

LEGAL DESCRIPTION (DEED):

PARCEL 1:
BEGIN AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, THENCE RUN NORTH ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 25 FEET FOR A POINT OF BEGINNING; THENCE RUN NORTH ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 215.983 FEET TO A POINT; THENCE RUN EAST PARALLEL TO THE SOUTH LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 143.282 FEET TO A POINT; THENCE RUN SOUTH PARALLEL TO THE WEST LINE OF THE SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 215.794 FEET TO A POINT 25 FEET NORTH OF THE SOUTH LINE OF THE SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE RUN WEST PARALLEL TO THE SOUTH LINE OF THE SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 143.282 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION DESCRIBED AS PARCEL "A" OF MT. CALVARY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 147, PAGE 25, AND THE ROAD RIGHT-OF-WAY FOR NW 8TH STREET CONVEYED TO THE CITY OF POMPAÑO BEACH BY THE QUIT CLAIM DEEDS RECORDED IN OFFICIAL RECORDS BOOK 1032, PAGE 136 AND OFFICIAL RECORDS BOOK 1032, PAGE 138, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:
THE NORTH 105 FEET OF THE SOUTH 345.98 FEET OF THE WEST 141.65 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION (SURVEYOR'S LEGAL):

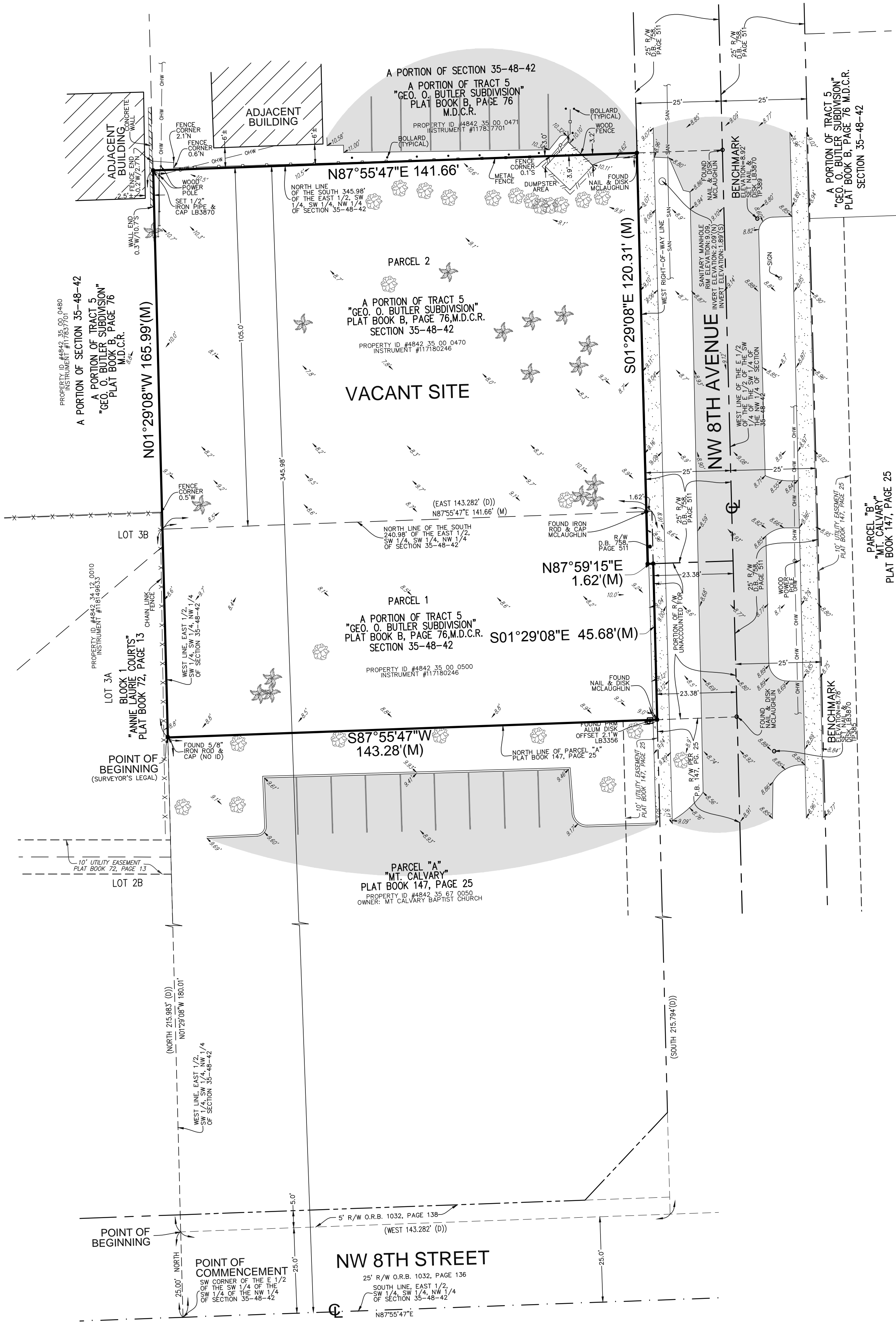
A PORTION OF TRACT 5, "GEO. O. BUTLER SUBDIVISION", SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 76, OF THE PUBLIC RECORDS OF MIAMI- DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 01°29'08" WEST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35 FOR 180.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°29'08" WEST ALONG SAID WEST LINE 165.99 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 345.98 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 87°55'47" EAST ALONG SAID NORTH LINE 141.66 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF WAY LINE OF N.W. NW 8TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 758, PAGE 511 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°29'08" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 120.31 FEET; THENCE NORTH 87°59'15" EAST 1.62 FEET; THENCE SOUTH 01°29'08" EAST 45.68 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF PARCEL "A", " MT. CALVARY" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 25 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 87°55'47" WEST ALONG SAID NORTH LINE 143.28 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 23,587 SQUARE FEET (0.541 ACRES), MORE OR LESS.

LEGEND & ABBREVIATIONS

- CONCRETE
ASPHALT PAVEMENT
ELEVATION
OVERHEAD WIRES
UNDERGROUND SANITARY SEWER LINE
CENTERLINE
PER DEED
DEED BOOK
LICENSED BUSINESS
MEASURED BEARING AND DISTANCE
MIAMI DADE COUNTY RECORD
OFFICIAL RECORDS BOOK
TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
PALM TREE
TREE



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. BROWARD COUNTY BENCHMARK #0693, ELEVATION: 11.229 FEET.
- FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12011C0357J; COMMUNITY #120055; MAP DATE: 7/31/24.
- THIS SITE LIES IN SECTION 4, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- 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 WEST LINE OF RIGHT-OF-WAY OF NW 8TH AVENUE BEING S01°29'08"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: CDH PLANNING LLC.
- 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.
- 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, UNLESS OTHERWISE NOTED.

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

5 4 3 2 1 NO.	REVISIONS	BY
PROPOSED CDH PARCEL SITE NW 8TH AVENUE POMPAÑO BEACH, FLORIDA 33060 (CITY OF POMPAÑO BEACH, BROWARD COUNTY)		
BOUNDARY AND TOPOGRAPHIC SURVEY		
PLS	PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 E-MAIL: info@pulicesurveyors.com WEBSITE: www.pulicesurveyors.com CERTIFICATE OF ACCURACY: LB#3870	
DRAWN BY: A.R.		CLIENT: CDH PLANNING LLC
CHECKED BY: J.F.P.		PZ25-14008R SURVEY DATE: 12/27/24 RECORD NO.: 73670

09/03/2025