion of Parcel "A", SOUTHERN BELL DAVIS NO. 1 according to the plat thereof as recorded in Plat Book 116, Page 35 of the Public Records of Broward County, Florida more particularly described as follows:

COMMENCE at the northeast corner of said Parcel "A", thence South 88°32'00" West, 75.25 feet along the north line of said parcel to the POINT OF BEGINNING;

Thence South 02°08'23" East, 68.88 feet along a line lying 75.25 feet west of and parallel with the east line of said Parcel "A" to Reference Point "A", said point being on the arc of a nontangent curve (radial line through said point bears South 60°26'56" West);

Thence northwesterly along the arc of said curve being concave to the northeast, having a radius of 299.00 feet, a central angle of 05°43'35" and an arc length of 29.88 feet;

Thence North 23°49'29" West, 45.25 feet to a point on said north line of said Parcel "A";

Thence North 88°32'00" East, 29.13 feet along said line to the POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE at Reference Point "A", thence southeasterly along the arc of a curve being concave to the northeast having a radius of 299.00 feet, a central angle of 00°57'18" and an arc length of 4.98 feet to the POINT OF BEGINNING;

Thence North 88°32'00" East, 25.04 feet along a line lying 73.25 feet south of (as measured at right angles) and parallel with north line of said Parcel "A" to Reference Point "B";

Thence South 50°38'38" West, 21.73 feet to a point on the arc of a nontangent curve (radial line through said point bears South 56°31'19" West);

Thence northwesterly along the arc of said curve being concave to the northeast, having a radius of 299.00 feet, a central angle of 02°58'19" and an arc length of 15.51 feet to the POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE at Reference Point "B", thence North 88°32'00" East, 18.70 feet along a line lying 73.25 feet (as measured at right angles) south of and parallel with the north line of said Parcel "A" to the POINT OF BEGINNING;

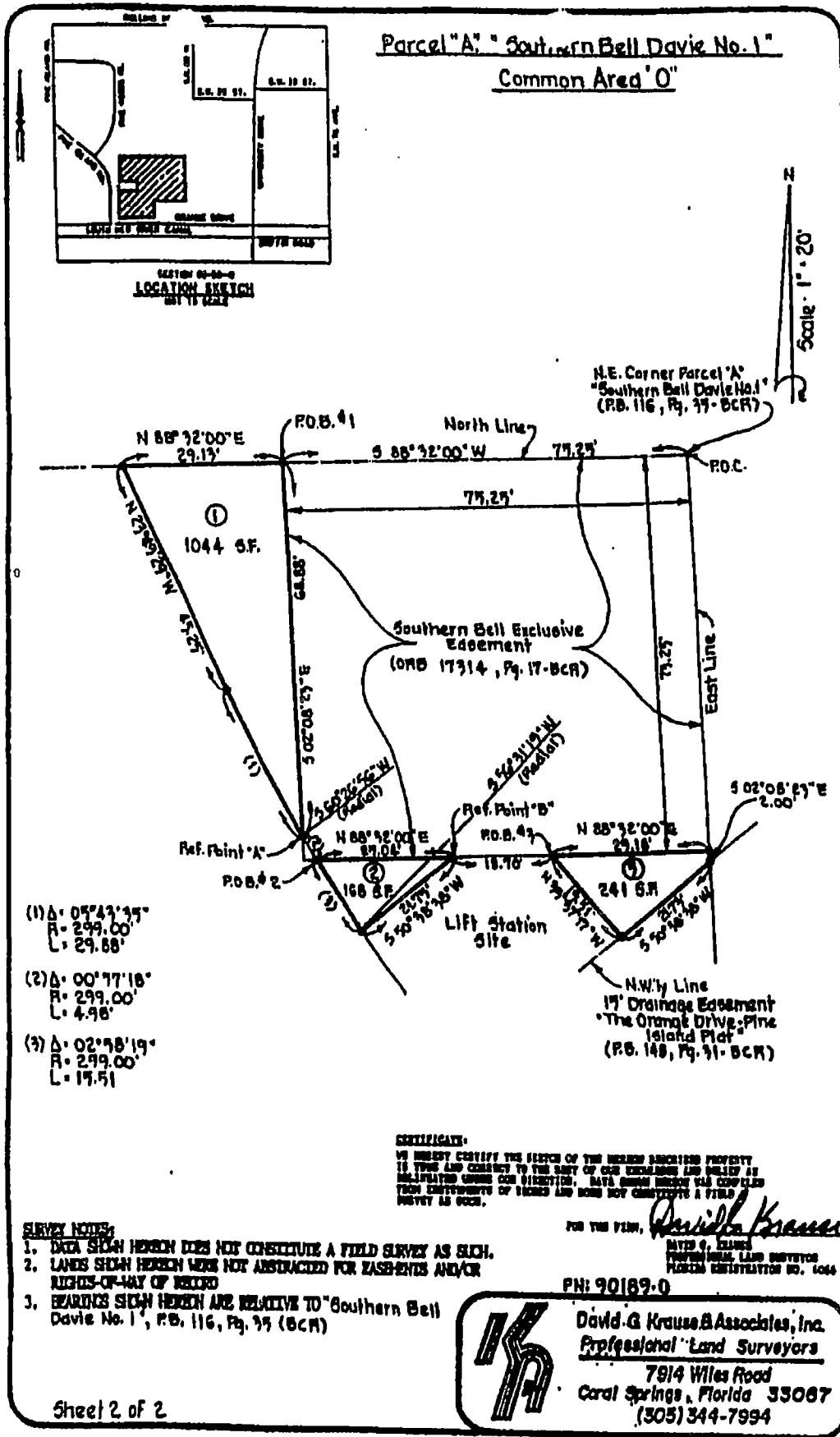
Thence continue North 88°32'00" East, 29.18 feet to a point on the east line of said Parcel "A";

Thence South 02°08'23" East, 2.00 feet along said line to a point on the northwesterly line of a 15.00 foot wide drainage easement as shown on "THE ORANGE DRIVE- PINE ISLAND PLAT" as recorded in Plat Book 148, Page 31 of the Public Records of Broward County, Florida;

Thence South 50°38'38" West, 21.73 feet along said line;

Thence North 39°37'17" West, 19.51 feet to the POINT OF BEGINNING.

All of said land lying in the town of Davis, Broward County, Florida containing 0.033 acres more or less.



