

"IMECA " - TENTATIVE PLAT
MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

A Subdivision of portion of Southeast 1/4 , of Section 33, Township 48 South, Range 42 East, City of Pompano Beach,
Broward County, Florida.

Site Address:
2429 N.W. 4th Street, Pompano Beach, Florida 33069
451 - 471 N Powerline Road, Pompano Beach, Florida 33069
Folio: 4842 33 04 0500, Folio: 4842 33 04 0510
Folio: 4842 33 04 0520, Folio: 4842 33 04 0530
Folio: 4842 33 04 0540

The attached plat entitled "IMECA", being a subdivision of the following described property:

LEGAL DESCRIPTION:

Lot 290, of COLLIER CITY (UNRECORDED), described as follows:
The South 50 feet of the North 1/2 of the South 2/5 of that portion of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 lying Northwesterly of Power Line Road;
EXCEPT the West 500 feet thereof, in Section 33, Township 48 South, Range 42 East; according to the unrecorded Plat No. S-6-E of Collier City Lots lying and being in
Broward County, Florida.
LESS AND EXCEPT:
The following portion conveyed to the State of Florida for the use and benefit of the State of Florida Department of Transportation by Deed recorded in Official Records
Book 5103, Page 728, of the Public Records of Broward County, Florida; and being more particularly described as follows:
All that portion of the South 50.0 feet of the North Half (N 1/2) of the South Two-Fifths (S 2/5) of the Southeast Quarter (SE 1/4) of the Northwest (NW 1/4) of the
Southeast Quarter (SE 1/4) of Section 33, Township 48 South Range 42 East, lying within 10.0 feet West of and parallel to the Westerly right of way line of State Road
S-809 (Powerline Road) as Recorded in Right of Way Map 8, Page 11, of the Public Records of Broward County, Florida.
AND
Lot 291, of COLLIER CITY (UNRECORDED), described as follows:
The North 1/2 of South 2/5 of Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 lying West of County Road, LESS the South 50 feet and LESS the West 500 feet
and LESS North 25 feet thereof, in Section 33, Township 48 South, Range 42 East; said lands situate, lying and being in Broward County, Florida.
LESS AND EXCEPT:
Those portions conveyed to the State of Florida for the use and benefit of the State Road Department of Florida by Deed recorded in Official Records Book 5018, Page
841, of the Public Records of Broward County, Florida; and being more particularly described as follows:
All that portion of the South Two-Fifth (2/5) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township
48 South, Range 42 East, lying within 10.0 feet West of and parallel to the Westerly right of way line of State Road S-809 (Powerline Road) as recorded in Right of Way
Map 8, Page 11, Public Records of Broward County, Florida; LESS that portion described in Official Records Book 4142, Page 864, of the Public Records of Broward
County, Florida, and LESS previously deeded or dedicated right of way.
LESS AND EXCEPT:
All those external areas lying Northeasterly of arcs formed 25.0 foot radius which are tangent to the Southerly right of way lines of the Northwest Second Street,
Northwest Third Street, Northwest Fourth Street, Northwest Fourth Court and Northwest Fifth Street respectively and tangent to a line lying within 10.0 feet West of and
parallel to the Westerly right of way line of State Road S-809 (Powerline Road) as recorded in Right of Way Map Book 8, Page 11, of the Public Records of Broward
County, Florida the Westerly right of way line of State Road S-809 (Powerline Road).
AND
Lots 286 and 287, of the unrecorded plat of COLLIER CITY LOTS, described as follows:
The East 100 feet of the West 400 feet of the South 1/5 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 48 South, Range 42 East;
less the South 25 feet thereof, of the Public Records of Broward County, Florida.
AND
Lots 288 and 289 of the unrecorded plat COLLIER CITY LOTS, being more particularly described as the South 1/5 of the Southeast 1/4 of the Northwest 1/4 of the
Southeast 1/4 of Section 33, Township 48 South, Range 42 East, less the West 400 feet thereof, and also less the South 25 feet thereof for road right-of-way, all lying
Northwesterly of the Northwesterly right-of-way line of Powerline Road as shown on the Department of Transportation Right-of-way Map, Section 86550-2606, Sheet 2 of
5 Sheets, dated 4/23/2071, and recorded in Right-of-way Map Book 8, page 29, Broward County, Florida.

