

DRRC

PZ24-12000019
06/06/2024

1. THE SUBJECT PROPERTY IS THE LANDS OF OT PROPERTY PROPERTY, LLC AS RECORDED IN INSTRUMENT NUMBER 118851165 AMONG THE LANDS RECORDS OF BROWARD COUNTY, FLORIDA AND HAS THE PID(S) 17-0100, 4842-35-17-0090, 4842-35-17-0130, & 4842-35-25-0070 PER THE BROWARD COUNTY PROPERTY APPRAISER. THE PROPERTY IS LYING IN SECTION 35; TOWNSHIP 48 NORTH; RANGE 17 EAST.
2. TOTAL AREA = 76,014 SQUARE FEET OR 1.745 ACRES (MEASURED)
3. THE TYPE OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON AUGUST 21, 2024 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
5. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK NO. AD2593 WITH A PUBLISHED ELEVATION OF 10.57 FEET.
6. THE PROPERTY IS LOCATED IN OTHER AREAS OF FLOOD HAZARD ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND OTHER AREAS ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BROWARD COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 376 OF 751", MAP NUMBER 12011C0376H, WITH A MAP EFFECTIVE DATE OF AUGUST 18, 2014.
7. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
8. TREES 4 INCHES DBH (DIAMETER AT BREAST HEIGHT) AND LARGER HAVE BEEN LOCATED WITHIN THE PROJECT BOUNDARY. THE TREES LOCATED WITHIN THE PROPERTY AREA ARE REFERENCED IN THE REPORT PROVIDED BY EDC FLORIDA, LLC. PROJECT NUMBER 55.6977, TREE INVENTORY, DATE AUGUST 10, 2024, AND WAS PROVIDED TO BOHLER.
9. THERE ARE NO VISIBLE ENCROACHMENTS. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
10. PROPERTY HAS ACCESS ALONG NE 2ND AVENUE, NE 3RD STREET, NE 3RD AVENUE, & NE 4TH STREET.
11. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
12. BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983/2011. PROJECTION: TRANSVERSE MERCATOR, BASED ON THE WEST LINE OF BLOCKS 2, 3, & AND 6, AS REFERENCED TO PLAT BOOK 1, PAGE 125, PLAT OF CAMPBELL AND SAXON ADDITION.
13. THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITION SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY TRIMBLE, INC.
14. ALL DISTANCES ARE MEASURED GROUND DISTANCES UNLESS NOTED OTHERWISE.
15. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
16. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE: POMPANO PICKLE, LLC
17. THIS MAP IN INTENDED TO BE DEPICTED AT A SCALE OF 1"=20' ON 24"x36" SHEETS. UNITS SHOWN ARE U.S. SURVEY FEET.
18. ZONING: NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR.
19. © COPYRIGHT 2024 BY BOHLER ENGINEERING FL, LLC. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BOHLER ENGINEERING FL, LLC.

LEGAL DESCRIPTION:
(PER INSTRUMENT NUMBER 118851165)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 6, 7, 8, 9 AND 10, LESS THE SOUTH 10 FEET OF BLOCK 2 FOR STREET, ALL OF BLOCK 3, LESS THE NORTH 10 FEET FOR STREET AND VACATED ALLEY LYING EAST AND WEST THROUGH THE CENTER OF SAID BLOCK, OF THE CAMPBELL AND SAXON ADDITION, TOGETHER WITH LOTS 2, 3, 4 AND 5 OF BLOCK 6, OF THE CAMPBELL AND SAXON ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 125, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW BEING A PART OF BROWARD COUNTY, FLORIDA.

PARCEL 3:
LOT 5, BLOCK 2, OF CAMPBELL AND SAXON ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 125, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW BEING A PART OF BROWARD COUNTY, FLORIDA.

PARCEL 4:
LOTS 3 AND 4 AND THE WEST 1/2 OF LOT 2, BLOCK 2, OF CAMPBELL AND SAXON ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 125, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW BEING A PART OF BROWARD COUNTY, FLORIDA.