BK23532PG0584

LAND DESCRIPTION
THE ORANGE DRIVE-PINE ISLAND PLAT
LAKE AREA

Portions of Parcels "B" and "D"; THE ORANGE DRIVE-PINE ISLAND PLAT according to the plat thereof as recorded in Plat Book 148, Page 31 in the Public Records of Brevard County, Florida more particularly described as follows:

COMMENCE at the most southeasterly corner of said Parcel "B" and the northeast corner of Parcel "A" ALPINE CENTER according to the plat thereof as recorded in Plat Book 120, Page 3 in the Public Records of Brevard County, Florida; thence South $88^{\circ}29'26''$ West along the south line of said Parcel "B" and the north line of said ALPINE CENTER a distance of 335.45 feet;

Thence North $01^{\circ}30'34''$ West, 170.00 feet to the POINT OF BEGINNING;

Thence South $88^{\circ}29'26''$ West along a line lying 170.00 feet north of and parallel with the South line of said Parcel "B" 492.14 feet;

Thence northwesterly along the arc of a tangent curve being concave to the northeast having a radius of 159.00 feet, a central angle of $67^{\circ}41'05''$ and an arc distance of 187.83 feet;

Thence North $23^{\circ}49'29''$ West, 179.81 feet;

Thence northeasterly along the arc of a tangent curve being concave to the southeast having a radius of 25.00 feet, a central angle of $124^{\circ}49'46''$ and an arc distance of 54.47 feet;

Thence South $78^{\circ}59'44''$ East, 154.95 feet;

Thence northeasterly along the arc of a tangent curve being concave to the northwest having a radius of 298.00 feet, a central angle of $85^{\circ}08'03''$ and an arc distance of 442.79 feet;

Thence North $15^{\circ}52'13''$ East, 59.92 feet;

Thence northeasterly along the arc of a tangent curve being concave to the southeast having a radius of 30.00 feet, a central angle of $72^{\circ}39'47''$ and an arc distance of 38.03 feet;

Thence North $88^{\circ}32'00''$ East along a line lying 266.00 feet south of and parallel with the north line of said Parcel "B" a distance of 126.93 feet;

Thence southeasterly along the arc of a tangent curve being concave to the southwest having a radius of 42.00 feet, a central angle of $89^{\circ}16'08''$ and an arc distance of 65.46 feet;

Thence South $02^{\circ}09'52''$ East along a line lying 291.00 feet west of and parallel with the east line of said Parcel "B" a distance of 461.35 feet;

Thence southwesterly along the arc of a tangent curve being concave to the northwest having a radius of 42.00 feet, a central angle of $90^{\circ}39'18''$ and an arc distance of 66.45 feet to the POINT OF BEGINNING.

Said land lying and being in the Town of Davie, Stovard County, Florida containing 5.921 acres more or less.

Prepared By:
DAVID G. KRAUSE & ASSOC., INC.
7914 Wiles Road
Coral Springs, Fl 33067
January 20, 1992
PH: 910898

BK23532FG0586

**LAND DESCRIPTION
PINE ISLAND BAY
INGRESS/EGRESS EASEMENT**

A portion of Parcel "B", "THE ORANGE DRIVE-PINE ISLAND PLAT" according to the plat thereof as recorded in Plat Book 148, Page 31 and a portion of Parcel "A", SOUTHERN BELL DAVIS NO. 1 according to the plat thereof as recorded in Plat Book 116, Page 35 all of the Public Records of Broward County, Florida more particularly described as follows:

A strip of land 60.00 feet in width lying 30.00 feet on each side of the following described centerline:

COMMENCE at the northwest corner of Parcel "C" of "THE ORANGE DRIVE-PINE ISLAND PLAT", thence South 02°07'53" East along the west line of said Parcel "C" a distance of 581.46 feet to the most southerly corner of said Parcel "C" and the easterly right-of-way line of Pine Island Road and the arc of a nontangent curve as shown on said plat (radial line through said point bears North 70°27'50" East); thence southeasterly along the arc of said curve and said right-of-way line being concave to the southwest having a radius of 1201.26 feet, a central angle of 01°25'52" and an arc distance of 30.00 feet to the POINT OF BEGINNING of said centerline; thence North 71°53'18" East, 141.20' feet along a line lying 30.00 feet southeasterly of (as measured at right angles) and parallel to the northwesterly line of a Southern Bell Access And Public Drainage Easement as shown on said plat to Reference Point "A";

TOGETHER WITH:

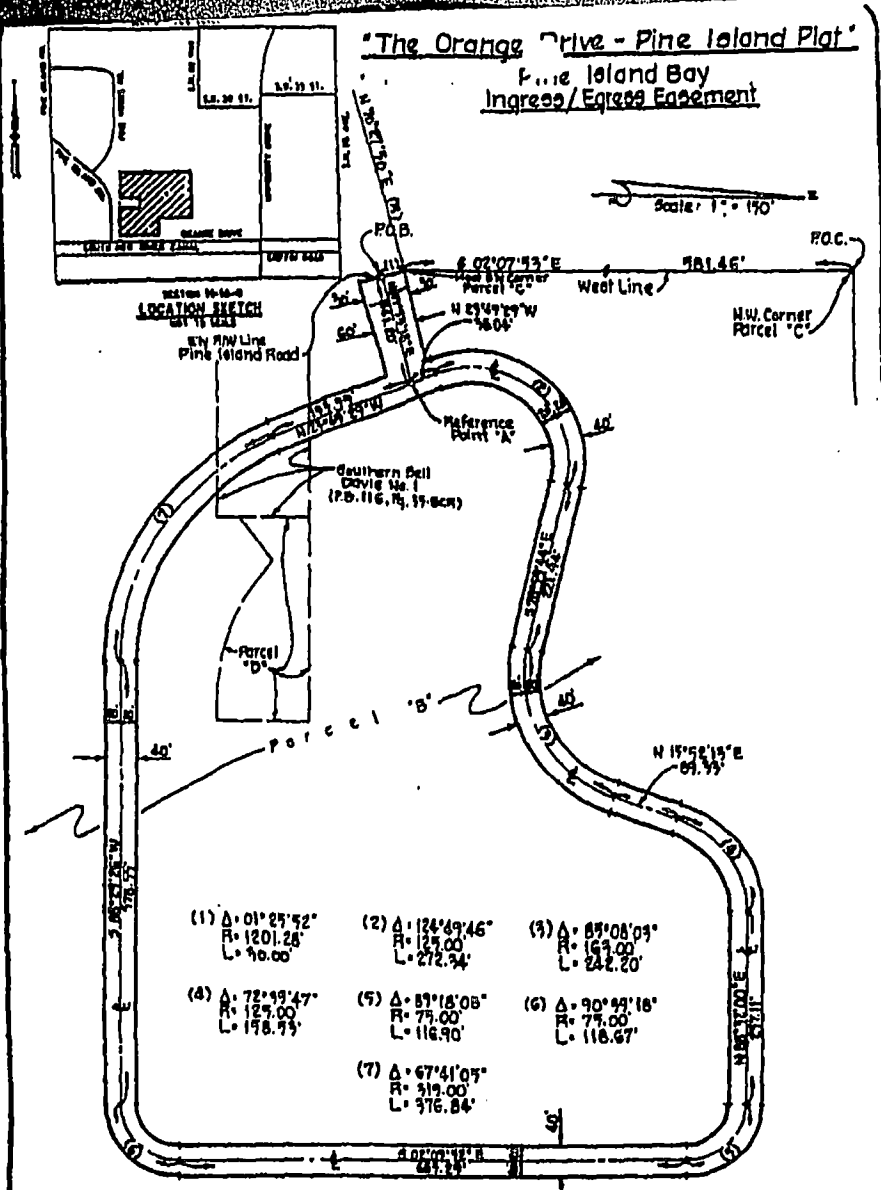
A strip of land 40.00 feet in width lying 20.00 feet on each side of the following described centerline:

