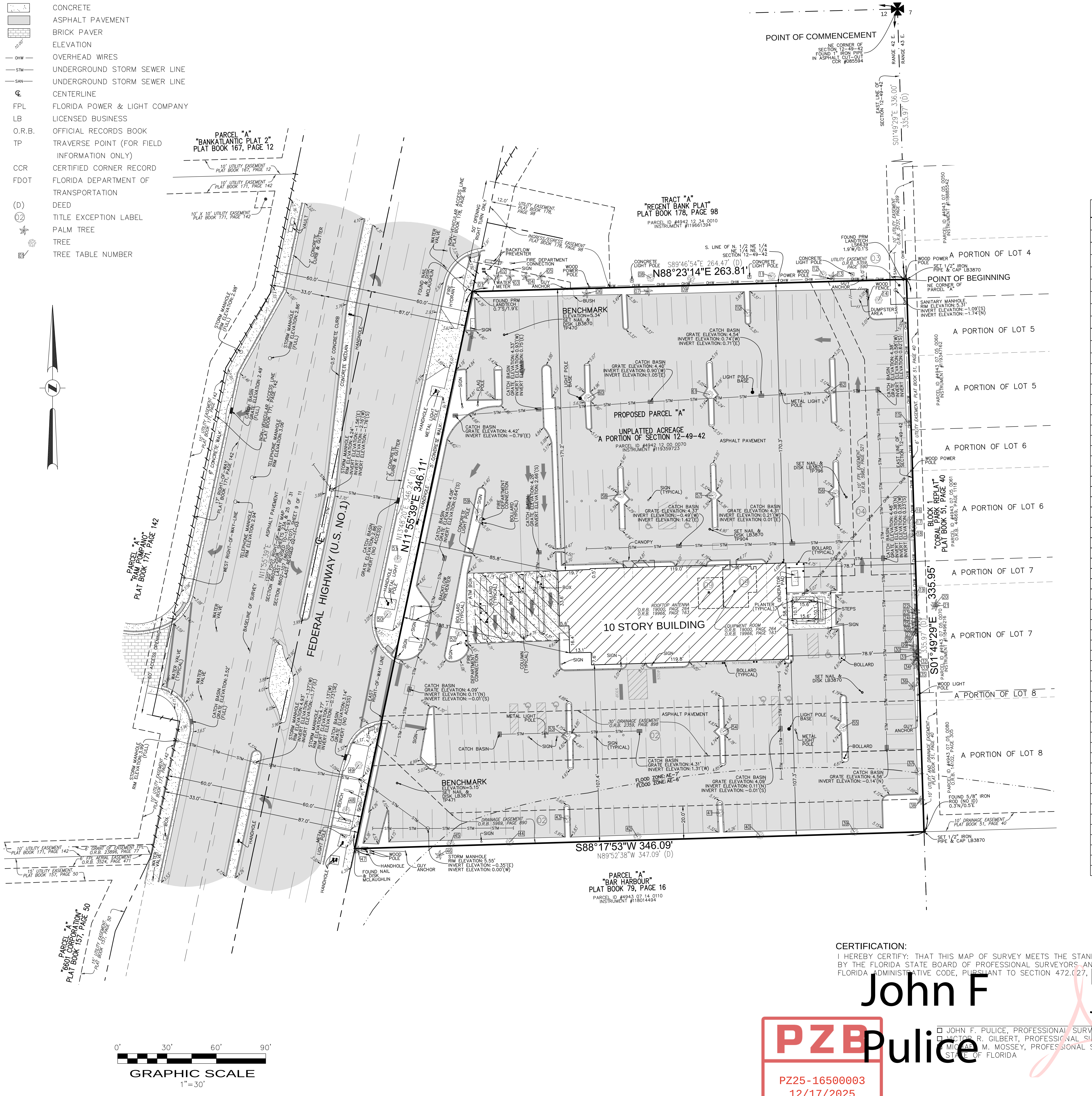
