

NOTES:

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 HAVING PID(S) OF 4842-35-17-0100, 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 SOUTH, RANGE 42 EAST).
2. TOTAL AREA = 76,014 SQUARE FEET OR 1.745 ACRES (MEASURED)
3. LOCATION 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 AND LARGER HAVE BEEN LOCATED WITHIN THE PROJECT BOUNDARY.
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 SJ-17.050 THROUGH SJ-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

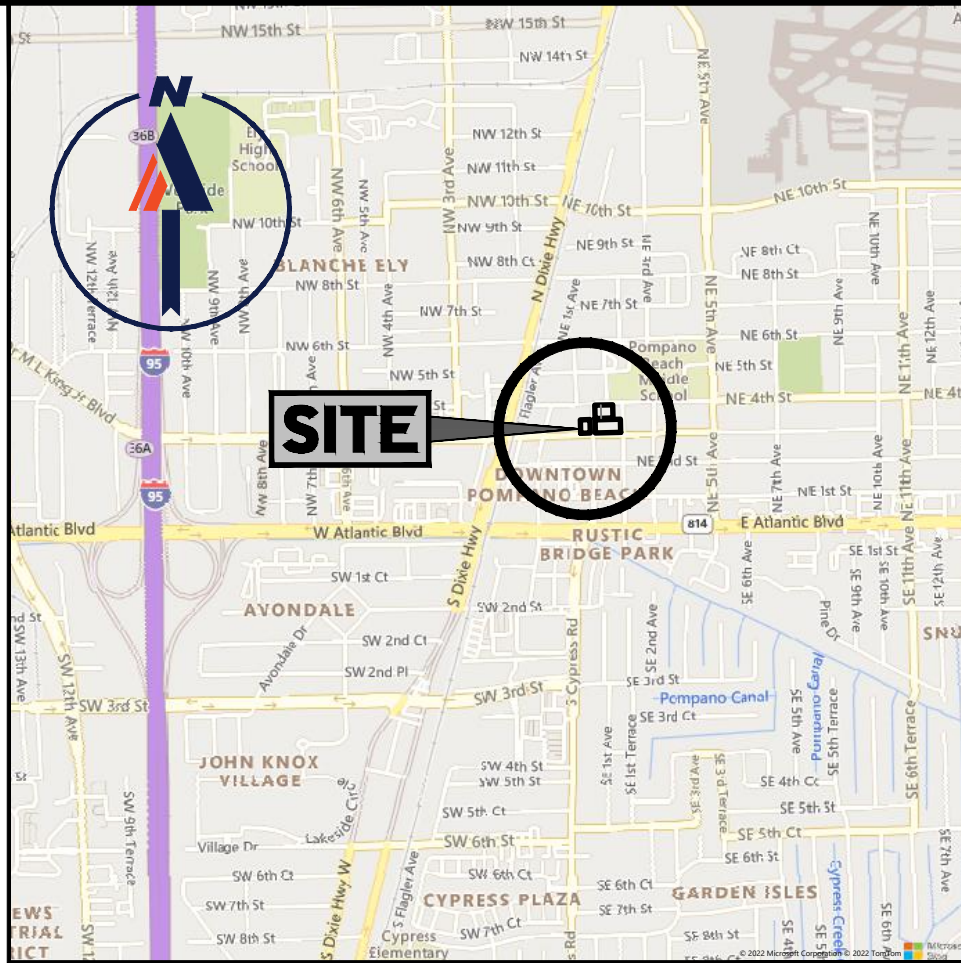
UTILITY COMPANY	PHONE NUMBER
A T & T DISTRIBUTION	(800) 778-9140
BROWARD COUNTY TRAFFIC ENGINEERING	(954) 947-2642
CENTURYLINK	(877) 366-8344 X3
CITY OF POMPANO BEACH WATER/SEWER	(305) 412-0891 X103
COMCAST CABLE	(800) 778-9140
FLORIDA POWER & LIGHT	(800) 778-9140
SPRINT	(800) 521-0579 X5141
TECO PEOPLES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



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Dial 811
Or Call 800-432-4770

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'