PARCEL 6:
LOTS 16 AND 17, BLOCK 1, OF SMOAKS ADDITION TO POMPANO, LESS THE SOUTH 10 FEET, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY SUNSHINE 811 UTILITY SYSTEM (1-800-852-8057) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 131205137

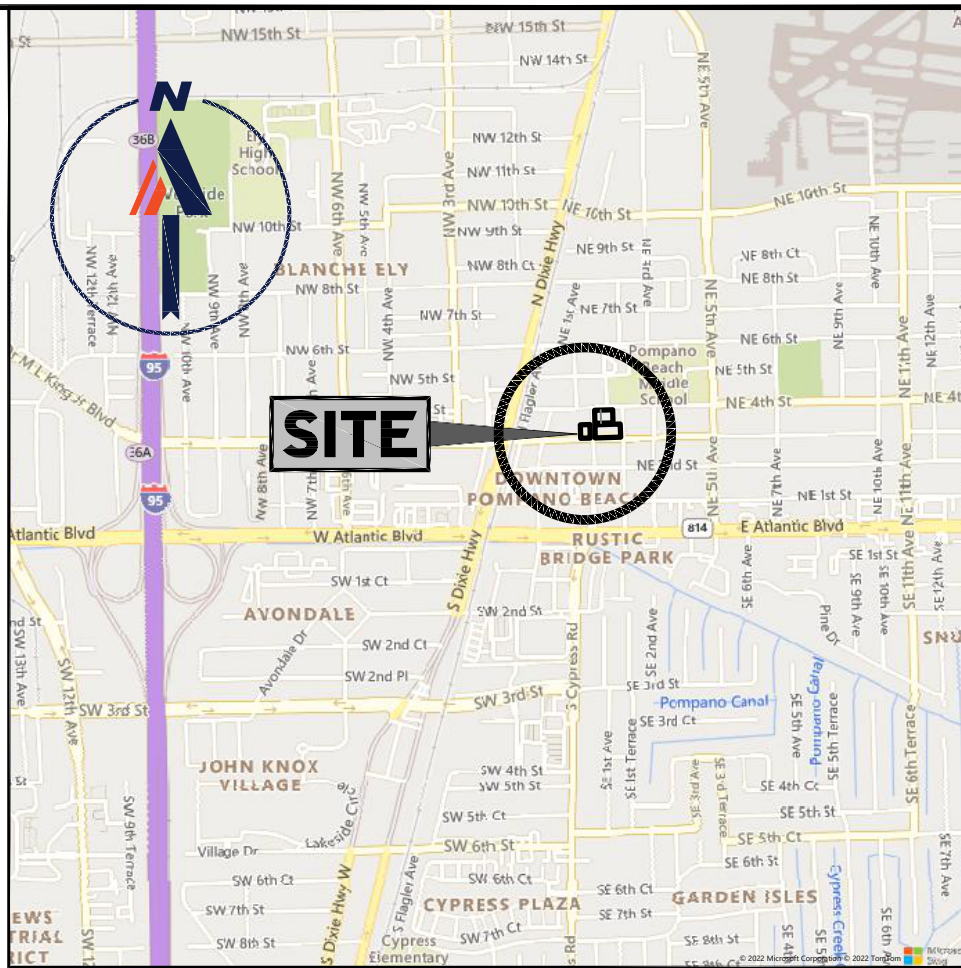
UTILITY COMPANY	PHONE NUMBER
A T & T DISTRIBUTION	(800) 778-9140
BROWARD COUNTY TRAFFIC ENGINEERING	(954) 947-2642
CENTURYLINK	(877) 366-8344 X3
CITY OF POMPANO BEACH WATER/SEWER	(305) 412-0891 X103
COMCAST CABLE	(800) 778-9140
FLORIDA POWER & LIGHT	(800) 778-9140
SPRINT	(800) 521-0579 X5141
TECO PEOPLES GAS SOUTH FLORIDA	(786) 910-9568



