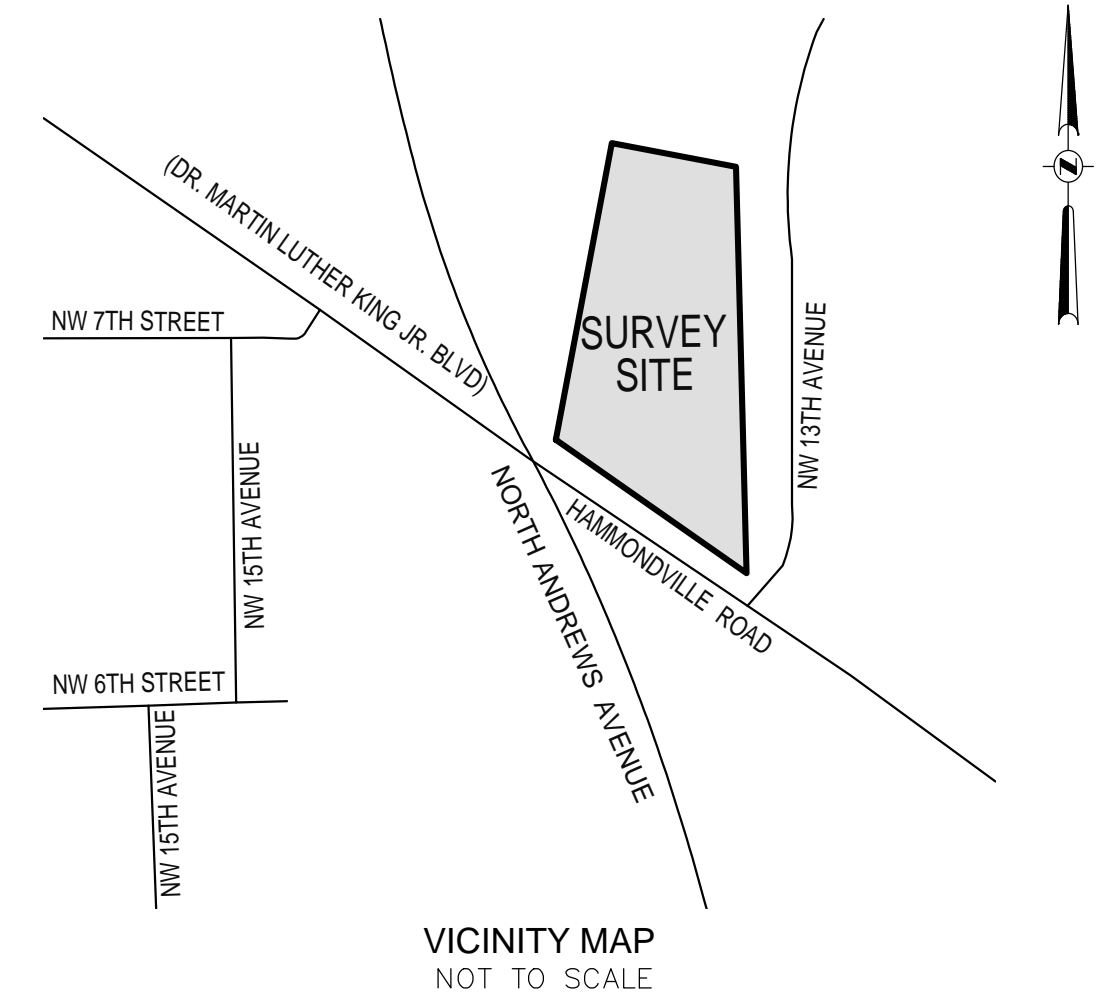
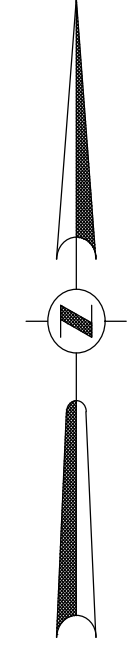
