

LEGAL DESCRIPTION:

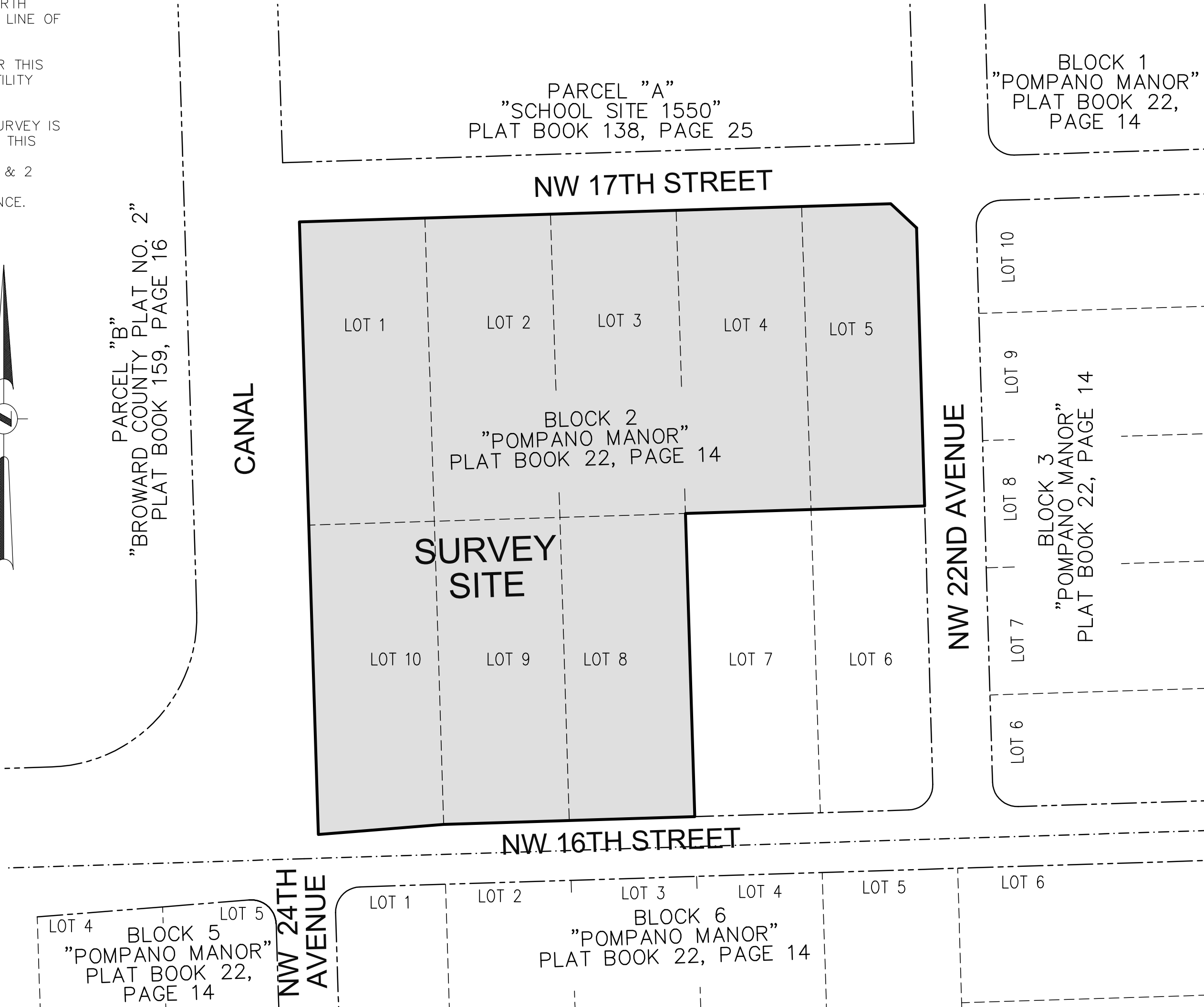
A PORTION OF BLOCK 2 OF "POMPANO MANORS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, OF SAID BLOCK 2; THENCE SOUTH 01°46'04" EAST ALONG THE WEST LINE OF SAID LOT 1 FOR 15.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°13'44" EAST ALONG A LINE LYING 15.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID BLOCK 2 FOR 593.47 FEET; THENCE SOUTH 46°43'16" EAST ALONG THE RIGHT-OF-WAY LINE DESCRIBED IN OFFICIAL RECORDS BOOK 10342, PAGE 19 OF SAID PUBLIC RECORDS 35.35 FEET; THENCE SOUTH 01°40'15" EAST ALONG A LINE LYING 15.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID BLOCK 2 FOR 279.26 FEET; THENCE SOUTH 88°13'14" WEST ALONG THE SOUTH LINE OF LOTS 4 AND 5 OF SAID BLOCK 2 FOR 239.98 FEET TO THE NORTHEAST CORNER OF LOT 8 OF SAID BLOCK 2; THENCE SOUTH 01°46'04" EAST ALONG THE EAST LINE OF SAID LOT 8 FOR 304.32 FEET; THENCE SOUTH 88°12'45" WEST ALONG A LINE LYING 15.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID BLOCK 2 FOR 252.00 FEET; THENCE SOUTH 85°27'00" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF NW 16TH STREET, AS DESCRIBED IN OFFICIAL RECORDS BOOK 23122, PAGE 840, OF SAID PUBLIC RECORDS 126.15 FEET; THENCE NORTH 01°46'04" WEST ALONG THE WEST LINE OF SAID BLOCK 2 FOR 614.82 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 303,257 SQUARE FEET (6.9618 ACRES), MORE OR LESS.