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Table 1 - Tree Appraisal Pompano Pickle 10-2-24							Mitigation Fee
Tree ID	Species	DBH (Inches)	Tree-Palm Height (feet)	Health Condition	Health Condition Index	Health Issues/Notes	
1	Cabbage Palm (Sabal palmetto)	8	20	Good	0.8		\$350.00
2	Cabbage Palm (Sabal palmetto)	7	20	Very Poor	0.3	Cracks or Splits in the TrunkInsect Infestation (Boring insects, frass, or beetle holes)Mechanical Damage (From mowers, vehicles, or improper pruning)	\$131.25
3	Laurel oak (Quercus Hemisphaerica)	17	15	Fair	0.6		\$1,115.63
4	Christmas Palm (Adonidia merillii)	9	10	Fair	0.7	Cracks or Splits in the TrunkExcessive Leaning	\$112.00
5	Christmas Palm (Adonidia merillii)	8	8	Fair	0.6	Cracks or Splits in the TrunkExcessive Leaning	\$76.80
6	Live Oak (Quercus virginiana)	17	20	Poor	0.4	Dead or Dying BranchesExcessive Leaning	\$1,768.00
7	Christmas Palm (Adonidia merillii)	8	8	Fair	0.6	Cracks or Splits in the TrunkExcessive Leaning	\$76.80
8	Christmas Palm (Adonidia merillii)	9	9	Fair	0.7	Cracks or Splits in the TrunkExcessive Leaning	\$100.80
9	Canary Island Date Palm (Phoenix canariensis)	10	15	Fair	0.6	Cracks or Splits in the TrunkExcessive Leaning	\$1,080.00
10	Christmas Palm (Adonidia merillii)	9	8	Fair	0.5	Cracks or Splits in the TrunkExcessive Leaning	\$64.00
11	Christmas Palm (Adonidia merillii)	8	20	Fair	0.6	Cracks or Splits in the TrunkExcessive Leaning	\$192.00
12	Live Oak (Quercus virginiana)	22	25	Poor	0.4	Rot in limbs, not appropriate compartmentalization of limb holesCracks or Splits in the TrunkDead or Dying BranchesExcessive LeaningUnbalanced Canopy (One side significantly heavier than the other)	\$2,288.00
13	Live Oak (Quercus virginiana)	23	25	Fair	0.7	Cracks or Splits in the TrunkDead or Dying Branches	\$4,186.00
14	Foxtail Palm (Wodyetia bifurcata)	24	30	Poor	0.4	Cracks or Splits in the TrunkExcessive LeaningEpicormic Shoots (Sprouts from the Trunk or Base)	\$204.00
15	Foxtail Palm (Wodyetia bifurcata)	15	20	Poor	0.4	Dead or Dying BranchesPeeling or Missing BarkEpicormic Shoots (Sprouts from the Trunk or Base)	\$136.00
16	Foxtail Palm (Wodyetia bifurcata)	25	25	Very Poor	0.3	Rot in limbs, not appropriate compartmentalization of limb holesDead or Dying BranchesCavities or Decay in the Trunk or BranchesEpicormic Shoots (Sprouts from the Trunk or Base)	\$127.50
17	Live Oak (Quercus virginiana)	22	30	Poor	0.4	Rot in limbs, not appropriate compartmentalization of limb holesDead or Dying BranchesCavities or Decay in the Trunk or BranchesPeeling or Missing BarkUnbalanced Canopy (One side significantly heavier than the other)	\$2,288.00
18	Laurel oak (Quercus Hemisphaerica)	40	35	Very Poor	0.3	Rot in limbs, not appropriate compartmentalization of limb holesMajor Rot in BoleCracks or Splits in the TrunkDead or Dying BranchesCavities or Decay in the Trunk or BranchesRoot Damage or Exposed RootsGirdling Roots (Roots encircling the base of the tree)	\$1,312.50
19	Live Oak (Quercus virginiana)	22	25	Poor	0.4	Dead or Dying BranchesFungal Growth on the Trunk or BaseRoot Damage or Exposed RootsEpicormic Shoots (Sprouts from the Trunk or Base)Unbalanced Canopy (One side significantly heavier than the other)	\$2,288.00
20	Florida Mahogany (Swietenia mahagoni)	20	35	Very Poor	0.3	Rot in limbs, not appropriate compartmentalization of limb holesMajor Rot in BoleCracks or Splits in the TrunkDead or Dying BranchesExcessive LeaningCavities or Decay in the Trunk or BranchesRoot Damage or Exposed RootsEpicormic Shoots (Sprouts from the Trunk or Base)Mechanical Damage (From mowers, vehicles, or improper pruning)	\$600.00
