



LEGAL DESCRIPTION:

PARCEL 'A', "PARAMOUNT PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 371 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

NOTES:

- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #2391; ELEVATION: 12.917 FEET.
- FLOOD ZONE: X: BASE FLOOD ELEVATION: NONE; PANEL #120055 0170H; MAP DATE: 8/18/14.
- THIS SITE LIES IN SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF NW 15th AVENUE BEING S01°23'46"E.
- 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 IS CERTIFIED EXCLUSIVELY TO: PARAMOUNT PARK, LLC; DS INVESTMENTS I, LLC, A FLORIDA LIMITED LIABILITY COMPANY; LAW OFFICES OF SCOTT A FRANK, PA; AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
- 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'.
- THIS SITE CONTAINS NO PARKING SPACES.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS, UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A TITLE COMMITMENT, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED JULY 22, 2020. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B-II OF SAID TITLE COMMITMENT:
 - ITEMS 1-5: NOT ADDRESSED.
 - ITEM 6: AGREEMENT IN O.R.B. 5505, PAGE 873 APPLIES TO THIS ENTIRE SITE.
 - ITEM 7: ORDINANCE IN O.R.B. 11825, PAGE 970 APPLIES TO THIS ENTIRE SITE.
 - ITEM 8: INTERLOCAL AGREEMENT IN O.R.B. 18416, PAGE 650 APPLIES TO THIS ENTIRE SITE.
 - ITEM 9: ORDINANCE RECORDED IN O.R.B. 23225, PAGE 452 DOES NOT APPLY TO THIS SITE.
 - ITEM 10: (INTENTIONALLY DELETED)
 - ITEM 11: THE LIFT STATION SHOWN HEREON LIES OUTSIDE OF THE LIMITS OF THIS SITE.
 - ITEM 12: ALL MATTERS ON THE PLAT OF "PARAMOUNT PARK" IN PLAT BOOK 183, PAGE 371 APPLY TO THIS SITE. THERE ARE NO EASEMENTS DEDICATED BY SAID PLAT.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 - VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- STATE OF FLORIDA

LEGEND:

- CONCRETE
- ASPHALT PAVEMENT
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- R RADIUS
- CA CENTRAL ANGLE
- A ARC LENGTH
- FPL FLORIDA POWER & LIGHT COMPANY
- LB LICENSED BUSINESS
- R/W RIGHT-OF-WAY
- P.R.M. PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 3870")

Digitally signed by John F Pulice
Date: 2020.07.30 09:07:57 -04'00'

6	REVISY-UPDATE SURVEY(PLAT RECORDED)-7/29/20	DCW
5	SET CENTER OF SECTION - 8/19/19	M.D.
4	REVISY-SET P.R.M.'S AND P.C.P.'S; REVISY LEGAL DESCRIPTION - 8/17/19	M.D.
3	REVISY-ROTARY SURVEY - 4/17/19	M.D.
2	REVISY-ADD OFFSITE TREES & REVISY BOUNDARY - 3/29/19	L.S.
1	REVISY-ORIGINAL SURVEY - 2/12/19	L.S.
NO.	REVISIONS	BY

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: info@pulsurveyors.com WEBSITE: www.pulsurveyors.com CERTIFICATE OF AUTHORIZATION LB#
DRAWN BY: L.S.	SCALE: 1" = 40'
CHECKED BY: J.F.P.	SURVEY DATE: 7/29/20

PZ20-12000040
1/20/21

PZ20-12000040
11/9/2020