



LEGEND	
	CONCRETE
	ASPHALT PAVEMENT
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND SANITARY SEWER LINE
	CENTERLINE
	OFFICIAL RECORDS BOOK
	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	RADIUS
	CENTRAL ANGLE
	ARC LENGTH
	FLORIDA POWER & LIGHT COMPANY
	LICENSED BUSINESS
	OAK TREE
	PALM TREE
	UNIDENTIFIED TREE
	CYPRESS TREE
	FICUS TREE
	BLACK OLIVE
	GAMBO TREE
	PINE TREE
	SEAGRAPE TREE
	STATE PLANE COORDINATES

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 02°49' 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 03°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 70°8'14" 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 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 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 SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, ALSO BEING THE NORTH LINE OF 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 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 POMPANO BEACH, BROWARD COUNTY, FLORIDA.

NOTES:

- 1) THIS SITE CONTAINS 105,642 SQUARE FEET (2.4252 ACRES) MORE OR LESS.
- 2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #004/2011; ELEVATION: 13.632 FEET.
- 3) FLOOD ZONE: AH/X; BASE FLOOD ELEVATION: 12 FEET/NONE; PANEL #12011C0356H; COMMUNITY #120055; MAP DATE: 8/18/14.
- 4) THIS SITE LIES IN SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- 5) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE NORTH LINE OF PARCEL 'A' BEING N88°55'31"E.
- 6) 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.
- 7) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.07'$.
- 8) THIS SITE CONTAINS 18 TOTAL PARKING SPACES (16 REGULAR & 2 DISABLED).
- 9) 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. 115216895 AND CORRECTIVE DECLARATION OF INGRESS/EGRESS AND PARKING EASEMENT AGREEMENT IN INSTRUMENT NO. 115718022 APPLY TO THIS SITE AS DEPICTED HEREON.
- 10) ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS, UNLESS OTHERWISE NOTED.
- 11) FLOOD LINES ARE APPROXIMATE AND WERE OBTAINED FROM FEMA.GOV.
- 12) 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

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

SHEET 1 OF 2
 5
 4
 3
 2
 1
 NO. 70121-ADDED TREE TABLE 8/03/22
 1 6777-ORIGINAL SURVEY 11/20/20
 J.S.
 L.H.
 BY

W. ATLANTIC BLVD & NW 31ST AVE SITE

3051 W. ATLANTIC BLVD & 140 & 160 NW 31ST AVE

POMPANO BEACH, BROWARD COUNTY, FLORIDA 33062

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