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 #2390, ELEVATION: 10.897 FEET & CITY OF POMPANO BENCHMARK 005/2011, ELEVATION:10.315 FEET.
- FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12011C0378J; COMMUNITY #120055; MAP DATE: 7/31/24.
- THIS SITE LIES IN SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE WEST LINE OF BLOCK 2 BEING N01°46'04"W.
- 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: COASTAL WASTE AND RECYCLING.
- 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 28 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (26 REGULAR & 2 DISABLED).
- 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.



Tree Number	Common Name	DBH (inches)	Height (feet)	Canopy (feet)
1	PALM TREE	12"	30'	16'
2	OAK TREE	6"	20'	15'
3	OAK TREE	14"	25'	25'
4	OAK TREE	12"	25'	15'
5	OAK TREE	12"	20'	10'
6	OAK TREE	8"	25'	15'
7	OAK TREE	14"	25'	20'
8	OAK TREE	12"	25'	12'
9	UNIDENTIFIED TREE	4"	10'	5'
10	OAK TREE	6"	25'	30'
11	BLACK OLIVE	12"	25'	35'
12	OAK TREE	6"	20'	12'
13	OAK TREE	6"	20'	12'
14	OAK TREE	6"	20'	12'
15	OAK TREE	6"	20'	12'
16	OAK TREE	15"	25'	30'
17	OAK TREE	4"	15'	5'
18	BLACK OLIVE	10"	25'	30'
19	BLACK OLIVE	10"	25'	25'
20	OAK TREE	6"	15'	8'
21	BLACK OLIVE	12"	25'	30'
22	BLACK OLIVE	12"	20'	30'
23	OAK TREE	6"	20'	15'
24	BLACK OLIVE	12"	20'	30'
25	BLACK OLIVE	12"	20'	30'
26	OAK TREE	6"	25'	15'
27	BLACK OLIVE	10"	25'	30'
28	BLACK OLIVE	12"	25'	30'
29	BLACK OLIVE	12"	20'	30'
30	OAK TREE	8"	15'	10'
31	UNIDENTIFIED TREE	8"	25'	14'
32	OAK TREE	6"	20'	15'
33	OAK TREE	6"	20'	12'
34	PALM TREE	10"	20'	15'
35	OAK TREE	6"	20'	15'
36	PALM TREE	10"	25'	15'
37	PALM TREE	12"	20'	20'
38	PALM TREE	12"	25'	15'
39	CABBAGE PALM	12"	20'	10'
40	CABBAGE PALM	12"	20'	10'
41	CABBAGE PALM	12"	20'	10'
42	CABBAGE PALM	12"	35'	15'
43	CABBAGE PALM	12"	35'	15'
44	CABBAGE PALM	12"	35'	15'
45	CABBAGE PALM	12"	25'	10'
46	CABBAGE PALM	12"	30'	12'
47	CABBAGE PALM	12"	25'	15'
48	CABBAGE PALM	12"	25'	12'
49	CABBAGE PALM	12"	25'	12'
50	CABBAGE PALM	12"	25'	10'
51	PALM TREE	12"	18'	10'
52	PALM TREE	12"	20'	7'
53	PALM TREE	12"	20'	10'
54	OAK TREE	12"	30'	20'
55	OAK TREE	12"	25'	30'
56	OAK TREE	12"	20'	15'
57	OAK TREE	12"	25'	25'
58	MAHOGANY	18"	30'	30'
59	UNIDENTIFIED TREE	6"	15'	5'
60	MAHOGANY	8"	20'	10'
61	OAK TREE	24"	35'	35'
62	MAHOGANY	12"	20'	10'
63	MAHOGANY	6"	15'	8'
64	OAK TREE	6"	15'	15'
65	UNIDENTIFIED TREE	6"	20'	12'
66	UNIDENTIFIED TREE	12"	15'	20'
67	PALM TREE	10"	25'	10'
68	PALM TREE	10"	20'	12'
69	UNIDENTIFIED TREE	6"	20'	15'
70	PALM TREE	12"	40'	10'
71	PALM TREE	12"	40'	10'
72	PALM TREE	12"	40'	10'