Sheet Index:
Page 1 of 3: Surveyor's Report and Legal Description of Parent Tract.
Page 2 of 3: Overall Boundary Details and Location Map of Project Property.
Pages 3 of 3: Map of Boundary and Topographic Survey

Owner of record: COCCHIOLA, LLC.
Contact info: Tony Cocchiola
Telf: 786-303-0303
Email: tony@imeca.com

Surveyor: Bello & Bello Land Surveying Corp.
Odalys C. Bello, PSM
Tel: 305-251-9606
info@belloland.com

SURVEYOR'S REPORT AND GENERAL NOTES

(Not valid without the attached Survey Map)

1. Legal Description has been furnished by the client.
2. References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
3. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
4. North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
5. Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
6. Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
7. Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
8. This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
9. This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.

10. **HORIZONTAL ACCURACY** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7,500 feet.
Basis of Bearings: Assumed bearing along the Center Line of N.W. 4th Street (N88°55'22"E).

11. **VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: Broward County Engineering Department Bench Mark 1260,
Elevation = 14.39 feet (NGVD29)
Bench Mark # 2: Broward County Engineering Department Bench Mark 1262,
Elevation = 14.27 feet (NGVD29)

12. These lands are subject to the following City of Pompano Beach Plat Restrictions:
All facilities for the distribution of electricity, telephone and cable television shall be installed underground.
Additional Easement(s) may be required by F.P.L. by separate instrument.

DEVELOPMENT INFORMATION

Current Zoning District: B-2 COMMUNITY BUSINESS
Per: CITY OF POMPAÑO BEACH, FLORIDA Official Zoning Map
(https://cdn.pompanobeachfl.gov/city/pages/planning_zoning/zoning_map.pdf)

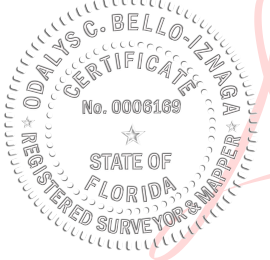
Current Number of Parcels: Five (5)
Gross Area: +/- 63,787.74 SQ.FT. (+/- 1.464 Acres)
Net Area: +/- 33,075.64 SQ.FT. (+/- 0.759 Acres)

Proposed Number of Parcels: Two (2) Tracts
Proposed Tract A: Net Area: +/- 22,325.24 SQ.FT. (+/- 0.512 Acres)
Proposed Tract B: Net Area: +/- 9,437.92 SQ.FT. (+/- 0.216 Acres)

Current Use: Vacant
Proposed Use:
Tract A: A use compatible with Zoning Designation - Retail (Hardware store)
Tract B: A use compatible with Zoning Designation - (Future development unknown)

FLOODPLAIN INFORMATION:
As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120055 (City of Pompano Beach),
Panel 0356, Suffix H, revised on August 18th, 2014, this real property falls in Zone "X".

I HEREBY CERTIFY: That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of chapter 5J-17, Florida administrative code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.
That this Tentative Plat complies with the requirements of Chapter 177, Part I of the Florida State Statutes, Chapter 155 and any other applicable provisions from City of Pompano Beach Code of Ordinances, Broward County, Florida.



Digitally signed
by Odalys C
Bello
Date: 2020.09.21
09:14:04 -04'00'

Odalys C. Bello-Iznaga
Professional Surveyor and Mapper LS6169 • State of Florida
Field Work Date: 03/16/2020 and 08/06/2020

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the signature and original raised seal of the undersigning Florida licensed Surveyor and Mapper.

Project No. 20774

PZ20-14000016

11/4/2020

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