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

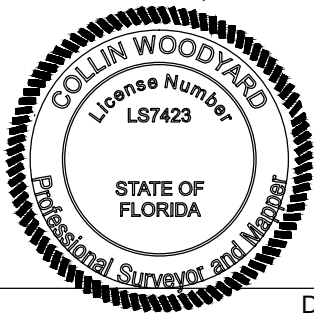
POMPANO PICKLE, LLC

210-217 NE 3RD STREET &
200 NE 4TH STREET
CITY OF POMPANO BEACH
BROWARD COUNTY, FLORIDA

FILE NO. FLB240130.00	SUITE 101E BOCA RATON, FLORIDA 33431 951.571.0280 www.bohlerengineering.com	1900 CORPORATE BLVD. NW SUITE 101E BOCA RATON, FLORIDA 33431 951.571.0280 www.bohlerengineering.com CERT. OF AUTHORIZATION: L988995
DATE 08/27/2024	BOCA RATON, FL DADE, FL CLAY, FL ALANTA, GA RALEIGH, NC CHARLOTTE, NC DALLAS, TX	
FIELD DATE 08/21/2024	CREW CHIEF J.V.	DRAWN A.S.

REVIEWED C.W.	APPROVED C.W.	SCALE N/A	DWG. NO. 1 OF 2
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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. LS7423

