



**SURVEYOR'S LEGAL DESCRIPTION:**  
PARCEL 'A', "GENCO CORNER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 162, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACTS 37 AND 38, OF THE UNRECORDED PLAT, "COLLIER CITY", BEING PORTIONS OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 'A' OF SAID PLAT; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL "A", ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD (STATE ROAD NO. 814) THE FOLLOWING 4 COURSES AND DISTANCES: 1) SOUTH 88°56'16" WEST 51.28 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE NORTHEASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 29°21'31" EAST; 2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 522.96 FEET, A CENTRAL ANGLE OF 0°24'09" FOR AN ARC LENGTH OF 3.67 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE NORTHEASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 00°37'53" EAST; 3) WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1455.89 FEET, A CENTRAL ANGLE OF 7°08'14" FOR AN ARC LENGTH OF 181.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE NORTHEASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 44°57'47" EAST; 4) NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 622.96 FEET, A CENTRAL ANGLE OF 6°48'06" FOR AN ARC LENGTH OF 73.95 FEET TO A POINT OF NON-TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE OF NW 31ST AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING 3 COURSES AND DISTANCES: 1) NORTH 01°17'16" WEST ALONG THE WESTERLY LINE OF SAID PARCEL "A" AND ITS NORTHERLY EXTENSION, 180.63 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/3 OF THE NORTH 3/5 OF THE AFOREMENTIONED SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, ALSO BEING THE NORTH LINE OF SAID TRACT 38; THENCE NORTH 88°54'46" EAST ALONG SAID NORTH LINE 12.24 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE NORTHEASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 66°56'48" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 522.96 FEET, A CENTRAL ANGLE OF 14°31'40" FOR AN ARC LENGTH OF 132.60 FEET TO A POINT OF NON-TANGENCY TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 2/5 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, ALSO BEING THE NORTH LINE OF SAID TRACT 37; THENCE NORTH 88°54'42" EAST ALONG SAID NORTH LINE 303.83 FEET TO THE NORTHEAST CORNER OF TRACT 37 SAID POINT BEING ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE SOUTH 01°15'21" EAST ALONG SAID EAST LINE OF TRACT 37, CONTINUING ALONG THE EAST LINE OF TRACT 38, AND EAST LINE OF SAID PARCEL 'A' 383.30 FEET TO THE POINT OF BEGINNING.

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

- NOTES:**
- THIS SITE CONTAINS 105,642 SQUARE FEET (2.4252 ACRES) MORE OR LESS.
  - ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #004/2011; ELEVATION: 13.632 FEET.
  - FLOOD ZONE: AH/X; BASE FLOOD ELEVATION: 12 FEET/NONE; PANEL #12011C0356H; COMMUNITY #120055; MAP DATE: 8/18/14.
  - THIS SITE LIES IN SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
  - BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE NORTH LINE OF PARCEL 'A' BEING N88°55'31"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.
  - THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
  - THIS SITE CONTAINS 18 TOTAL PARKING SPACES (16 REGULAR & 2 DISABLED).
  - THIS SURVEY WAS PREPARED WITH BENEFIT OF A TITLE SEARCH REPORT, FILE NUMBER: 863694, PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC, EFFECTIVE DATE MARCH 12, 2020 AT 11:00 PM. THE FOLLOWING ITEMS ARE RESTRICTIONS/EASEMENTS OF SAID TITLE SEARCH REPORT  
ITEM 1: NOT ADDRESSED.  
ITEM 2: RECIPROCAL DRAINAGE AGREEMENT IN INSTRUMENT NO. 115146121, APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.  
ITEM 3: DECLARATION OF UNITY OF USE IN INSTRUMENT NO. 115216894, APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.  
ITEM 4: DECLARATION OF INGRESS/EGRESS AND PARKING EASEMENT AGREEMENT IN INSTRUMENT NO. 115216894, AND CORRECTIVE DECLARATION OF INGRESS/EGRESS AND PARKING EASEMENT AGREEMENT IN INSTRUMENT NO. 115718022, APPLY TO THIS SITE AS DEPICTED HEREON.
  - ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS, UNLESS OTHERWISE NOTED.
  - FLOOD LINES ARE APPROXIMATE AND WERE OBTAINED FROM FEMA.GOV.
  - STATE PLANE COORDINATES ARE BASED ON FIELD OBSERVATION AND ARE TO NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT. FL-E ZONE. BEARINGS ARE NOT BASED ON STATE PLANE COORDINATES.

**CERTIFICATION:**  
TO THOMAS ENGINEERING GROUP; ATTORNEYS' TITLE FUND SERVICES, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, & 11 OF TABLE A THEREOF.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
  - BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
  - VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
  - DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
- STATE OF FLORIDA

SHEET 1 OF 2		THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2	
5			
4			
3			
2	70121-ADDED TREE TABLE 8/03/22	J.S.	
1	61772-ORIGINAL SURVEY 11/20/20	L.H.	
NO.	REVISIONS	BY	

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
**ALTA/NSPS LAND TITLE SURVEY**

**PULICE LAND SURVEYORS, INC.**  
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CERTIFICATE OF AUTHORIZATION LB93870

W ATLANTIC BLVD  
& NW 31ST AVE SITE  
3051 W ATLANTIC BLVD & 140 & 160 NW 31ST AVE  
POMPAÑO BEACH, BROWARD COUNTY,  
FLORIDA 33062

DRAWN BY: L.H.  
CHECKED BY: J.F.P.

SCALE: 1" = 30'  
SURVEY DATE: 11/20/20

CLIENT: THOMAS ENGINEERING GROUP  
ORDER NO.: 70121

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