

# BOUNDARY SURVEY



KARL F. KUHN  
Professional Surveyor  
and Mapper.  
1382 N.E. 178th Street  
North Miami Beach,  
Florida, 33162  
TEL: (786) 306-5348  
kuhnkarl@comcast.net

DATE OF FIRM: 08-18-2014

SCALE: 1"=30'

BASE FLOOD ELEVATION: 12

REVISION: K.F.K

PANEL NUMBER: 0357

FIRM ZONE: X - AH

SUFFIX: H

COMMUNITY NUMBER: 120055

DRAWN BY: M.R

DATE: 08-11-2021

DATE: 08-11-2021

SHEET 1

OF 1

PROPERTY ADDRESS:  
2201 WEST ATLANTIC BOULEVARD,  
POMPANO BEACH, FLORIDA, 33069.

CERTIFIED TO:  
- 2201 LLC

## LEGAL DESCRIPTION:

PARCEL 1:  
Parcel "A" of POMPAO MERCHANDISE MART PHASE III,  
according to the plat thereof as recorded in Plat Book 112,  
Page 39, of the Public Records of Broward County, Florida.  
Parcel ID= 4842-33-29-0010

PARCEL 2:  
The East 65 feet of the West half (1/2) of the North one fifth (1/5)  
of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4)  
of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South,  
Range 42 East, said lands situate, lying and being in Broward County,  
State of Florida, with the North 25 feet available at all times for public  
road use.  
Parcel ID= 4842-33-05-4283

PARCEL 3:  
The West 72.8 feet of the East 137.8 feet of the West half (W 1/2)  
of the North fifth (N 1/5) of the Southeast Quarter (SE 1/4) of the  
Southeast Quarter (SE 1/4) of the Southeast Quarter SE 1/4) of  
Section 33, Township 48 South, Range 42 East, said land situate,  
lying and being in Broward County, Florida.  
Parcel ID= 4842-33-05-4281

PARCEL 4:  
Nonexclusive easements for the benefit of Parcel 1 contained  
in Easement Agreement between Gree-Lou Holdings Co. Ltd.,  
Golfour Investments Co. Ltd. and Louis Weisfeld, Ltd., Grantor  
and Southwest 33 Associates, Grantee recorded October 7,  
1985, in Official Records Book 12876, Page 738 of the Public  
Records of Broward County, Florida

PARCEL 5:  
A parcel of land lying, being and situated in Section 33, Township  
48 South, Range 42 East is Broward County, Florida and being  
further described as follows:  
Commence at the Southeast corner of said Section 33; Thence  
N1°18'10"W, along the East line of said  
Section 33 a distance of 56.76 feet to the old North right-of-way  
line of West Atlantic Boulevard; Thence S89°02'12"W along said  
old North right - of - way line, a distance of 332.48 feet; thence  
N1°18'15"W, 50.00 feet to the Southeast corner of Parcel "A" of  
Pompano Merchandise Mart Phase III, as recorded in Plat Book 112,  
Page 39, of the Public Records of Broward County, Florida. Thence  
N1°18'15"W along the East Line of said Parcel "A", 409.31' feet to  
the Northeast corner of said Parcel "A". Thence S89°01'10"W along  
the North line of said Parcel "A", 137.80 feet to the Point of Beginning.  
Thence continue S89°01'10"W, 65.00 feet; thence N1°18'15"W, 129.23 feet  
to a point on the South Line of "Collier City", a subdivision, as recorded  
in Plat Book 31, Page 1 of the Public Records of Broward County, Florida.  
Thence N88° 58'33"E along the South Line of said "Collier City" 65.00  
feet; thence S1°18'15"E, 129.28 feet to the Point of Beginning.  
Subject to an Easement over the North 25.00 feet for Ingress and Egress  
of the above described parcel.  
Parcel ID: 4842-33-054284.  
Sq feet: 8401.47 +/-