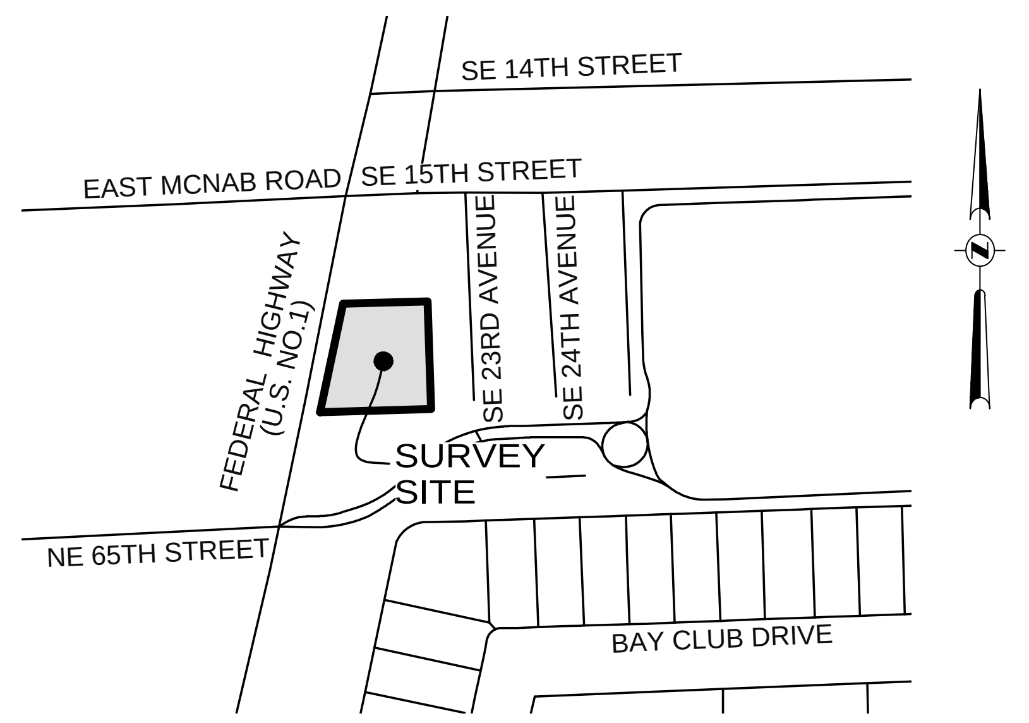
LEGEND & ABBREVIATIONS