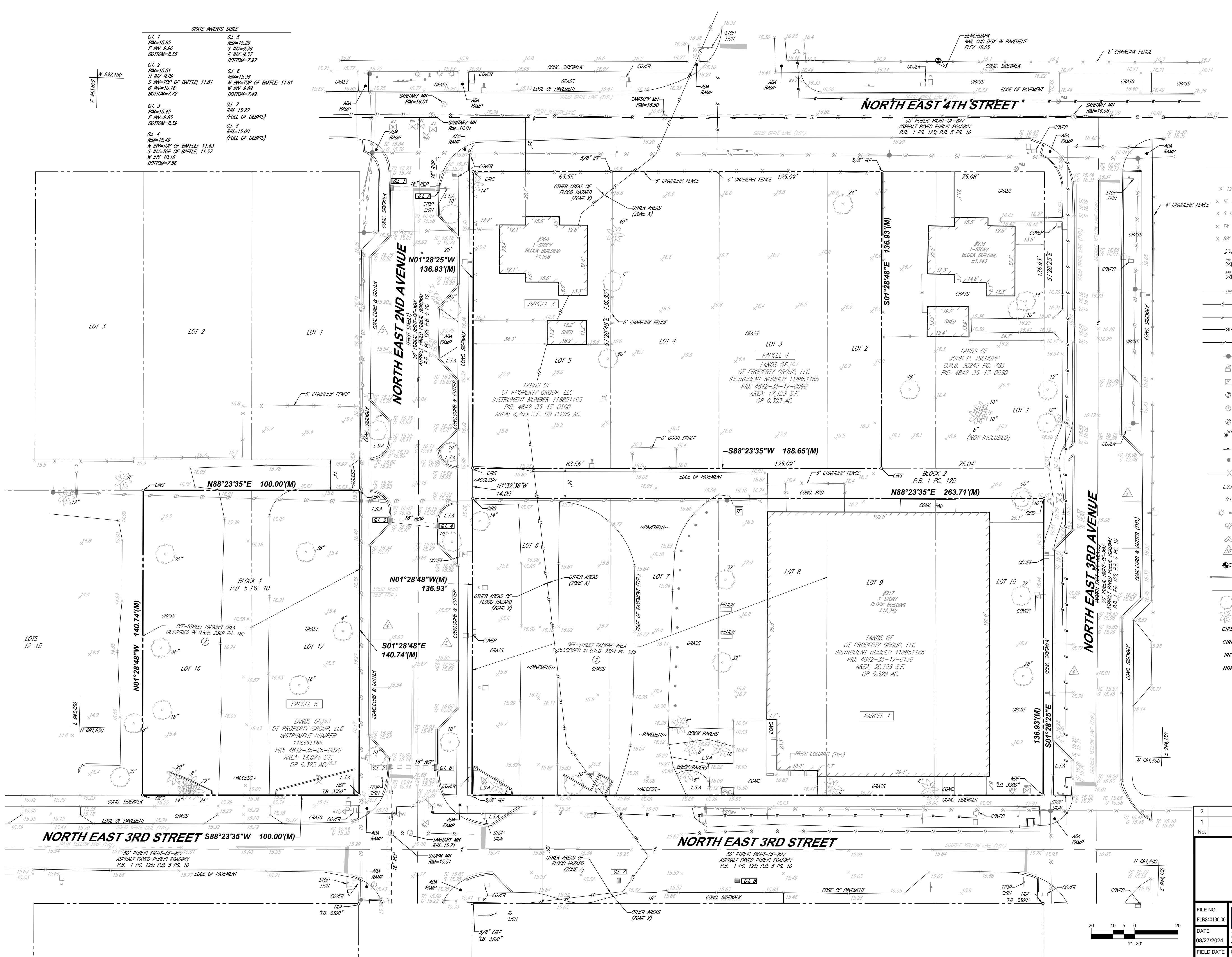
DATE

P225-1888881

7/23/2025

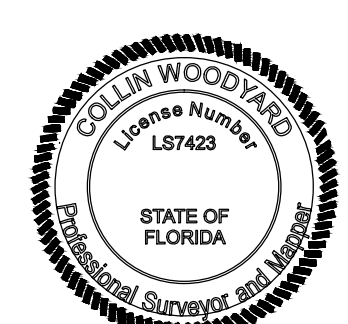
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GRATE INVERTS TABLE			
GL 1	GL 5	GL 6	GL 7
RM=15.65	RM=15.29	RM=15.36	RM=15.22
S INV=9.36	S INV=9.36	N INV=TOP OF BATTLE: 11.61	N INV=TOP OF BATTLE: 11.61
E INV=9.36	E INV=9.36	W INV=9.89	W INV=9.89
BOTTOM=8.36	BOTTOM=7.92	BOTTOM=7.49	BOTTOM=7.49
GL 2	GL 3	GL 4	GL 8
RM=15.51	RM=15.45	RM=15.43	RM=15.00
N INV=9.89	E INV=9.85	N INV=TOP OF BATTLE: 11.43	(FULL OF DEBRIS)
S INV=TOP OF BATTLE: 11.81	W INV=10.16	S INV=TOP OF BATTLE: 11.57	(FULL OF DEBRIS)
BOTTOM=7.72	BOTTOM=7.56	BOTTOM=7.56	



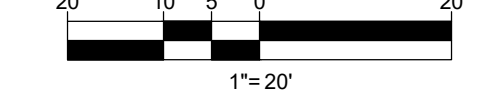
LEGEND

- X 123.45 EXISTING SPOT ELEVATION
- X TC 123.45 EXIST. TOP OF CURB ELEVATION
- X G 122.95 EXIST. GUTTER ELEVATION
- X TW 123.45 EXIST. TOP OF WALL ELEVATION
- X BW 122.95 EXIST. BOTTOM OF WALL ELEVATION
- HYDRANT
- WATER VALVE
- BACK FLOW PREVENTED
- OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT
- APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT
- APPROX. LOC. UNDERGROUND SEWER LINE PER UTILITY MARKOUT
- APPROX. LOC. FEMA FLOODPLAIN ZONE LINE
- UTILITY POLE
- ELECTRIC METER
- TRANSFORMER
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- STORM DRAIN MANHOLE
- WATER METER
- SIGN
- BOLLARD
- FENCE
- LANDSCAPED AREA
- GRATE INLET
- AREA LIGHT
- CLEAN OUT
- FIRE DEPARTMENT CONNECTION
- DENOTES PARKING SPACE COUNT
- BENCHMARK
- UTILITY POLE/LIGHT POLE
- GUY WIRE
- TREE (SIZE AS NOTED)
- PALM TREE (SIZE AS NOTED)
- CAPPED 5/8" IRON REBAR SET; STAMPED "LB. 8085"
- CAPPED IRON REBAR FOUND
- IRON REBAR FOUND
- NAIL & DISK FOUND



COLLIN WOODYARD
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7423

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1	ADDED FEMA FLOOD ZONE LINE	AS	9/9/2024
No.	DESCRIPTION OF REVISION	BY:	DATE
BOUNDARY & TOPOGRAPHIC SURVEY			
POMPAÑO PICKLE, LLC			
210-217 NE 3RD STREET & 200 NE 4TH STREET CITY OF POMPAÑO BEACH BROWARD COUNTY, FLORIDA			
FILE NO. FLB240130.00	BOHLER		
DATE 08/27/2024	CREW CHIEF J.V.	DRAWN A.S.	REVIEWED C.W.
FIELD DATE 08/21/2024	APPROVED C.W.	SCALE 1"=20'	DWG. NO. 2 OF 2



7/23/2025