BEGIN at Reference Point "A", thence North 23°49'29" West, 36.04 feet; thence northeasterly along the arc of a tangent curve being concave to the southeast, having a radius of 125.00 feet, a central angle of 124°49'46" and an arc distance of 272.34 feet; thence South 78°59'44" East, 221.94 feet; thence northeasterly along the arc of a tangent curve being concave to the northwest, having a radius of 163.00 feet, a central angle of 85°08'03" and an arc distance of 242.20 feet; thence North 15°52'13" East, 89.33 feet; thence northeasterly along the arc of a tangent curve being concave to the southeast having a radius of 125.00 feet, a central angle of 72°39'47" and an arc distance of 158.53 feet; thence North 88°32'00" East, 257.11 feet; thence southeasterly along the arc of a tangent curve being concave to the southwest having a radius of 75.00 feet, a central angle of 89°18'08" and an arc distance of 116.90 feet; thence South 02°09'52" East, 665.29 feet; thence southwesterly along the arc of a tangent curve being concave to the northwest having a radius of 75.00 feet, a central angle of 90°39'18" and an arc distance of 118.67 feet; thence North 88°29'26" West, 578.55 feet; thence northwesterly along the arc of a tangent curve being concave to the northeast having a radius of 319.00 feet, a central angle of 87°41'05" and an arc distance of 367.84 feet; thence North 23°49'29" West, 193.99 feet to Reference Point "A" and the POINT OF TERMINATION of said centerline.

Said land lying in the town of Davie, Broward County, Florida containing 3.223 acres more or less.

Prepared By:
DAVID G. KRAUSE & ASSOC., INC.
7514 Wiles Road
Coral Springs, Fl 33067
September 21, 1992
PH: 910893

BK 23532 PG 0587



- (1) Δ: 01°27'52" R: 1201.26 L: 90.00
- (2) Δ: 124°49'46" R: 125.00 L: 272.94
- (3) Δ: 89°08'09" R: 169.00 L: 242.20
- (4) Δ: 72°49'47" R: 129.00 L: 198.99
- (5) Δ: 87°18'08" R: 79.00 L: 116.90
- (6) Δ: 90°49'18" R: 79.00 L: 116.67
- (7) Δ: 67°41'09" R: 919.00 L: 976.84

CERTIFICATE:
 WE HEREBY CERTIFY THE ACCURACY OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS BELIEVED UNDER OUR REGULATION. THIS DRAWING BEING MADE ACCORDING TO THE INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

- SURVEY NOTES:**
1. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
 2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD
 3. BEARINGS SHOWN HEREON ARE RELATIVE TO "The Orange Drive - Pine Island Plat", P.B. 148, Pg. 31 (S.C.R.)

FOR THE FIRM, *David G. Krause*
 DAVID G. KRAUSE
 PROFESSIONAL LAND SURVEYOR
 FLORIDA ABSTRACTATION NO. 4064
 PH 90189 P

David G Krause & Associates, Inc.
 Professional Land Surveyors
 7914 Wilas Road
 Coral Springs, Florida 33067
 (305) 344-7994

BK23532PG0588

LAND DESCRIPTION
PINE ISLAND BAY
PARCEL "C" PARK INGRESS/EGRESS EASEMENT

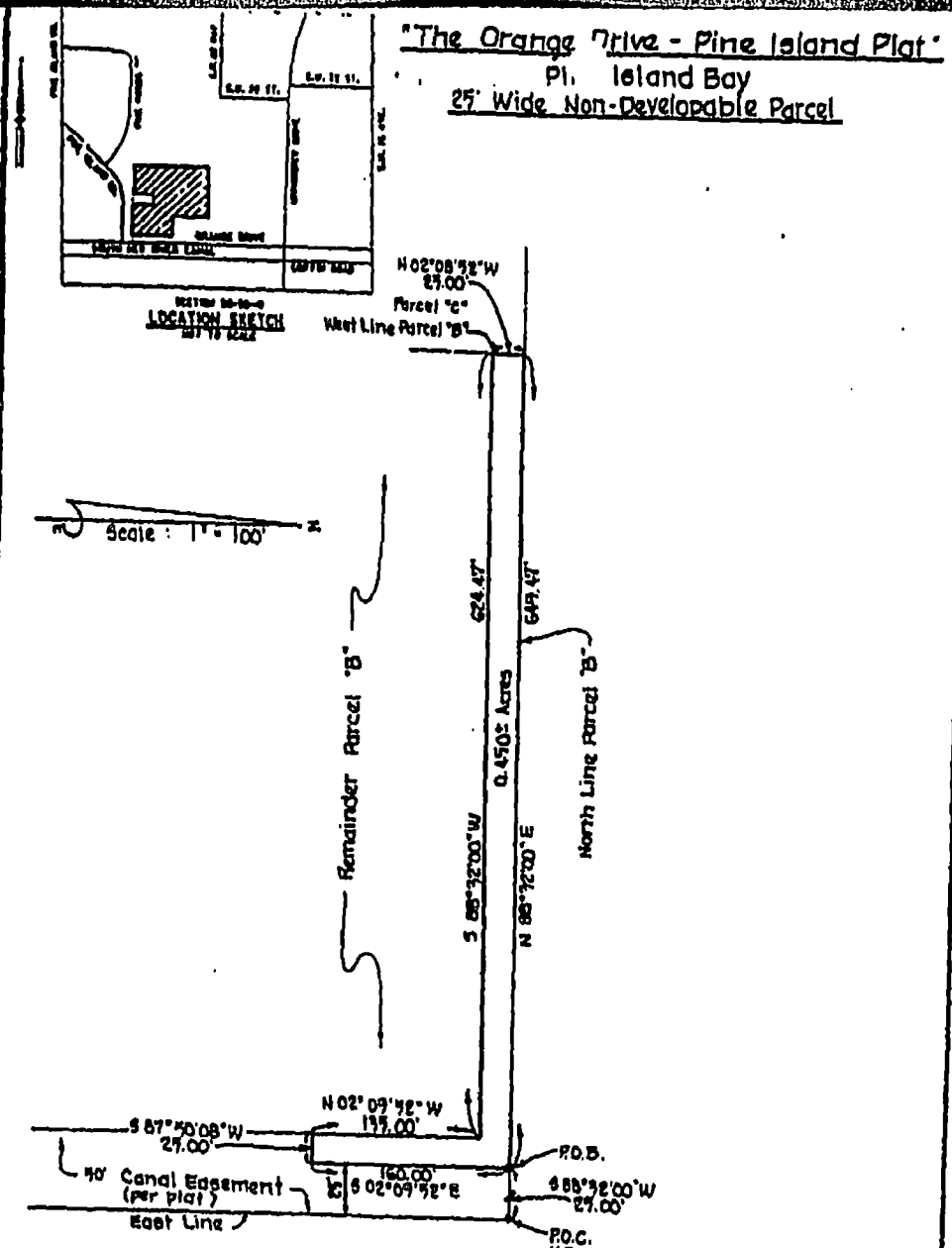
A portion of Parcel "B", "THE ORANGE DRIVE-PINE ISLAND PLAT" according to the plat thereof as recorded in Plat Book 148, Page 31 of the Public Records of Brevard County, Florida more particularly described as follows:

COMMENCE at the northwest corner of Parcel "C" of said plat, thence North 88°32'00" East, 493.92 feet along the north line of said Parcel "C"; thence South 01°28'00" East, 25.00 feet to the POINT OF BEGINNING, said point being on the northerly line of said Parcel "B"; thence North 88°32'00" East, 10.76 feet along said line; thence South 11°00'15" West, 98.53 feet; thence North 78°59'44" West, 10.50 feet; thence North 11°00'16" East, 96.21 feet to the POINT OF BEGINNING.