⁘	CONCRETE
▨	ASPHALT PAVEMENT
▦	BRICK PAVER
10.00'	ELEVATION
— OHW —	OVERHEAD WIRES
— STM —	UNDERGROUND STORM SEWER LINE
— SAN —	UNDERGROUND STORM SEWER LINE
℄	CENTERLINE
FPL	FLORIDA POWER & LIGHT COMPANY
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
CCR	CERTIFIED CORNER RECORD
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
(D)	DEED
⓪②	TITLE EXCEPTION LABEL
✶	PALM TREE
❀	TREE
01	TREE TABLE NUMBER


POINT OF COMMENCEMENT
NE CORNER OF SECTION 12-49-42 FOUND 1" IRON PIPE IN ASPHALT CUT-OUT CCR #085594
RANGE 42 E.
RANGE 43 E.
12
7
EAST LINE OF SECTION 12-49-42
S01°49'29"E 336.00'
335.97' (D)
PARCEL "A" "BANKATLANTIC PLAT 2" PLAT BOOK 167, PAGE 12
10' UTILITY EASEMENT PLAT BOOK 167, PAGE 12
10' UTILITY EASEMENT PLAT BOOK 171, PAGE 142
10' X 10' UTILITY EASEMENT PLAT BOOK 171, PAGE 142
TRACT "A" "REGENT BANK PLAT" PLAT BOOK 178, PAGE 98
PARCEL ID #4942 12 34 0010 INSTRUMENT #119661394
UTILITY EASEMENT. PLAT BOOK 178, PAGE 98
INGRESS/EGRESS EASEMENT PLAT BOOK 178, PAGE 98
NON-VEHICULAR ACCESS LINE PLAT BOOK 178, PAGE 98
50' OPENING RIGHT TURN ONLY
12.0'
S. LINE OF N. 1/2 NE 1/4 NE 1/4 NE 1/4 SECTION 12-49-42
S89°46'54"E 264.47' (D)
N88°23'14"E 263.81'
UTILITY EASEMENT O.R.B. 5359, PAGE 590
03
FOUND PRM LANDTECH LS6639 1.9'W/0.1'S
SET 1/2" IRON PIPE & CAP LB3870
POINT OF BEGINNING
NE CORNER OF PARCEL "A"
SANITARY MANHOLE RIM ELEVATION: 5.31' INVERT ELEVATION: -1.09'(S) INVERT ELEVATION: -1.74'(N)
10' UTILITY EASEMENT O.R.B. 5737, PAGE 269
PARCEL ID #4943 07 05 0050 INSTRUMENT #118885542
A PORTION OF LOT 4
A PORTION OF LOT 5
PARCEL ID #4943 07 05 0060 INSTRUMENT #119347162
A PORTION OF LOT 5
6' UTILITY EASEMENT. PLAT BOOK 51, PAGE 40
A PORTION OF LOT 6
10' FPL EASEMENT O.R.B. 5982, PAGE 521
04
BLOCK 1 "CORAL PARK REPLAT" PLAT BOOK 51, PAGE 40
PARCEL ID #4943 07 05 0061 O.R.B. 44669, PAGE 1118
A PORTION OF LOT 6
A PORTION OF LOT 7
335.95'
S01°49'29"E
335.97' (D)
PARCEL ID #4943 07 05 0070 INSTRUMENT #118496216
A PORTION OF LOT 7
A PORTION OF LOT 8
10' UTILITY AND DRAINAGE EASEMENT PLAT BOOK 51, PAGE 40
PARCEL ID #4943 07 05 0080 O.R.B. 14102, PAGE 305
A PORTION OF LOT 8
FOUND 5/8" IRON ROD (NO ID) 0.3'N/0.5'E
10' DRAINAGE EASEMENT PLAT BOOK 51, PAGE 40
SET 1/2" IRON PIPE & CAP LB3870
BENCHMARK ELEVATION=5.34' SET NAIL & DISK LB3870 TP470
FOUND PRM LANDTECH 0.7'S/1.9'E
PROPOSED PARCEL "A"
UNPLATTED ACREAGE A PORTION OF SECTION 12-49-42