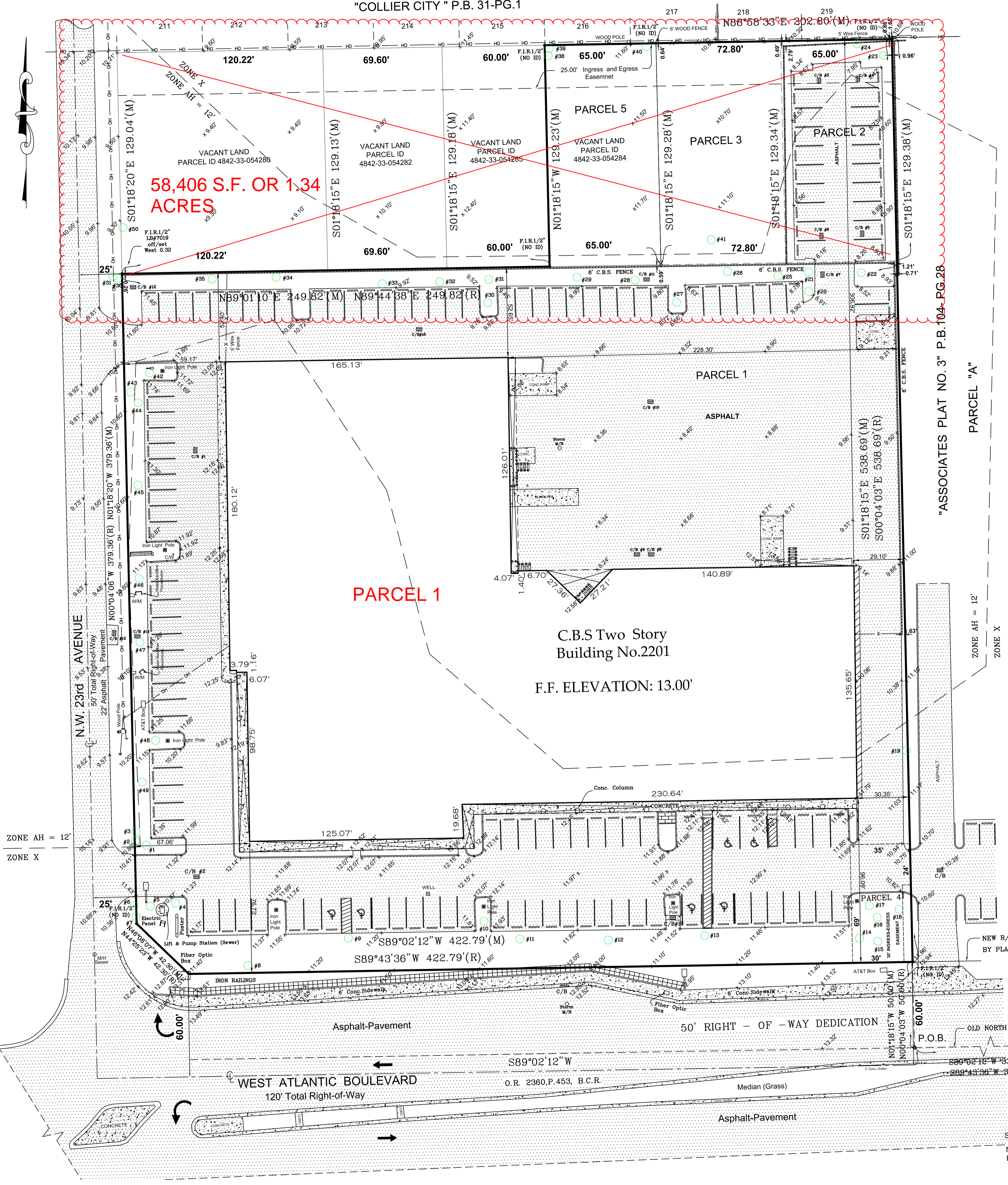
## SURVEYOR'S NOTES:

- The above captioned Property was surveyed and described  
based on the above Legal Description: Provided by Client.
- All bearings and distances shown hereon are record and  
measured unless otherwise shown.
- The lands shown hereon were not abstracted for easements or  
other recorded encumbrances not shown on the plat and the  
same, if any may not be shown on this section.
- Foundations and/or footings that may cross beyond the  
boundary lines of the parcel herein described are not shown  
(UNDERGROUND)
- All Elevations are based on the National American Vertical Datum 1988.
- Fence ties are to be the center line of the fence.
- Wall ties are to face of the wall.
- Ownership subject to opinion of the Title.
- Underground utilities are not depicted hereon.
- Benchmark: BROWARD COUNTY, ENGINEERING DEPARTMENT, BM # 1260  
Elevation = 14.390' ( N.G.V.D. 1929).
- Boundary Based on Legal Description for Parcel "A" of Pompano Merchandise  
Mart Phase III, Plat Book 112, Page 39, Broward County, Florida.  
South Line of said "Collier City Subdivision" based on occupation.

## SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the standards of Practice  
as set forth by the Florida Board of Surveyors and Mappers in Chapter  
5J-17.052 Florida Administrative Code, pursuant to section 472.027, Florida  
Statutes and is true and correct to the best of my knowledge and belief.  
NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL  
Date of field work: 02-15-2021

Karl F. Kuhn  
Professional Surveyor and Mapper  
State of Florida.  
PZ22-1000001  
3/16/2022