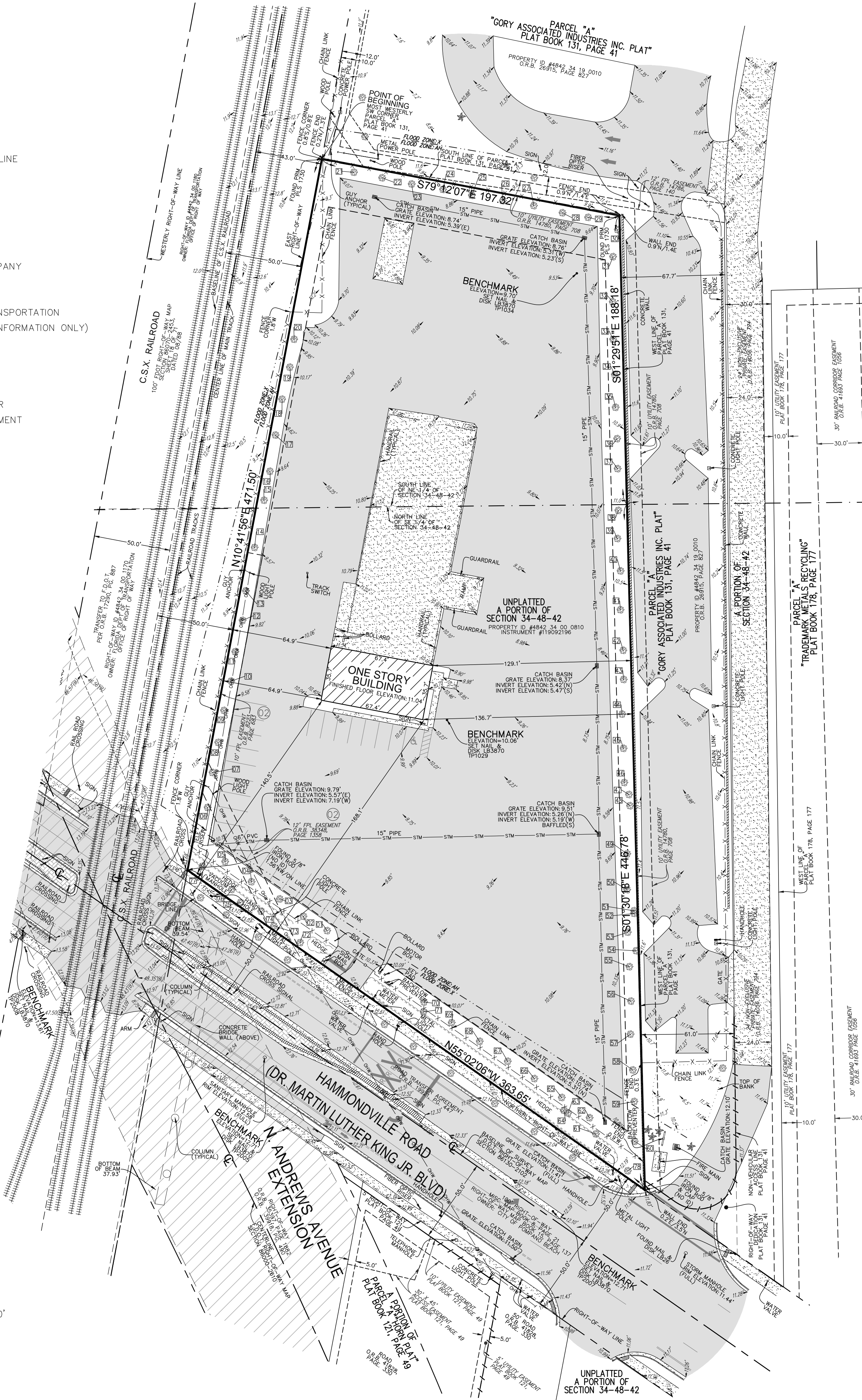