PARCEL ID #4942 12 00 0070 INSTRUMENT #119359723
ASPHALT PAVEMENT
CATCH BASIN GRATE ELEVATION: 4.54' INVERT ELEVATION: 0.74'(W) INVERT ELEVATION: 0.71'(E)
CATCH BASIN GRATE ELEVATION: 4.40' INVERT ELEVATION: 0.90'(W) INVERT ELEVATION: 1.05'(E)
CATCH BASIN GRATE ELEVATION: 4.42' INVERT ELEVATION: -0.79'(E)
CATCH BASIN GRATE ELEVATION: 4.37' INVERT ELEVATION: -0.49'(W) INVERT ELEVATION: 1.42'(E)
CATCH BASIN GRATE ELEVATION: 4.31' INVERT ELEVATION: 0.21'(W) INVERT ELEVATION: 0.01'(E)
SET NAIL & DISK LB3870 TP796
SET NAIL & DISK LB3870 TP904
171.2'
170.3'
CANOPY
19.7'
119.0'
10 STORY BUILDING
ROOFTOP ANTENNA O.R.B. 19000, PAGE 264 O.R.B. 19966, PAGE 163
EQUIPMENT ROOM O.R.B. 19000, PAGE 264 O.R.B. 19966, PAGE 163
09
GENERATOR PAD
PLANTER (TYPICAL)
STEPS
78.7'
78.9'
119.8'
85.8'
103.3'
ATM BOX
CATCH BASIN GRATE ELEVATION: 4.09' INVERT ELEVATION: 0.11'(N) INVERT ELEVATION: -0.01'(S)
30' DRAINAGE EASEMENT O.R.B. 2359, PAGE 898
02
CATCH BASIN GRATE ELEVATION: 4.31' INVERT ELEVATION: 1.31'(W)
FLOOD ZONE: AE-7'
FLOOD ZONE: AE-6'
CATCH BASIN GRATE ELEVATION: 4.09' INVERT ELEVATION: 0.11'(N) INVERT ELEVATION: -0.01'(S)
CATCH BASIN GRATE ELEVATION: 4.56' INVERT ELEVATION: -0.14'(N)
107.4'
107.3'
20.0'
BENCHMARK ELEVATION=5.15' SET NAIL & DISK LB3870 TP471
DRAINAGE EASEMENT O.R.B. 5969, PAGE 890
STORM MANHOLE RIM ELEVATION: 5.55' INVERT ELEVATION: -0.35'(E) INVERT ELEVATION: 0.00'(W)
FOUND NAIL & DISK MCLAUGHLIN
S88°17'53"W 346.09'
N89°52'38"W 347.09' (D)
PARCEL "A" "BAR HARBOUR" PLAT BOOK 79, PAGE 16
PARCEL ID #4943 07 14 0110 INSTRUMENT #118014494
N11°55'39"E 346.11'
N13°48'20"E 346.24' (D)
EAST RIGHT-OF-WAY LINE
FEDERAL HIGHWAY (U.S. NO.1)
120' FDOT RIGHT-OF-WAY MAP SECTION 86020-2508, SHEETS 23A & 25 OF 31 LAST REVISED 10-15-93 SECTION 8602-107 (86020-2107), SHEET 9 OF 11 LAST REVISED 02-11-03
N11°55'39"E
BASELINE OF SURVEY
WEST RIGHT-OF-WAY-LINE
17' RIGHT-OF-WAY PLAT BOOK 171, PAGE 142
NON-VEHICULAR ACCESS LINE PLAT BOOK 171, PAGE 142
10' UTILITY EASEMENT PLAT BOOK 171, PAGE 142
60.0'
33.0'
87.0'
60' ACCESS OPENING
PARCEL "A" "RAM POMPANO" PLAT BOOK 171, PAGE 142
PARCEL "A" "6601 CORPORATION" PLAT BOOK 157, PAGE 50
15' UTILITY EASEMENT. PLAT BOOK 157, PAGE 50
10' UTILITY EASEMENT PLAT BOOK 171, PAGE 142
6' GRANT OF EASEMENT FPL O.R.B. 23896, PAGE 77
6' FPL AERIAL EASEMENT O.R.B. 3524, PAGE 471
0'
30'
60'
90'
GRAPHIC SCALE
1"=30'