Said land lying in the town of Davis, Brevard County, Florida containing 1,023 square feet more or less.

Prepared By:
DAVID G. KRAUSE & ASSOC., INC.
7914 Wiles Road
Coral Springs, Fl 33067
September 21, 1992
PN: 91069L

BK 23532FG0589



Scale: 1" = 100'

"The Orange Drive - Pine Island Plat"
 Pl. Island Bay
25' Wide Non-Developable Parcel

LOCATION SKETCH
 25' WIDE PARCEL

NOTICE:
 WE HEREBY CERTIFY THE SURVEY OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS INDICATED UNDER OUR SIGNATURE. DATA SHOWN HEREIN WAS OBTAINED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

- SURVEY NOTES:**
1. DATA SHOWN HEREIN DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
 2. LANDS SHOWN HEREIN WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
 3. BEARINGS SHOWN HEREIN ARE RELATIVE TO "The Orange Drive - Pine Island Plat", PB. 148, Pg. 31 (BCR)

FOR THE FIRM: *David G. Krause*
 DAVID G. KRAUSE
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NO. 1004

PN 90189 M

David G Krause & Associates, Inc.
 Professional Land Surveyors
 7914 Wiles Road
 Coral Springs, Florida 33067
 (305) 344-7994

BK 23532F60590

LAND DESCRIPTION
PINE ISLAND BAY
COMMON AREA "P"

A portion of Parcel "B", "THE ORANGE DRIVE-PINE ISLAND PLAT" according to the plat thereof as recorded in Plat Book 148, Page 31 of the Public Records of Broward County, Florida more particularly described as follows:

COMMENCE at the northwest corner of Parcel "C" of said plat, thence South 02°07'53" East along the west line of said Parcel "C" a distance of 581.46 feet to the most southerly corner of said Parcel "C" and the easterly right-of-way line of Pine Island Road and the most westerly corner of a Southern Bell Access and Public Drainage Easement as shown on said plat:

Thence North 71°53'18" East, 31.18 feet along the northwesterly line of said easement to the POINT OF BEGINNING;

Thence continue North 71°53'18" East, 87.29 feet;

Thence North 23°49'29" West, 3.89 feet;

Thence northwesterly along the arc of a tangent curve being concave to the northeast, having a radius of 145.00 feet, a central angle of 01°24'15" and an arc length of 3.55 feet;

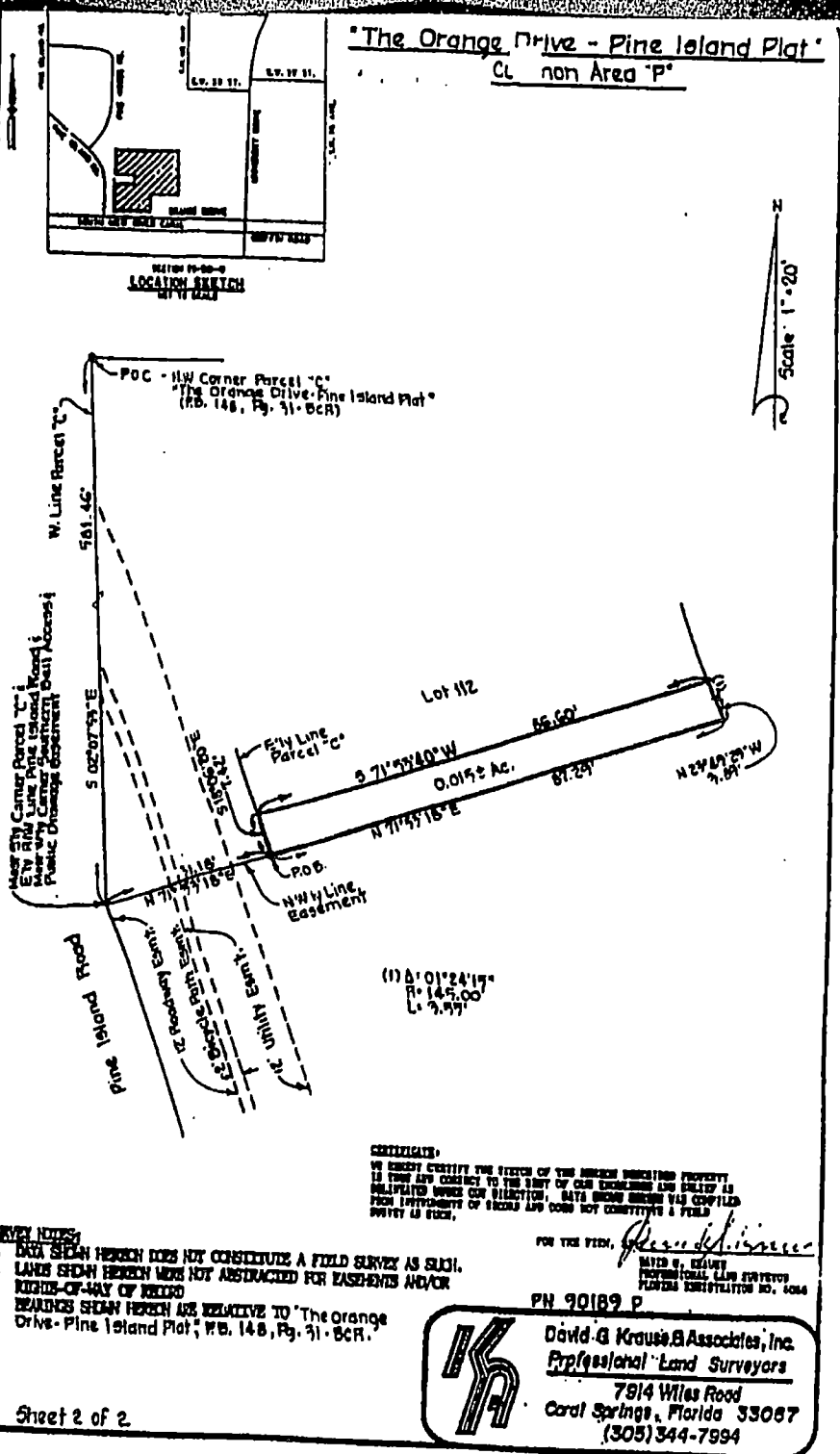
Thence South 71°53'40" West, 86.60 feet to a point on the easterly line of Parcel "C" of said plat:

Thence South 18°06'20" East, 7.42 feet along said line to the POINT OF BEGINNING.

Said land lying in the town of Davis, Broward County, Florida containing 0.015 acres more or less.