21	Bougainvillea (Bougainvillea spp.)	12	10	Poor	0.3	Cracks or Splits in the TrunkDead or Dying BranchesRoot Damage or Exposed RootsEpicormic Shoots (Sprouts from the Trunk or Base)	\$0.00
22	royal poinciana (Delonix regia)	60	20	dead	0		\$0.00
22	Royal poinciana (Delonix regia)	60	30	Very Poor/dying	0	Major Rot in BoleCracks or Splits in the TrunkDead or Dying BranchesExcessive LeaningCavities or Decay in the Trunk or BranchesRoot Damage or Exposed RootsEpicormic Shoots (Sprouts from the Trunk or Base)Wilted, Discolored, or Sparse LeavesUnbalanced Canopy (One side significantly heavier than the other)	\$0.00
23	brazilian pepper	15	20	Invasive	0	nuisance exotic	\$0.00
24	Gumbo limbo (Bursera simaruba)	5	10	Fair	0.6	Excessive LeaningUnbalanced Canopy (One side significantly heavier than the other)	\$117.19
25	Gumbo limbo (Bursera simaruba)	7	10	Fair	0.6	Excessive LeaningUnbalanced Canopy (One side significantly heavier than the other)	\$164.06
26	Cabbage Palm (Sabal palmetto)	19	8	Good	0.8	Wilted, Discolored, or Sparse Leaves	\$140.00
27	Live Oak (Quercus virginiana)	15	20	Poor	0.4	Rot in limbs, not appropriate compartmentalization of limb holesDead or Dying BranchesCavities or Decay in the Trunk or BranchesExcessive Sap Flow or Bleeding from the Trunk	\$1,560.00
28	Carrotwood (Cupaniopsis anacardiopsis)	5	9	Invasive	0.4	Dead or Dying BranchesRoot Damage or Exposed RootsEpicormic Shoots (Sprouts from the Trunk or Base)Unbalanced Canopy (One side significantly heavier than the other)	\$0.00
29	Christmas Palm (Adonidia merillii)	10	11	Poor	0.4	Excessive LeaningRoot Damage or Exposed Roots	\$70.40
30	Christmas Palm (Adonidia merillii)	11	12	Poor	0.4	Excessive LeaningRoot Damage or Exposed Roots	\$76.80
31	Coconut Palm (Cocos nucifera)	12	8	Poor	0.4	Excessive Leaning	\$48.00
31	Coconut Palm (Cocos nucifera)	12	8	Poor	0.4	Excessive Leaning	\$48.00
32	Norfolk Island pine (Araucaria excelsa)	25	60	Exotic	0	Excessive Sap Flow or Bleeding from the Trunk	\$0.00
33	Live Oak (Quercus virginiana)	33	35	Poor	0.4	Rot in limbs, not appropriate compartmentalization of limb holesMajor Rot in BoleCracks or Splits in the TrunkCavities or Decay in the Trunk or BranchesWeak Branch Unions (Branches forming at sharp angles)	\$3,432.00
34	Live Oak (Quercus virginiana)	21	40	Good	0.8		\$4,368.00
35	earleaf acacia	25	45	Invasive	0		\$0.00
36	Live Oak (Quercus virginiana)	16	35	Fair	0.6	Dead or Dying BranchesExcessive LeaningUnbalanced Canopy (One side significantly heavier than the other)	\$2,496.00
37	Cabbage Palm (Sabal palmetto)	17	8	Good	0.8		\$140.00
38	Cabbage Palm (Sabal palmetto)	15	9	Fair	0.6	Excessive Leaning	\$118.13
39	Cabbage Palm (Sabal palmetto)	14	6	Good	0.8		\$105.00
40	Cabbage Palm (Sabal palmetto)	22	7	Poor	0.4	Excessive LeaningPeeling or Missing Bark	\$61.25
41	Cabbage Palm (Sabal palmetto)	10	20	Poor	0.4	Cracks or Splits in the TrunkDead or Dying BranchesRoot Damage or Exposed RootsPeeling or Missing Bark	\$175.00
42	Buttonwood (Conocarpus erectus)	6	10	Poor	0.4	Cracks or Splits in the TrunkExcessive LeaningCavities or Decay in the Trunk or BranchesRoot Damage or Exposed RootsPeeling or Missing BarkEpicormic Shoots (Sprouts from the Trunk or Base)	\$198.00
43	Cabbage Palm (Sabal palmetto)	10	5	Good	0.8		\$87.50
44	Cabbage Palm (Sabal palmetto)	8	5	Good	0.8		\$87.50
Total Inches		695	Total Mitigation Fee Estimate:				\$31,990.10
			Specimen Tree/Palm				
			40				