TREE TABLE

TREE NUMBER	COMMON NAME	DBH (inches)	HEIGHT (feet)	CANOPY (feet)
1	CABBAGE PALM	18"	25'	13'
2	CABBAGE PALM	18"	25'	13'
3	CABBAGE PALM	18"	25'	13'
4	CABBAGE PALM	18"	25'	13'
5	CABBAGE PALM	18"	25'	13'
6	CABBAGE PALM	12"	13'	10'
7	CABBAGE PALM	10"	9'	10'
8	SILVER BUTTONWOOD	10"	15'	8'
9	SILVER BUTTONWOOD	10"	15'	13'
10	UNIDENTIFIED TREE	12"	20'	25'
11	SILVER BUTTONWOOD	10"	15'	13'
12	SILVER BUTTONWOOD	10"	15'	13'
13	PALM TREE	6"	12'	4'
14	SILVER BUTTONWOOD	12"	20'	25'
15	SILVER BUTTONWOOD	12"	20'	25'
16	UNIDENTIFIED TREE	4"	14'	6'
17	UNIDENTIFIED TREE	4"	14'	6'
18	UNIDENTIFIED TREE	4"	14'	6'
19	UMBRELLA TREE	10"	12'	4'
20	FOXTAIL PALM	4"	20'	5'
21	FOXTAIL PALM	4"	20'	5'
22	FOXTAIL PALM	4"	20'	5'
23	FOXTAIL PALM	4"	20'	5'
24	FOXTAIL PALM	4"	20'	5'
25	FOXTAIL PALM	4"	20'	5'
26	FOXTAIL PALM	4"	20'	5'
27	FOXTAIL PALM	4"	20'	5'
28	FOXTAIL PALM	4"	20'	5'
29	FOXTAIL PALM	4"	20'	5'
30	FOXTAIL PALM	4"	20'	5'
31	FOXTAIL PALM	4"	20'	5'
32	FOXTAIL PALM	4"	20'	5'
33	FOXTAIL PALM	4"	20'	5'
34	FOXTAIL PALM	4"	20'	5'
35	FOXTAIL PALM	4"	20'	5'
36	FOXTAIL PALM	4"	20'	5'
37	UNIDENTIFIED TREE	12"	14'	10'
38	PALM TREE	10"	12'	5'
39	UNIDENTIFIED TREE	12"	20'	20'
40	UNIDENTIFIED TREE	12"	20'	20'
41	OAK TREE	10"	16'	10'
42	UNIDENTIFIED TREE	10"	18'	25'
43	OAK TREE	6"	20'	15'
44	UNIDENTIFIED TREE	12"	20'	30'
45	UNIDENTIFIED TREE	12"	20'	30'
46	CABBAGE PALM	12"	35'	20'
47	CABBAGE PALM	18"	12'	8'
48	UNIDENTIFIED TREE	6"	15'	7'
49	UNIDENTIFIED TREE	12"	25'	30'
50	UNIDENTIFIED TREE	14"	20'	20'
51	UNIDENTIFIED TREE	14"	35'	20'
52	POINCIANA	12"	30'	25'
53	OAK TREE	6"	20'	15'
54	OAK TREE	10"	15'	12'
55	OAK TREE	12"	13'	20'
56	OAK TREE	12"	20'	20'
57	OAK TREE	8"	25'	15'
58	OAK TREE	10"	35'	25'
59	POINCIANA	24"	35'	45'
60	OAK TREE	12"	25'	35'
61	OAK TREE	12"	25'	25'
62	OAK TREE	12"	25'	25'


SE 14TH STREET
EAST MCNAB ROAD
SE 15TH STREET
FEDERAL HIGHWAY (U.S. NO.1)
SE 23RD AVENUE
SE 24TH AVENUE
SURVEY SITE
NE 65TH STREET
BAY CLUB DRIVE

VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION (DEED):

A PARCEL OF LAND IN SECTION 12, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH ON AN ASSUMED BEARING ALONG THE EAST LINE OF SAID SECTION 12 FOR 335.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG SAID EAST LINE OF SECTION 12 FOR 335.97 FEET; THENCE NORTH 89°52'38" WEST FOR 347.09 FEET TO THE EAST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (U.S. NO.1); THENCE NORTH 13°48'20" EAST ALONG SAID EAST RIGHT-OF-WAY LINE FOR 346.24 FEET; THENCE SOUTH 89°46'54" EAST FOR 264.47 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (SURVEYOR):

A PARCEL OF LAND IN SECTION 12, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 01°49'29" EAST ALONG THE EAST LINE OF SAID SECTION 12 FOR 336.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG SAID EAST LINE OF SECTION 12 FOR 335.95 FEET; THENCE SOUTH 88°17'53" WEST FOR 346.09 FEET TO THE EAST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (U.S. NO.1); THENCE NORTH 11°55'39" EAST ALONG SAID EAST RIGHT-OF-WAY LINE FOR 346.11 FEET; THENCE NORTH 88°23'14" EAST FOR 263.81 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 102,519 SQUARE FEET (2.354 ACRES) MORE OR LESS.