BK 23532PG0591

11/15/15



BK 235532FC0592

LAND DESCRIPTION
PINE ISLAND BAY
COMMON AREA "Q"

A portion of Parcel "B", "THE ORANGE DRIVE-PINE ISLAND PLAT" according to the plat thereof as recorded in Plat Book 148, Page 31 of the Public Records of Broward County, Florida more particularly described as follows:

COMMENCE at the northwest corner of Parcel "C" of said plat, thence South 02°07'53" East along the west line of said Parcel "C" a distance of 981.46 feet to the most southerly corner of said Parcel "C" and the easterly right-of-way line of Pine Island Road as shown on said plat; said point being on the arc of a nontangent curve (radial line through said point bears North 70°27'50" East);

Thence southeasterly along the arc of said curve being concave to the southwest, having a radius of 1,201.28 feet, a central angle of 02°51'43" and an arc length of 60.01 feet to the POINT OF BEGINNING, said point being on the southeasterly line of a Southern Bell Access and Public Drainage Easement as shown on said plat;

Thence North 71°53'18" East, 124.48 feet along said line;

Thence South 23°49'29" East, 25.12 feet along the westerly line of said easement;

Thence South 71°53'18" West, 102.85 feet along a line lying 25.00 feet (as measured at right angles) southeasterly of and parallel with the southeasterly line of the aforementioned easement, said point being on the arc of a nontangent curve (radial line through said point bears North 74°27'56" East);

Thence southeasterly along the arc of said curve being concave to the southwest, having a radius of 1,226.28 feet, a central angle of 02°05'31" and an arc length of 44.77 feet to a point on the north line of Parcel "A", SOUTHERN BELL DAVIE NO. 1 as recorded in Plat Book 116, Page 35 of the Public Records of Broward County, Florida;

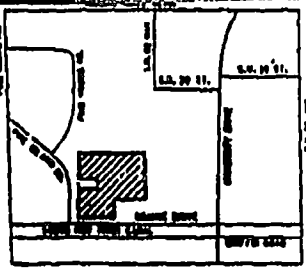
Thence South 88°32'00" West, 25.57 feet along said line to a point on the easterly right-of-way line of the aforementioned Pine Island Road, said point being on the arc of a nontangent curve (radial line through said point bears North 76°18'15" East);

Thence northwesterly along said line and the arc of said curve being concave to the southwest, having a radius of 1,201.28 feet, a central angle of 02°58'42" and an arc length of 62.44 feet to the POINT OF BEGINNING.

Said land lying in the town of Davie, Broward County, Florida containing 0.096 acres more or less.

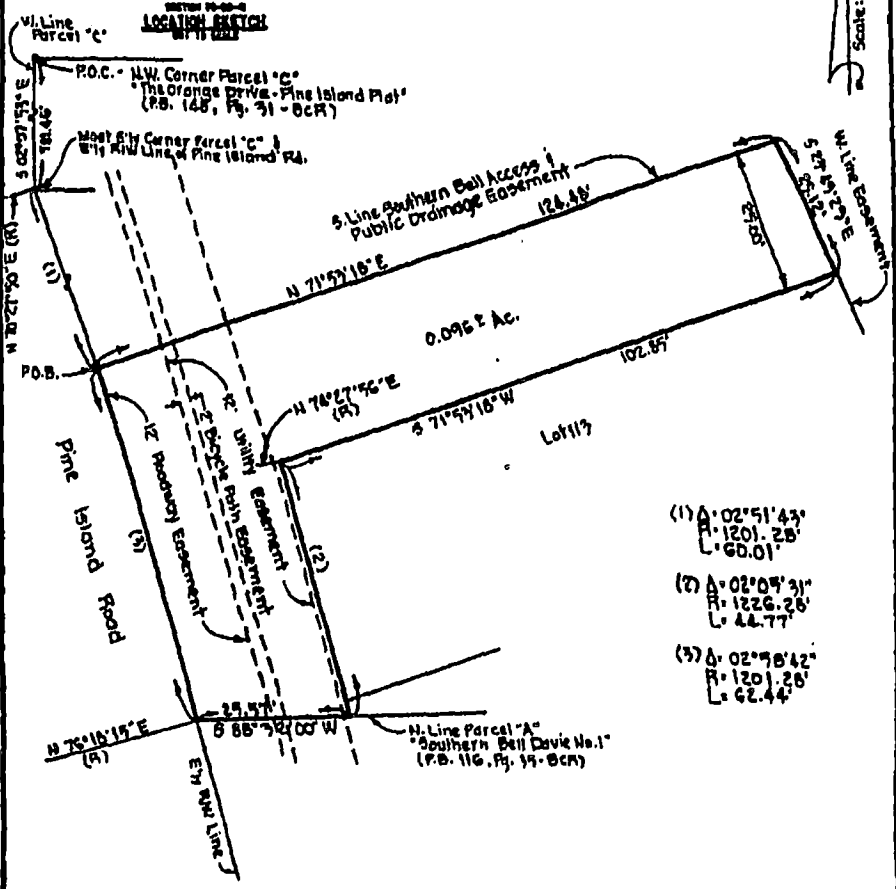
REC'D BY PUBLIC

BK23532PG0593



"The Orange Drive - Pine Island Plat"
Common Area 'G'

Scale: 1" = 20'



- (1) Δ: 02°51'43"
R: 1201.28'
L: 60.01'
- (2) Δ: 02°05'31"
R: 1226.26'
L: 44.77'
- (3) Δ: 02°05'42"
R: 1201.28'
L: 62.44'

CERTIFICATE:
 WE HEREBY CERTIFY THE ACCURACY OF THE MEASUREMENTS REPORTED
 IN THIS SURVEY TO THE BEST OF OUR KNOWLEDGE AND BELIEF IS
 BASED UPON OUR COLLECTION. DATA FROM RECORDS WAS COMPILED
 FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD
 SURVEY AS SUCH.

- SURVEY NOTES:**
1. DATA SHOWN HEREIN DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
 2. LANDS SHOWN HEREIN WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
 3. BEARINGS SHOWN HEREIN ARE RELATIVE TO "The Orange Drive - Pine Island Plat", P.B. 148, P.G. 31 - BCR.

FOR THE FIRM, *David G. Krause*
 DAVID G. KRAUSE
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NO. 1066

PN 90189 G

David G. Krause & Associates, Inc.
 Professional Land Surveyors
 7914 Willes Road
 Coral Springs, Florida 33067
 (305) 344-7994

BR23532P80594

118597729

LAND DESCRIPTION
PINE ISLAND BAY
COMMON AREA "N" (Revised)

A portion of Parcel "B", "THE ORANGE DRIVE-PINE ISLAND PLAT" according to the plat thereof as recorded in Plat Book 148, Page 31 and a portion of Parcel "A", SOUTHERN BELL DAVIE NO. 1 according to the plat thereof as recorded in Plat Book 116, Page 35 all of the Public Records of Broward County, Florida more particularly described as follows:

BEGIN at the Northeast corner of "THE ORANGE DRIVE-PINE ISLAND PLAT", thence South 02°09'52" East, 981.14 feet along the East line of said plat to the most Southeasterly corner of said plat; thence South 88°29'26" West, 50.00 feet along the South line of said plat to Reference Point "A"; thence North 02°09'52" West, 820.87 feet along a line lying 50.00 feet West of and parallel with the East line of said plat; thence North 87°50'08" East, 25.00 feet; thence North 02°09'52" West, 160.00 feet along a line lying 25.00 feet West of and parallel with said East line to a point on the North line of said Parcel "B"; thence North 88°32'00" East, 25.00 feet along said line to the POINT OF BEGINNING.