LEGEND & ABBREVIATIONS

- CONCRETE
ASPHALT PAVEMENT
ELEVATION
OVERHEAD WIRES
UNDERGROUND STORM SEWER LINE
RAILROAD TRACK
CENTERLINE
RADIUS
CENTRAL ANGLE
CHORD BEARING
ARC LENGTH
FLORIDA POWER & LIGHT COMPANY
LICENSED BUSINESS
OFFICIAL RECORDS BOOK
FLORIDA DEPARTMENT OF TRANSPORTATION
TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
ELEVATION ON BRIDGE
UNIDENTIFIED TREE
PALM TREE
TITLE COMMITMENT
PROFESSIONAL LAND SURVEYOR
PERMANENT REFERENCE MONUMENT
TREE IDENTIFIER



TREE TABLE

TREE NUMBER	COMMON NAME	DBH (Inches)	CANOPY (feet)	HEIGHT (feet)
1	SILVER BUTTONWOOD	3"	5'	10'
2	SILVER BUTTONWOOD	3"	5'	8'
3	SILVER BUTTONWOOD	3"	5'	8'
4	SILVER BUTTONWOOD	10"	20'	25'
5	SILVER BUTTONWOOD	3"	5'	8'
6	SILVER BUTTONWOOD	8"	16'	22'
7	SILVER BUTTONWOOD	8"	16'	16'
8	SILVER BUTTONWOOD	8"	16'	20'
9	SILVER BUTTONWOOD	6"	14'	14'
10	SILVER BUTTONWOOD	4"	6'	10'
11	SILVER BUTTONWOOD	6"	10'	12'
12	SILVER BUTTONWOOD	2"	5'	8'
13	SILVER BUTTONWOOD	8"	20'	20'
14	SILVER BUTTONWOOD	2"	5'	7'
15	UNDETERMINED TREE	10"	20'	30'
16	UNDETERMINED TREE	2"	4'	10'
17	UNDETERMINED TREE	8"	20'	25'
18	UNDETERMINED TREE	2"	4'	8'
19	UNDETERMINED TREE	6"	14'	20'
20	UNDETERMINED TREE	2"	4'	10'
21	UNDETERMINED TREE	2"	4'	10'
22	UNDETERMINED TREE	2"	4'	10'
23	UNDETERMINED TREE	3"	4'	8'
24	UNDETERMINED TREE	3"	4'	10'
25	UNDETERMINED TREE	3"	4'	8'
26	UNDETERMINED TREE	2"	4'	8'
27	UNDETERMINED TREE	3"	4'	12'
28	UNDETERMINED TREE	2"	4'	10'
29	UNDETERMINED TREE	2"	4'	10'
30	GUMBO LIMBO	15"	25'	30'
31	UNDETERMINED TREE	12"	20'	25'
32	UNDETERMINED TREE	2"	4'	12'
33	UNDETERMINED TREE	3"	4'	8'
34	UNDETERMINED TREE	3"	4'	10'
35	UNDETERMINED TREE	3"	4'	10'
36	UNDETERMINED TREE	2"	4'	12'
37	UNDETERMINED TREE	12"	20'	20'
38	UNDETERMINED TREE	2"	4'	8'
39	UNDETERMINED TREE	8"	20'	20'
40	UNDETERMINED TREE	2"	4'	10'
41	UNDETERMINED TREE	12"	20'	25'
42	UNDETERMINED TREE	3"	4'	10'
43	UNDETERMINED TREE	6"	20'	20'
44	UNDETERMINED TREE	2"	4'	10'
45	UNDETERMINED TREE	3"	4'	14'
46	UNDETERMINED TREE	2"	4'	10'
47	GUMBO LIMBO (CLUSTER)	24"	20'	30'
48	GUMBO LIMBO (CLUSTER)	15"	20'	25'
49	UNDETERMINED TREE	3"	4'	12'
50	UNDETERMINED TREE	10"	20'	25'
51	GUMBO LIMBO	12"	20'	25'
52	GUMBO LIMBO	15"	20'	25'
53	UNDETERMINED TREE	2"	4'	10'
54	GUMBO LIMBO	18"	22'	32'
55	UNDETERMINED TREE	2"	4'	10'
56	UNDETERMINED TREE	2"	4'	10'
57	UNDETERMINED TREE	10"	14'	25'
58	UNDETERMINED TREE	2"	4'	8'
59	UNDETERMINED TREE	2"	5'	10'
60	UNDETERMINED TREE	3"	5'	12'
61	GUMBO LIMBO	4"	5'	16'
62	SILVER BUTTONWOOD	6"	14'	20'
63	GUMBO LIMBO	6"	12'	16'
64	GUMBO LIMBO	12"	18'	30'
65	SILVER BUTTONWOOD	6"	14'	20'
66	SILVER BUTTONWOOD	6"	14'	22'
67	SILVER BUTTONWOOD	9"	6'	10'
68	SILVER BUTTONWOOD	10"	16'	25'
69	SILVER BUTTONWOOD	3"	5'	12'
70	SILVER BUTTONWOOD	8"	16'	25'
71	GUMBO LIMBO	15"	20'	30'
72	LIGUSTRUM TREE	8	14	20
73	UNDETERMINED TREE	-	-	-
74	UNDETERMINED TREE	-	-	-
75	UNDETERMINED TREE	-	-	-
76	UNDETERMINED TREE	-	-	-
77	UNDETERMINED TREE	-	-	-
78	UNDETERMINED TREE	-	-	-