Tree Number	Common Name	DBH (inches)	Height (feet)	Canopy (feet)
73	UNIDENTIFIED TREE	6"	15'	10'
74	OAK TREE	6"	15'	10'
75	FOXTAIL PALM	8"	30'	0'
76	FOXTAIL PALM (2)	8"	30'	6'
77	OAK TREE	6"	15'	15'
78	BLACK OLIVE	12"	20'	15'
79	BLACK OLIVE	10"	25'	15'
80	OAK TREE	10"	15'	16'
81	GUMBO LIMBO	15"	25'	25'
82	BLACK OLIVE	12"	25'	20'
83	PALM TREE	15"	30'	12'
84	OAK TREE	8"	10'	5'
85	OAK TREE	12"	25'	25'
86	OAK TREE	12"	25'	20'
87	PALM TREE (2)	4"	15'	5'
88	GUMBO LIMBO	6"	20'	15'
89	PALM TREE (2)	6"	15'	5'
90	PALM TREE (3)	6"	15'	5'
91	GUMBO LIMBO (2)	4"	15'	10'
92	PALM TREE (3)	6"	15'	5'
93	GUMBO LIMBO (3)	4"	15'	10'
94	PALM TREE (2)	6"	15'	5'
95	GUMBO LIMBO (2)	4"	15'	7'
96	OAK TREE	14"	25'	20'
97	OAK TREE	24"	30'	40'
98	OAK TREE	10"	15'	15'
99	OAK TREE	10"	20'	15'
100	OAK TREE	10"	20'	15'
101	OAK TREE	10"	20'	15'
102	OAK TREE	12"	25'	20'
103	OAK TREE	14"	30'	30'
104	OAK TREE	24"	30'	40'
105	OAK TREE	18"	25'	30'
106	OAK TREE	18"	25'	20'
107	OAK TREE	12"	30'	20'
108	CYPRESS	14"	30'	25'
109	UNIDENTIFIED TREE	6"	15'	10'
110	UNIDENTIFIED TREE	6"	15'	10'
111	UNIDENTIFIED TREE	8"	15'	10'
112	MAHOGANY	18"	25'	35'
113	MAHOGANY	18"	25'	30'
114	UNIDENTIFIED TREE	6"	15'	10'
115	BLACK OLIVE	10"	25'	15'
116	GUMBO LIMBO	12"	25'	15'
117	GUMBO LIMBO	14"	25'	20'
118	BLACK OLIVE	8"	28'	13'
119	GUMBO LIMBO	16"	25'	15'
120	MAHOGANY	12"	25'	20'
121	BLACK OLIVE	10"	30'	20'
122	MAHOGANY	8"	25'	20'
123	BLACK OLIVE	12"	30'	20'
124	PALM TREE	10"	18'	10'
125	BLACK OLIVE	8"	20'	10'
126	GUMBO LIMBO	14"	25'	15'
127	PALM TREE	10"	20'	10'
128	PALM TREE	12"	25'	10'
129	PALM TREE	14"	20'	10'
130	BLACK OLIVE	8"	25'	12'
131	OAK TREE	12"	30'	25'
132	CABBAGE PALM	12"	25'	16'
133	OAK TREE	12"	30'	25'
134	OAK TREE	12"	30'	20'
135	OAK TREE	12"	30'	20'
136	OAK TREE	12"	30'	20'
137	BLACK OLIVE	8"	30'	20'
138	OAK TREE	8"	30'	20'
139	GUMBO LIMBO	12"	35'	20'
140	BLACK OLIVE	8"	30'	16'
141	CABBAGE PALM	12"	40'	14'
142	BLACK OLIVE	8"	30'	16'
143	GUMBO LIMBO	12"	35'	16'
144	BLACK OLIVE	6"	30'	16'