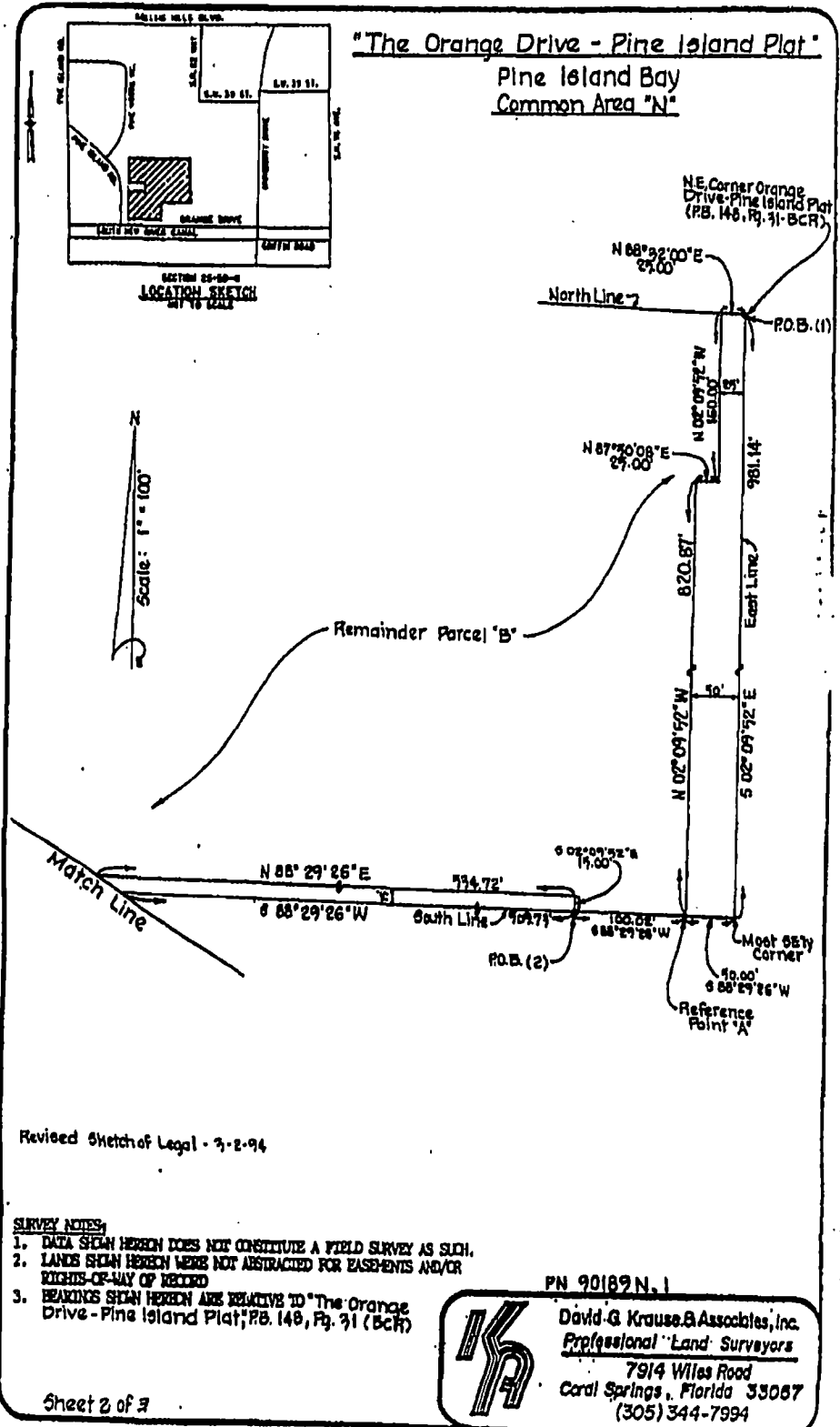
TOGETHER WITH:

COMMENCE at Reference Point "A", thence South 88°29'26" West, 100.02 feet to the POINT OF BEGINNING; thence continue South 88°29'26" West, 509.73 feet; thence South 02°08'52" East, 93.01 feet; thence South 88°29'26" West, 152.79 feet; thence Northwest along the arc of a tangent curve being concave to the Northeast, having a radius of 446.00 feet, a central angle of 17°42'57" and an arc distance of 137.90 feet; thence North 12°59'35" East, 93.19 feet to a point on the arc of a nontangent curve (radial line through said point bears South 17°03'15" West); thence Northwest along the arc of said curve being concave to the Northeast, having a radius of 353.00 feet, a central angle of 49°07'18" and an arc distance of 302.64 feet (the last seven (7) courses being coincident with the boundary of said Parcel "B"); thence North 23°49'29" West, 38.22 feet; thence South 88°32'00" West, 108.20 feet along a line lying 96.94 feet North of and parallel with the South line of said Parcel "A", SOUTHERN BELL DAVIE NO. 1 to a point on the arc of a nontangent curve (radial line through said point bears North 77°53'38" East); thence Northwest along the arc of said curve being concave to the Southwest, having a radius of 1226.28 feet, a central angle of 01°27'27" and an arc distance of 31.19 feet (the last described line lying 1.00 feet Easterly of and concentric with the Easterly line of a 12.00 foot wide utility easement as shown on said plat); thence North 71°53'18" East, 109.68 feet to a point on the Westerly line of a SOUTHERN BELL ACCESS AND DRAINAGE EASEMENT as shown on said plat; thence South 23°49'29" East, 98.41 feet along said line; thence Southeast along the arc of a tangent curve being concave to the Northeast, having a radius of 339.00 feet, a central angle of 53°06'47" and an arc distance of 314.25 feet; thence South 12°59'35" West, 83.15 feet to a point on the arc of a radially tangent curve; thence Southeast along the arc of said curve being concave to the Northeast, having a radius of 421.00 feet, a central angle of 14°30'09" and an arc distance of 106.86 feet; thence North 88°29'26" East, 127.51 feet; thence North 02°08'52" West, 83.01 feet; thence North 88°29'26" East, 834.72 feet along a line lying 15.00 feet North of and parallel with the South line of said Parcel "B"; thence South 02°09'52" East, 15.00 feet along a line lying 150.02 feet West of and parallel with the East line of said Parcel "B" of said plat to the POINT OF BEGINNING.

Said land lying and being in the town of Davie, Broward County, Florida containing 1.713 acres more or less.