LEGAL DESCRIPTION: (SURVEYOR)

A PORTION OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF PARCEL "A" GORY ASSOCIATED INDUSTRIES INC. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 79°12'07" EAST ALONG A SOUTH LINE OF SAID PARCEL "A" 197.32 FEET TO A POINT OF INTERSECTION WITH A WEST LINE OF SAID PARCEL "A"; THENCE ALONG SAID WEST LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 01°29'51" EAST 188.18 FEET; 2) SOUTH 01°30'18" EAST 446.78 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD (DR. MARTIN LUTHER KING JR. BOULEVARD); THENCE NORTH 55°02'06" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE LYING 50 FEET NORTH OF AND PARALLEL TO THE BASELINE OF SURVEY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86130-2102 FOR 363.65 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 17290, PAGE 887 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 10°41'56" EAST ALONG SAID EAST C.S.X. RAILROAD RIGHT-OF-WAY LINE 471.50 FEET TO THE POINT OF BEGINNING.

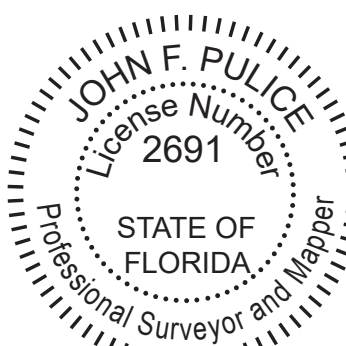
SAID LANDS LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 139,358 SQUARE FEET (3.199 ACRES), MORE OR LESS

NOTES:

- 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.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. CITY OF POMPAÑO BEACH BENCHMARK 005/2011, ELEVATION: 10.315 FEET.
- FLOOD ZONE: AH/X; BASE FLOOD ELEVATION: 11 FEET/NONE; PANEL #12011C0357J; COMMUNITY #120055; MAP DATE: 7/31/24.
- THIS SITE LIES IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD BEING N55°02'06"W.
- 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.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF AN OWNER'S POLICY OF TITLE INSURANCE, FILE NUMBER 2080-5761612, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED FEBRUARY 15, 2022 AT 2:26 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B OF SAID POLICY:
 - ITEM 1: STANDARD EXCEPTIONS, NOT ADDRESSED.
 - ITEM 2: FLORIDA POWER & LIGHT COMPANY EASEMENTS IN O.R.B. 8223, PAGE 683 AND O.R.B. 38348, PAGE 1358 APPLY TO THIS SITE AS DEPICTED HEREON.
 - ITEM 3: AMENDED EASEMENT DEED BY COURT ORDER IN O.R.B. 49885, PAGE 466 AND 50264, PAGE 1803 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 4: NOT ADDRESSED.
 - ITEM 5: SURVEY MATTERS DEPICTED HEREON.
 - ITEM 6: MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING IN INSTRUMENT #117938997 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- 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'.
- THIS SITE CONTAINS 24 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (23 REGULAR & 1 DISABLED).
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
- THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.
- THE SURVEYOR'S LEGAL SHOWN HEREON DESCRIBES THE SAME PROPERTY AS DESCRIBED IN THE ABOVE TITLE POLICY.
- THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO TREE CANOPY.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

NO.	REVISIONS	BY
5		
4		
3		
2		
1		

1377 MLK
1377 DR MLK JR BOULEVARD
POMPAÑO BEACH, FLORIDA 33069
(CITY OF POMPAÑO BEACH, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: 954-575-7777
FAX: 954-575-7777
E-MAIL: info@puliceandsurveyors.com
WEBSITE: www.puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION: #PZ25-14000011
11/19/2025

DRAWN BY: A.R.
CHECKED BY: J.F.P.

SCALE: 1" = 40'
SURVEY DATE: 7/18/25

CLIENT: PLANW3ST LLC
ORDER NO.: 74347