

LEGAL DESCRIPTION: (DEVELOPMENT PARCEL)

A PORTION OF PARCEL "A", "POMPANO CITI CENTRE PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGES 45 THRU 52, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 07°35'43" EAST ON THE WESTERLY LINE OF SAID PARCEL "A" 768.57 FEET; THENCE SOUTH 83°08'37" EAST 470.80 FEET; THENCE SOUTH 38°08'37" EAST 96.01 FEET; THENCE SOUTH 06°51'23" WEST 354.55 FEET; THENCE SOUTH 38°08'37" EAST 44.46 FEET; THENCE SOUTH 83°08'37" EAST 327.24 FEET; THENCE SOUTH 38°08'37" EAST 40.55 FEET; THENCE SOUTH 06°51'23" WEST 418.44 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL "A"; THENCE NORTH 48°54'35" WEST ON SAID SOUTHERLY LINE 340.83 FEET; THENCE NORTH 88°19'09" WEST ON SAID SOUTHERLY LINE 656.86 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAIN 528,390 SQUARE FEET (12.1302 ACRES) MORE OR LESS.

NOTES:

- 1) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. CITY OF POMPANO BEACH BENCHMARK #0014; ELEVATION: 9.974 FEET.
- 2) FLOOD ZONE: X/AH; BASE FLOOD ELEVATION: NONE/11'; PANEL #12011C0188H; COMMUNITY #120055; MAP DATE: 08/18/14.
- 3) THIS SITE LIES IN SECTION 25, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- 4) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE WESTERLY LINE OF PARCEL "A" BEING N07°35'43"E AS SHOWN IN PLAT BOOK 174, PAGE 45.
- 5) 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.
- 6) 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'.
- 7) THIS SITE CONTAINS 841 TOTAL PARKING SPACES (835 REGULAR & 6 DISABLED).
- 8) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF COMMITMENT FOR TITLE INSURANCE.
- 9) ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS, UNLESS OTHERWISE NOTED.
- 10) THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 11) THERE ARE NO KNOWN PROPOSED CHANGES TO THE ADJACENT RIGHTS-OF-WAY. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 12) THERE WAS NO FIELD DELINEATION OF WETLANDS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 13) THERE WAS NO OBSERVABLE EVIDENCE OF EASEMENTS OTHER THAN THOSE SHOWN HEREON.
- 14) NO ZONING REPORT WAS PROVIDED BY THE CLIENT.
- 15) ADJACENT OWNER INFORMATION WAS OBTAINED FROM THE BROWARD COUNTY PROPERTY APPRAISER'S WEBSITE.

CERTIFICATION:

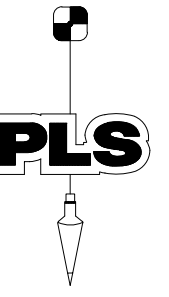
TO: DIAMOND & KAPLAN, P.A.; SVAP ACQUISITIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

John F. Pulice  
Pulice  
Date: 2021-10-20 14:46:01  
Digitally signed by John F. Pulice  
DN: cn=John F. Pulice, o=Pulice Land Surveyors, Inc., ou=Pulice Land Surveyors, Inc., email=jf.pulice@pulicelandsurveyors.com, c=US

5	#0754--MOVE EAST PARCEL LINE--11/17/20	DCW
4	#6947--DEV. PARCEL ALTA SURVEY--8/20/20	DCW
3	#6760--PARCEL 3 ALTA SURVEY--01/30/2020	B.E.
2	#5900--ORIGINAL SURVEY--07/30/2020	B.E.
1		
NO.	REVISIONS	BY

DEVELOPMENT PARCEL
<b>POMPANO CITI CENTRE</b>
1190-1200 NE 23RD STREET
POMPANO BEACH, BROWARD COUNTY
FLORIDA 33062

<b>BOUNDARY AND TOPOGRAPHIC SURVEY</b> <b>ALTA/NSPS LAND TITLE SURVEY</b>	
	<b>PULICE LAND SURVEYORS, INC.</b> 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 E-MAIL: <a href="mailto:jf.pulice@pulicelandsurveyors.com">jf.pulice@pulicelandsurveyors.com</a> WEBSITE: <a href="http://www.pulicelandsurveyors.com">www.pulicelandsurveyors.com</a> CERTIFICATE OF AUTHORIZATION #173870
DRAWN BY: B.E.	SCALE: 1" = 30'
CHECKED BY: J.F.P.	SURVEY DATE: 1/30/20
FILE: MORGAN GROUNDEVELOPMENT, LLC	OTHER NO. 7754