Prepared by:
David G. Krause & Associates, Inc.
7914 Wilcox Road, Coral Springs, Florida 33067
Revised March 2, 1994 PN: 91089N.1

BK 23532 PG 0596



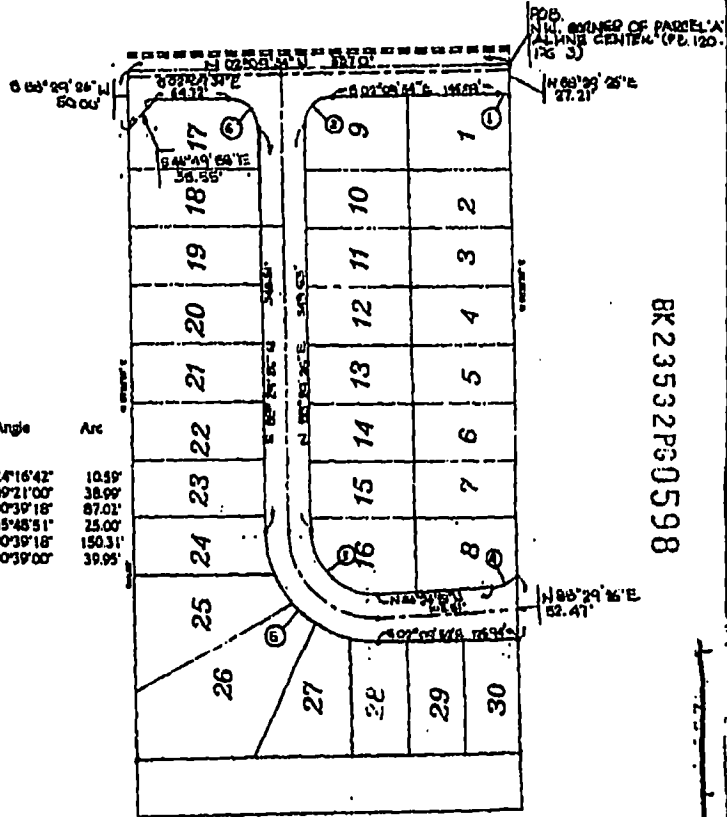


ASSOCIATED ENGINEERS & SURVEYORS, INC.

STUDIES, DESIGN, INSPECTION SERVICES, LAND SURVEYING
 4801 S. UNIVERSITY DRIVE, SUITE 203 WEST TOWER, DAVIE, FLORIDA 33328
 P.O. BOX 860781, DAVIE, FL 33329 PHONE 308-434-8521

- SKETCH AND DESCRIPTION -

NOTE: THIS IS NOT A SURVEY BUT ONLY A GRAPHIC REPRESENTATION OF THE DESCRIPTION SHOWN HEREON.



Curve Number	Radius	Angle	Arc
1.	25.00'	24°16'42"	10.59'
2.	25.00'	89°21'00"	38.99'
3.	55.00'	90°39'18"	87.01'
4.	40.00'	35°48'51"	25.00'
5.	95.00'	90°39'18"	150.31'
6.	25.00'	90°39'00"	39.95'

BK23532P30598

THIS DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL SEAL & SIGNATURE

[Signature]
 FRANCISCO A. AGUIRRE
 REGISTERED LAND SURVEYOR NO. 3384
 STATE OF FLORIDA

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION CONFORMS TO CHAPTER 21HH-8.06 (1) (FLORIDA ADMINISTRATIVE CODE), MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

UPDATES/REVISIONS

NO.	DATE	BY:	DESCRIPTION

NOTE: The undersigned and ASSOCIATED ENGRS & SURV, INC. make no representations or guarantees as to the completeness of the information reflected hereon pertaining to easement, right-of way set back lines, reservations, agreements or other matter of record. This instrument is intended to reflect or set forth only those items shown in the reference above.
 ASSOCIATED ENGRS & SURV, INC. did not research the public record matters effecting the land shown.
 NOTE: This instrument is the property of ASSOCIATED ENGRS & SURV and shall not be reproduced in whole or in part without written permission of ASSOCIATED ENGRS & SURV, INC.

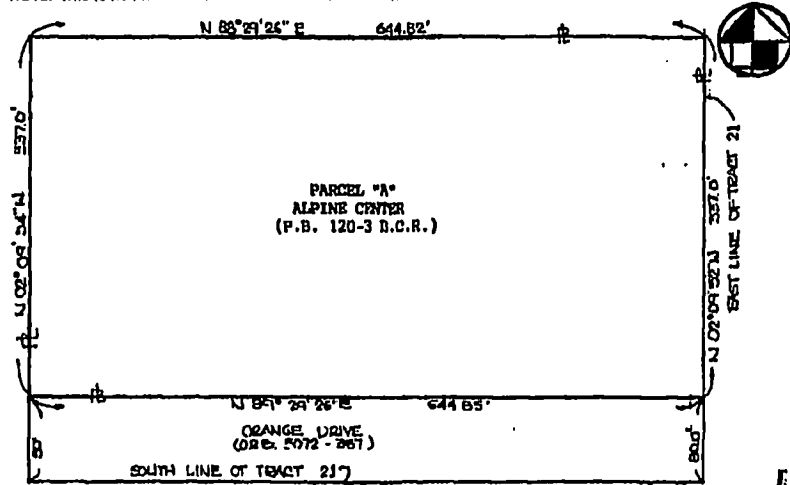


ASSOCIATED ENGINEERS & SURVEYORS, INC.

STUDIES, DESIGN, INSPECTION SERVICES, LAND SURVEYING
 4801 S. UNIVERSITY DRIVE, SUITE 203 WEST TOWER, DAVIE, FLORIDA 33318
 P.O. BOX 890781, DAVIE, FL 33329 PHONE 304-434-8881

- SKETCH AND DESCRIPTION -

NOTE: THIS IS NOT A SURVEY BUT ONLY A GRAPHIC REPRESENTATION OF THE DESCRIPTION SHOWN HEREON.



CANAL C-11

(80' ORANGE DRIVE EASEMENT FOR MAINTENANCE PURPOSES ONLY)

The South 80.00 feet of Tract 21 of 'NEWMAN'S SURVEY' of Section 29, Township 30 South, Range 41 East, as recorded in Plat Book 2 at Page 26 of the Public Records of Dade County, Florida, together with the South 80.00 feet of the East 15.00 feet of Tract 22 of said Newman's Survey Plat.

Said land situate, lying and being in Broward County, Florida.