CATCH BASIN TABULATION			
No.	Rim Elevation	Bottom Elevation Drainage Structure	Elevation Invert Pipe
1	11.19'	5.37'	Diameter 1.0' South 7.19'
2	11.30'	5.84'	Diameter 1.0' South 7.30'
3	7.58'	4.86'	Diameter 1.0' East 5.72'
4	7.57'	5.69'	Diameter 1.0' West 5.52'
5	7.58'	4.78'	Diameter 1.0' North 5.59'
6	7.63'	6.05'	Diameter 1.0' North 5.63'
7	8.33'	5.05'	Diameter 1.0' North 6.38'
8	8.03'	5.11'	Diameter 2.0' South 5.60'
9	8.16'	5.12'	Diameter 2.0' South 5.60'
10	8.19'	5.40'	Diameter 1.0' North 6.0'
11	8.36'	5.36'	Diameter 1.0' East 5.77'
12	10.90'	5.84'	Diameter 2.0' East 7.08'
13	8.81'	6.24'	Diameter 0.50' East 6.81'
14	10.76'	4.66'	Diameter 2.0' North 5.0'
15	11.40'	5.30'	Diameter 1.0' West 7.32'
16	9.70'	3.85'	Diameter 1.0' West 5.73'

TREE TABULATION			
No.	NAME	TRUCK (DIAMETER)	CAPONY (DIAMETER)
1	Cabbage Palmetto	0.85'	6'
2	Cabbage Palmetto	0.95'	6'
3	Cabbage Palmetto	1.10'	6'
4	Oak Palmetto	0.55'	10'
5	Cabbage Palmetto	0.80'	6'
6	Cabbage Palmetto	0.85'	6'
7	Cabbage Palmetto	0.95'	6'
8	Oak Palmetto	0.60'	13'
9	Swietenia Mahagoni	1.30'	18'
10	Oak Palmetto	0.70'	18'
11	Swietenia Mahagoni	0.45'	6'
12	Oak	0.80'	16'
13	Swietenia Mahagoni	0.80'	13'
14	Cabbage Palmetto	0.70'	6'
15	Cabbage Palmetto	0.95'	6'
16	Cabbage Palmetto	0.95'	6'
17	Oak Palmetto	0.60'	11'
18	Swietenia Mahagoni	0.65'	12'
19	Swietenia Mahagoni	1.70'	35'
20	Oak	0.45'	8'
21	Oak	0.40'	8'
22	Oak	0.30'	6'
23	Cabbage Palmetto	1.10'	12'
24	Cabbage Palmetto	1.15'	12'
25	Oak Palmetto	0.70'	12'
26	Oak Palmetto	1.80'	25'
27	Oak Palmetto	0.35'	7'
28	Swietenia Mahagoni	0.85'	20'
29	Oak	0.70'	12'
30	Swietenia Mahagoni	0.85'	10'
31	Swietenia Mahagoni	0.75'	12'
32	Swietenia Mahagoni	0.80'	14'
33	Oak	0.80'	18'
34	Swietenia Mahagoni (Group)	0.80'	14'
35	Swietenia Mahagoni	2.70'	45'
36	Cabbage Palmetto	0.95'	6'
37	Cabbage Palmetto	0.95'	6'
38	Strangler Fig (Group)	0.80'-1.40'	6'
39	Cabbage Palmetto	0.90'	6'
40	Cabbage Palmetto	1.0'	8'
41	Swietenia Mahagoni	1.40'	40'
42	Cabbage Palmetto	1.0'	6'
43	Cabbage Palmetto	1.0'	6'
44	Swietenia Mahagoni	2.30'	20'
45	Swietenia Mahagoni	2.0'	26'
46	Swietenia Mahagoni	0.60'	9'
47	Swietenia Mahagoni	0.90'	14'
48	Swietenia Mahagoni	0.65'	8'
49	Swietenia Mahagoni	0.95'	14'
50	Swietenia Mahagoni	0.90'	6'

- LEGEND
- B.O.B. = BASIS OF BEARING
  - BR = BLOCK CORNER
  - BC = BLOCK CORNER
  - CONC. = CONCRETE
  - C = CALCULATED
  - C.B. = CATCH BASIN
  - CL = CENTER LINE
  - DE = DRAINAGE EASEMENT
  - DH = DRILL HOLE
  - E.M. = ELECTRIC METER
  - E.M.H. = ELECTRIC MAN HOLE
  - E.T. = ELECTRIC TRANSFORMER
  - OH- = ELECTRIC CABLE
  - EP = ELECTRIC POLE
  - FN = FOUND NAIL
  - F.D. = FIRE HYDRANT
  - F.I.P. = FOUND IRON PIPE
  - F.N.D. = FOUND NAIL & DISC
  - F.I.R. = FOUND IRON REBAR
  - G.M. = GAS METER
  - L.P. = LIGHT POLE
  - MH = MAN HOLE
  - MEAS. = MEASURED
  - N&D = NAIL AND DISC
  - OS = OFFSET
  - POB = POINT OF BEGINNING
  - REC. = RECORDED
  - SS = SANITARY SEWER MANHOLE
  - SSM = STORM SEWER MANHOLE
  - T = TREE
  - UP = UTILITY POLE
  - WM = WATER METER
  - WELL = WELL

GRAPHIC SCALE  
1"=30'