Tree Number	Common Name	DBH (inches)	Height (feet)	Canopy (feet)
145	CABBAGE PALM	12"	40'	14'
146	GUMBO LIMBO	12"	35'	16'
147	BLACK OLIVE	8"	35'	20'
148	BLACK OLIVE	8"	30'	16'
149	CABBAGE PALM	12"	40'	12'
150	GUMBO LIMBO	15"	35'	20'
151	BLACK OLIVE	8"	30'	16'
152	OAK TREE	12"	30'	20'
153	BLACK OLIVE	8"	30'	16'
154	GUMBO LIMBO	15"	35'	20'
155	BLACK OLIVE	8"	30'	16'
156	GUMBO LIMBO	15"	35'	20'
157	GUMBO LIMBO	12"	35'	20'
158	BLACK OLIVE	6"	20'	12'
159	BLACK OLIVE	8"	25'	16'
160	GUMBO LIMBO	12"	25'	16'
161	BLACK OLIVE	12"	30'	20'
162	GUMBO LIMBO	12"	25'	16'
163	OAK TREE	12"	35'	20'
164	BLACK OLIVE	12"	30'	20'
165	BLACK OLIVE	12"	30'	20'
166	GUMBO LIMBO	15"	30'	20'
167	GUMBO LIMBO	15"	30'	20'
168	BLACK OLIVE	12"	25'	16'
169	UNIDENTIFIED TREE	15"	25'	20'
170	PALM TREE	15"	20'	20'
171	UNIDENTIFIED TREE	10"	15'	10'
172	PALM TREE	10"	15'	10'
173	UNIDENTIFIED TREE	15"	15'	10'
174	PALM TREE	12"	15'	10'
175	PALM TREE	15"	25'	15'
176	UNIDENTIFIED TREE	12"	10'	10'
177	PALM TREE	10"	15'	10'
178	UNIDENTIFIED TREE	8"	10'	10'
179	UNIDENTIFIED TREE	12"	12'	8'
180	PALM TREE	12"	20'	15'
181	UNIDENTIFIED TREE	10"	15'	15'
182	PALM TREE	18"	20'	15'
183	UNIDENTIFIED TREE	15"	10'	10'
184	UNIDENTIFIED TREE	15"	25'	15'
185	UNIDENTIFIED TREE	8"	10'	10'
186	UNIDENTIFIED TREE	12"	25'	15'
187	UNIDENTIFIED TREE	12"	25'	15'
188	UNIDENTIFIED TREE	12"	25'	15'
189	PALM TREE	12"	15'	10'
190	PALM TREE	12"	15'	10'
191	PALM TREE	12"	20'	10'
192	PALM TREE	15"	20'	10'
193	PALM TREE	15"	15'	10'
194	PALM TREE (2)	4"	-	-
195	PALM TREE (2)	4"	-	-
196	PALM TREE	12"	30'	12'
197	PALM TREE	12"	25'	12'
198	PALM TREE	12"	30'	12'
199	MAHOGANY	12"	30'	20'
200	UNIDENTIFIED TREE	8"	20'	20'
201	OAK TREE	6"	25'	12'
202	UNIDENTIFIED TREE	8"	30'	16'
203	OAK TREE	6"	25'	16'
204	OAK TREE	8"	20'	20'
205	UNIDENTIFIED TREE	6"	30'	16'
206	CABBAGE PALM	12"	30'	12'
207	CABBAGE PALM	12"	30'	12'
208	UNIDENTIFIED TREE	12"	-	-
209	CABBAGE PALM	12"	30'	12'
210	CABBAGE PALM	15"	30'	12'
211	UNIDENTIFIED TREE	8"	30'	16'
212	FOXTAIL PALM	8"	30'	10'
213	PALM TREE	12"	30'	14'
214	OAK TREE	15"	35'	20'
215	BLACK OLIVE	24"	40'	40'
216	OAK TREE	15"	35'	20'

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

SHEET 1 OF 2

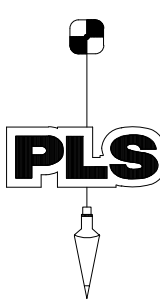
7	#73813-ADD UNDERGROUND INFORMATION-1/22/25	K.F.
6	ADDITIONAL INFORMATION-12/20/24	K.F.
5	#73326-UPDATE SURVEY-11/26/24	K.F.
4	#71835-ADD ELEVATIONS-9/26/23	K.F.
3	#71801-AS-BUILT INFORMATION-8/16/23	R.V.
2	ADD ELEVATION-7/12/23	T.M.
1	71359-ORIGINAL SURVEY-6/1/23	J.S.
NO.	REVISIONS	BY

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

COASTAL WASTE SITE

2281 NW 16TH STREET
POMPANO BEACH, FLORIDA 33069
(CITY OF POMPANO BEACH, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY



PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777

E-MAIL: survey@pulice-land-surveyors.com
WEBSITE: www.pulice-land-surveyors.com
CERTIFICATE OF REGISTRATION: LB#3870

DRAWN BY: J.S.

SCALE: 1" = 40'

CLIENT: COASTAL WASTE AND RECYCLING

CHECKED BY: J.F.P.

SURVEY DATE: 1/22/25

PZ25-120098

NO. 73813

05/07/2025