9306can.lgl

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA COUNTY ADMINISTRATOR

BK 23532PG0599

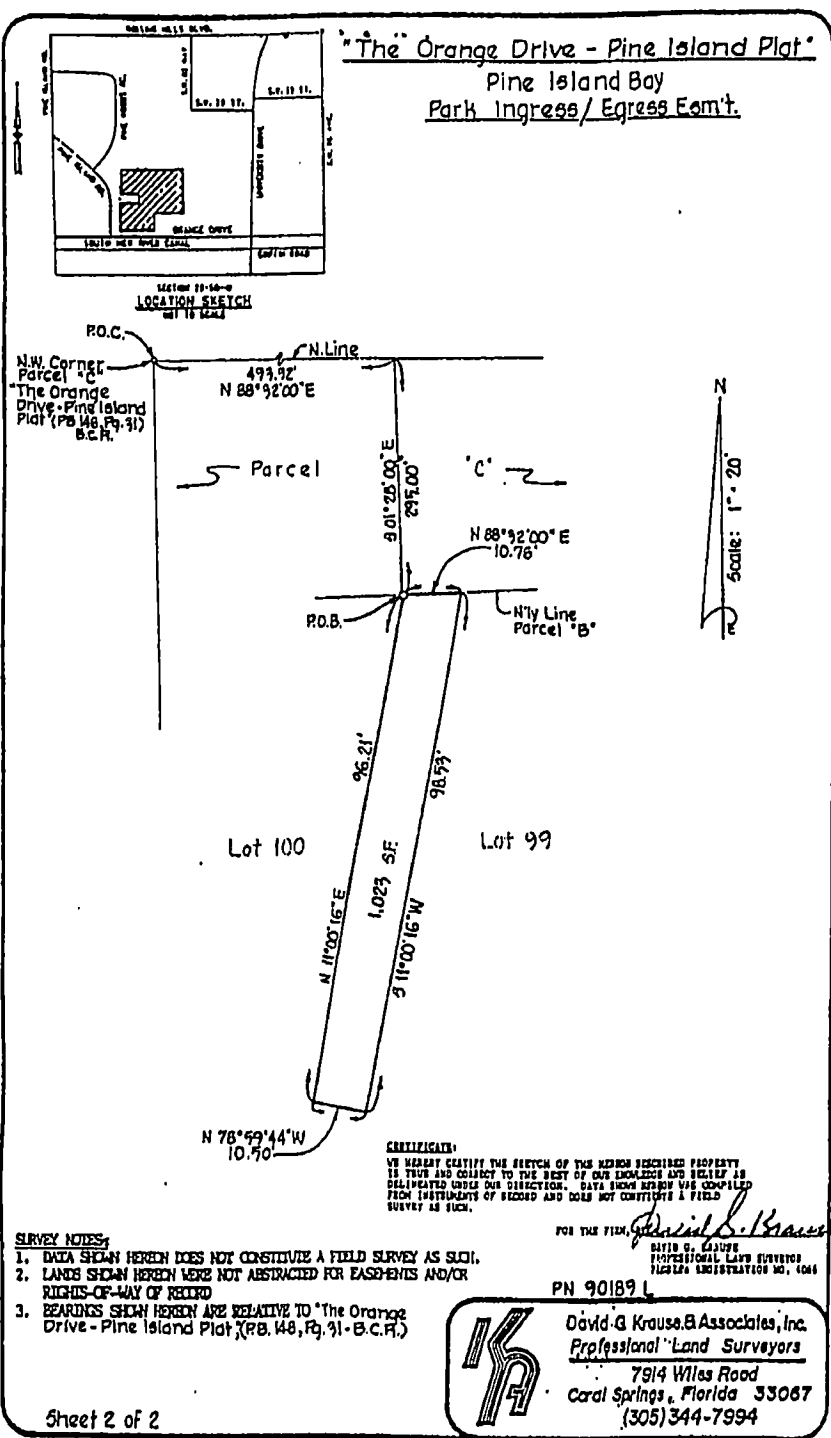
THIS DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL SEAL & SIGNATURE

FRANCISCO A. ACUIRRE
 REGISTERED LAND SURVEYOR NO. 3354
 STATE OF FLORIDA

I HEREBY CERTIFY:
 THAT THE ATTACHED SKETCH AND DESCRIPTION CONFORMS TO CHAPTER 21HH-8.06 (1) (FLORIDA ADMINISTRATIVE CODE), MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

UPDATE/REVISIONS

		BY:	NOTE: The undersigned and ASSOCIATED ENGRS & SURV, INC. make no representation or guarantee as to the completeness of the information reflected herein pertaining to easement, right-of-way set back lines, reservations, agreements or other matter of record. This instrument is intended to reflect or set forth only those items shown in the reference above. ASSOCIATED ENGRS & SURV, INC. did not research the public record matters affecting the land shown. NOTE: This instrument is the property of ASSOCIATED ENGRS & SURV, INC. and shall not be reproduced in whole or in part without written permission of ASSOCIATED ENGRS & SURV, INC.					
SCALE	N.T.S.	DRAWN BY:	H.J.	CHECKED BY:	P.A.A.	F.B. Pd.	JOB NO.	93 INI



BK23532P60600

LAND DESCRIPTION
PINE ISLAND BAY
PARCEL "C" PARK INGRESS/EGRESS EASEMENT

A portion of Parcel "B", "THE ORANOE DRIVE-PINE ISLAND FLAT" according to the plat thereof as recorded in Plat Book 148, Page 31 of the Public Records of Broward County, Florida more particularly described as follows:

COMMENCE at the northwest corner of Parcel "C" of said plat, thence North 88°32'00" East, 493.92 feet along the north line of said Parcel "C"; thence South 01°28'00" East, 25.00 feet to the POINT OF BEGINNING, said point being on the northerly line of said Parcel "B"; thence North 88°32'00" East, 10.76 feet along said line; thence South 11°00'16" West, 98.53 feet; thence North 78°59'44" West, 10.50 feet; thence North 11°00'16" East, 96.21' feet to the POINT OF BEGINNING.

Said land lying in the town of Davie, Broward County, Florida containing 1,023 square feet more or less.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATION

BK23532PG0601

Prepared By:
DAVID G. KRAUSE & ASSOC., INC.
7914 Wiles Road
Coral Springs, Fl 33067
September 21, 1992
PH: 91089L

Attachment to Notice of Preservation

AFFIDAVIT OF MAILING

State of Florida :
County of Broward :

Before me, the undersigned Notary Public, personally appeared Joan Finkelstein, President of Pine Island Bay Homeowners Association, Inc., a Florida Non-Profit Corporation, being duly sworn, deposes and says as follows:

1. The undersigned is the President and a member of the Board of Directors of Pine Island Bay Homeowners Association, Inc. and has personal knowledge of the facts attested hereto.
2. The Board of Directors of the Association, in accordance with Florida Statute §712.06(1) has caused to be mailed the attached Notice and Statement to all members of the Homeowner Association community at least seven (7) days prior to the Meeting date set forth in the Notice:

SEE EXHIBIT A

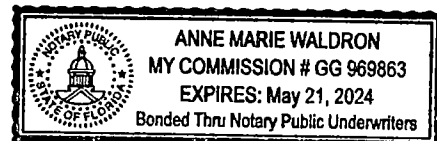
FURTHER AFFIANT SAYETH NOT

Joan Finkelstein

Joan Finkelstein, President

The foregoing instrument was acknowledged before me this 30th day of December 2022 by Joan Finkelstein, who is personally known to me or who provided _____ as identification and did take an oath.

My Commission Expires: *Anne Marie Waldron*
Notary Public
State of Florida



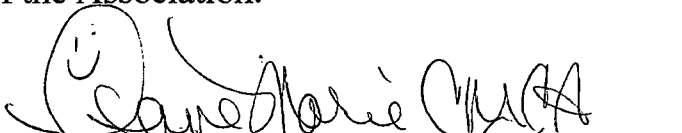
NOTICE OF BOARD MEETING

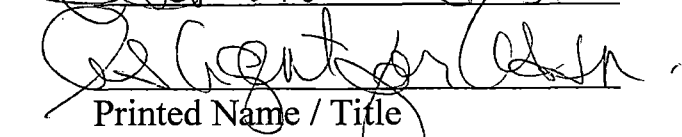
PINE ISLAND BAY HOMEOWNERS ASSOCIATION, INC.

Date: December 8, 2022
Time: 8:15 p.m.
Place: Pine Island Meeting Rooms, 3801 South Pine Island Road, Davie, FL
Purpose: **Preservation of the Declaration of Protective Covenants, Conditions and Restrictions for Pine Island Bay**

STATEMENT OF MARKETABLE TITLE ACTION

Pine Island Bay Homeowners Association, Inc. ("Association") has taken action to ensure that the Declaration of Protective Covenants, Conditions and Restrictions for Pine Island Bay, recorded in Official Records Book 20475, Page 62, of the Official Records of Broward County, Florida, as may be amended from time to time, currently burdening the property of each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a Member's residence. To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in the public records of Broward County, Florida. Copies of the Notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.





Printed Name / Title