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. CLGL-186; POLICY NUMBER: 5011412-1150184E, WITH AN EFFECTIVE DATE OF MAY 12, 2023. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B EXCEPTIONS FROM COVERAGE:							
EXCEPTION NO.	TYPE OF INSTRUMENT	RECORDING INFORMATION	AFFECTS PARCEL	PLOTTED	BLANKET/ GENERAL	CONTAINS USE RESTRICTIONS	TITLE PARCELS AFFECTED
3	RESERVATIONS (LOTS 8 BLOCK 2 AND 4 BLOCK 3, PB. 1 PG. 125)	O.R.B. 491 PG. 325	Y	N			PARCEL 1
4	WARRANTY DEED (LOT 4, BLOCK 3, PB. 1 PG. 125)	O.R.B. 826 PG. 539	Y	N		Y	PARCEL 1
5	WARRANTY DEED (LOTS 3-5, BLOCK 6, PB. 1 PG. 125)	O.R.B. 292 PG. 381	Y	N		Y	PARCEL 1
6	QUITCLAIM DEED / WARRANTY DEED (LOT 3, BLOCK 3, PB. 1 PG. 125)	O.R.B. 1065 PG. 61 & PG. 62	Y	N			PARCEL 1
7	AGREEMENT	O.R.B. 2369 PG. 185	Y	N		Y	PARCEL 1 & 6
8	QUITCLAIM DEED (LOTS 6, 7, AND 8, BLOCK 3, PB. 1 PG. 125)	O.R.B. 2363 PG. 612	Y	N		Y	PARCEL 1
9	QUITCLAIM DEED (LOTS 16 AND 17, BLOCK 1, PB. 5 PG. 10)	O.R.B. 2363 PG. 614	Y	N		Y	PARCEL 1 & 6
10	WARRANTY DEED (LOT 3, BLOCK 2, PB. 5 PG. 10)	O.R.B. 4634 PG. 816	Y	N		Y	PARCEL 5
11	WARRANTY DEED (LOTS, 1, 2, 19, 20, 21, BLOCK 2, PB. 5 PG. 10)	O.R.B. 4634 PG. 818	Y	N		Y	PARCEL 5
12	AUTOMATIC RESERVATION (LOTS, 1, 2, 19, 20, 21, BLOCK 2, PB. 5 PG. 10)	O.R.B. 4634 PG.823	N	N			AFFECTS THE LANDS IN THE RIGHT-OF-WAY
13	WARRANTY DEED (LOT 5, BLOCK 2, PB. 1 PG. 125)	O.R.B. 5092 PG. 822 & 5308 PG. 285	Y	N		Y	PARCEL 3
14	WARRANTY DEED (LOT 1, BLOCK 6, PB. 1 PG. 125)	O.R.B. 7146 PG. 527	Y	N		Y	PARCEL 2
15	WARRANTY DEED (LOTS 3,4, AND WEST 1/2 OF LOT 2, BLOCK 2, PB. 1 PG. 125)	O.R.B. 7838 PG. 642	Y	N		Y	PARCEL 4
16	WARRANTY DEED (LOTS 9 AND 10, BLOCK 2, PB. 1 PG. 125)	O.R.B. 8952 PG. 115	Y	N		Y	PARCEL 1
17	ORDINANCE (ALLEY IN PB. 5 PG. 10)	O.R.B. 48110 PG. 551	Y	Y			PARCEL 5
18	ORDINANCE	INSTR. #116755121	Y	N			ALL
20	MORTGAGE	INSTR. #118851166	Y	N			ALL
21	ASSIGNMENT OF LEASES	INSTR. #118851167	Y	N			ALL



LOCATION MAP

SCALE: 1"=2000'

3	ADDED TREE INFORMATION	AS	10/04/2024
2	REVISED NOTE #2	AS	9/10/2024
1	ADDED FEMA FLOOD ZONE LINE	AS	9/9/2024
No.	DESCRIPTION OF REVISION	BY:	DATE
BOUNDARY & TOPOGRAPHIC SURVEY			
POMPANO PICKLE, LLC			
210-217 NE 3RD STREET & 200 NE 4TH STREET CITY OF POMPANO BEACH BROWARD COUNTY, FLORIDA			
FILE NO. FLB240130.00	DATE 08/27/2024		
FIELD DATE 08/21/2024	CREW CHIEF J.V.	REVIEWED A.S.	APPROVED J.V.
SCALE 1"=200'		SHEET NO. 1 OF 2	

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS DETERMINED BY AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2024. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTE 472.027.

COLLIN WOODYARD
Professional Surveyor and Mapper No. LST423

DATE



PZ24-12000019
11/06/2024