NOTES:

1. 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.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK NE991, ELEVATION: 3.561 FEET & NE992, ELEVATION: 3.454 FEET
3. FLOOD ZONE: AE; BASE FLOOD ELEVATION: 6 FEET/7 FEET; PANEL #12011C0378J; COMMUNITY #120055; MAP DATE: 7/31/24.
4. THIS SITE LIES IN SECTION 12, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
5. GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE EAST RIGHT-OF-WAY LINE, FEDERAL HIGHWAY (U.S. NO.1), BEING N11°55'39"E.
6. 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.
7. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: PLANW3ST, LLC; TRAYBER RAIKHELSON LAW GROUP, PLLC; ATTORNEYS' TITLE FUND SERVICES, LLC.
8. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
9. THIS SITE CONTAINS 221 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (214 REGULAR & 7 DISABLED).
10. THIS SURVEY WAS PREPARED WITH BENEFIT OF TITLE SEARCH REPORT, FUND FILE NUMBER 1518626, PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC. PREPARED TITLE SEARCH REPORT DATED APRIL 22, 2024. THE FOLLOWING ITEMS ARE RESTRICTIONS/EASEMENTS OF SAID:
    - ITEM 1: STANDARD EXCEPTIONS, NOT ADDRESSED.
    - ITEM 2: EASEMENTS IN O.R.B. 2359, PAGE 898 AND IN O.R.B. 5969, PAGE 890, APPLY TO THIS SITE AS DEPICTED HEREON.
    - ITEM 3: EASEMENT IN O.R.B. 5359, PAGE 590, APPLIES TO THIS SITE AS DEPICTED HEREON.
    - ITEM 4: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 5982, PAGE 521, APPLIES TO THIS SITE AS DEPICTED HEREON
    - ITEM 5: NOTICE OF LIEN PROHIBITION IN LEASE IN O.R.B. 28287, PAGE 671 AND RE-RECORDED IN O.R.B. 28458, PAGE 723, APPLY TO THIS SITE BUT CANNOT BE PLOTTED
    - ITEM 6: TERMS AND CONDITIONS OF UNRECORDED LEASE, AS EVIDENCED BY MEMORANDUM OF PCS SITE AGREEMENT IN O.R.B. 27906, PAGE 811, AS AMENDED IN O.R.B. 45955,N PAGE 1786, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
    - ITEM 7: TERMS AND CONDITIONS OF UNRECORDED LEASE, AS EVIDENCED BY MEMORANDUM TO METROPCS SITE AGREEMENT IN O.R.B. 37483, PAGE 300 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
    - ITEM 8: TERMS AND CONDITIONS OF UNRECORDED LEASE BY MEMORANDUM OF LEASE IN 38032, PAGE 1303 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
    - ITEM 9: OPTION AND LEASE AGREEMENT IN 19000, PAGE 264, AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF LEASE IN O.R.B. 19966, PAGE 163, APPLY TO THIS SITE AS DEPICTED HEREON. AND SECOND AMENDMENT TO OPTION AND LEASE AGREEMENT IN O.R.B. 51035, PAGE 363, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED
11. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
12. THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.
13. 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

Digitally signed by John F Pulice
Date: 2025.02.04 11:22:10 -05'00'

☐ 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

PZB
PZ25-16500003
12/17/2025

NO.	REVISIONS	BY
5		
4		
3		
2	#73571 – UPDATE SURVEY –12/12/24	A.R
1	#72756 – ORIGINAL SURVEY – 6/22/24	A.R

VERA SITE
1600 SOUTH FEDERAL HIGHWAY
POMPANO BEACH, FLORIDA 33062
(CITY OF POMPANO BEACH, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF [illegible]70

PZB
PZ25-16500003
11/19/2025

DRAWN BY: A.R.
CHECKED BY: J.F.P.
SCALE: 1" = 30'
SURVEY DATE: 12/12/24
CLIENT: PLANW3ST, LLC
ORDER NO.: 73571