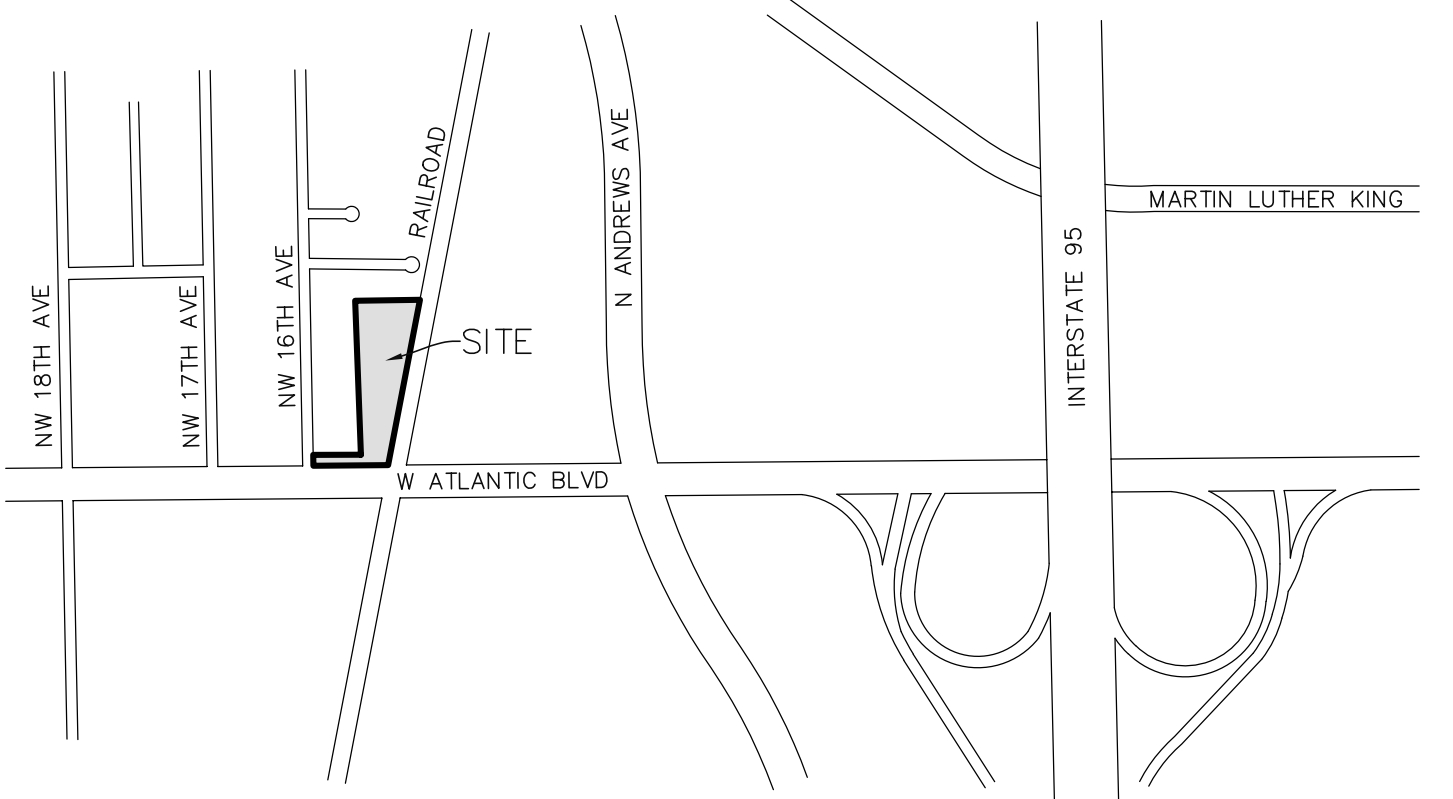
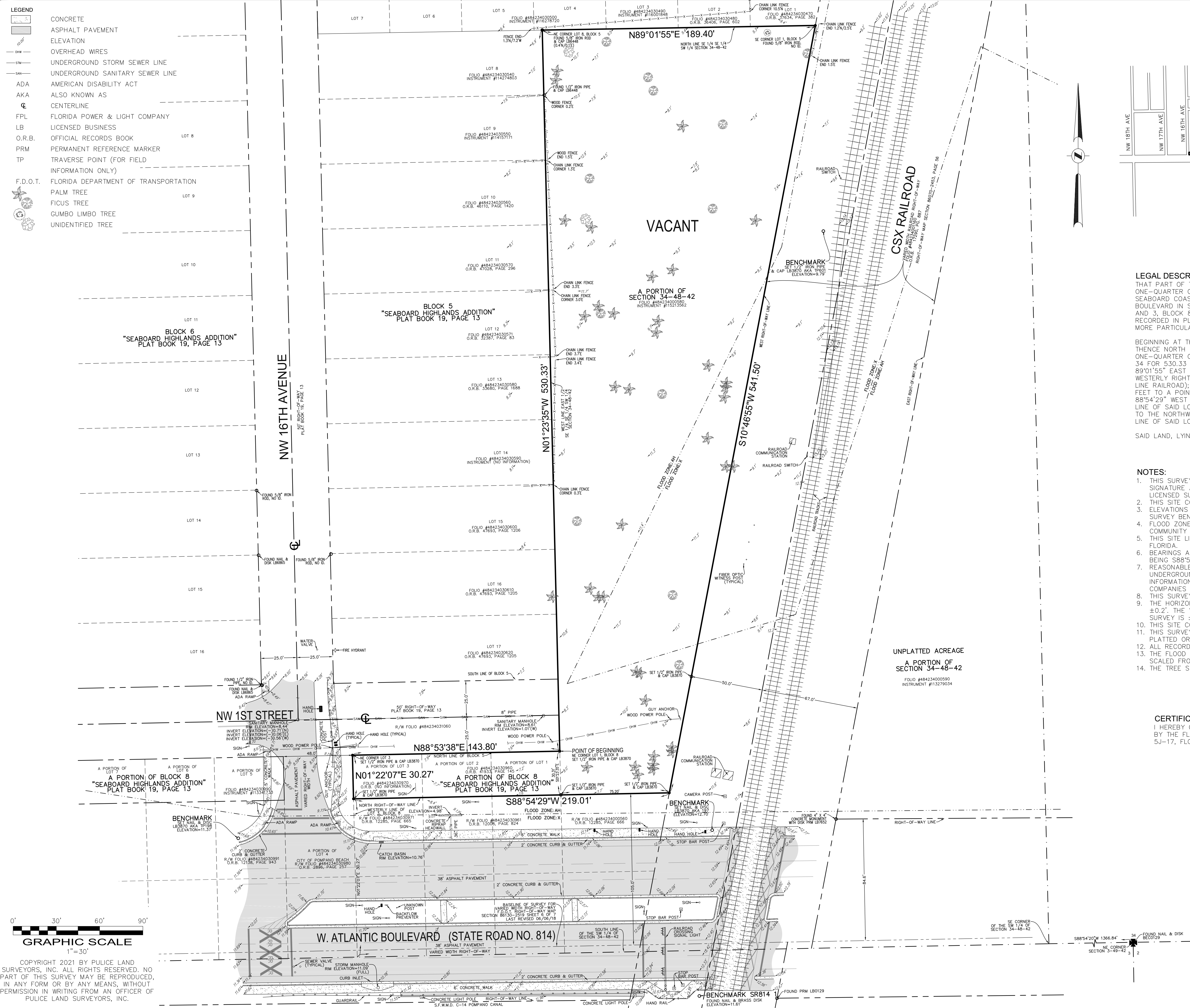


- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - ADA
 - AKA
 - CENTERLINE
 - FPL
 - LB
 - O.R.B.
 - PRM
 - TP
 - F.D.O.T.
 - PALM TREE
 - FICUS TREE
 - GUMBO LIMBO TREE
 - UNIDENTIFIED TREE



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:
THAT PART OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST AND A PORTION OF LOTS 1, 2 AND 3, BLOCK 8, OF "SEABOARD HIGHLANDS ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 8, "SEABOARD HIGHLANDS ADDITION"; THENCE NORTH 01°23'35" WEST ALONG THE WEST LINE OF SAID EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34 FOR 530.33 FEET TO THE NORTHWEST CORNER OF SAID EAST ONE-HALF; THENCE NORTH 89°01'55" EAST ALONG THE NORTH LINE OF SAID EAST ONE-HALF 189.40 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD RIGHT-OF-WAY (FORMERLY SEABOARD COAST LINE RAILROAD); THENCE SOUTH 10°46'55" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 541.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD; THENCE SOUTH 88°54'29" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 219.01 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3, BLOCK 8; THENCE NORTH 01°22'07" EAST 30.27 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 88°53'38" EAST ALONG THE NORTH LINE OF SAID LOTS 1 THROUGH 3 FOR 143.80 FEET TO THE POINT OF BEGINNING.

SAID LAND, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

- 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.
 - THIS SITE CONTAINS 74,502 SQUARE FEET (1.7103 ACRES) MORE OR LESS.
 - ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NATIONAL GEODETIC SURVEY BENCHMARK #SR 814 1; ELEVATION: 11.61 FEET.
 - FLOOD ZONE: AH/NONE; BASE FLOOD ELEVATION: 11 FEET/NONE; PANEL #12011C0357H; COMMUNITY #120055; MAP DATE: 8/18/14.
 - THIS SITE LIES IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
 - BEARINGS ARE BASED ON PLAT WITH THE NORTH RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD BEING S88°54'29"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: GENCO REAL ESTATE, CONSTRUCTION.
 - 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 0 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES.
 - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON. THERE ARE NO PLATTED EASEMENTS.
 - ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.
 - THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE APPROXIMATE LOCATIONS AS SCALED FROM THE MAP ON THE FEMA WEBSITE.
 - THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO TREE CANOPY.

CERTIFICATION:
I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

John F. Pulice Digitally signed by John F. Pulice
Date: 2022.01.27 13:22:45 -05'00'

- 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

5		
4		
3		
2		
1		
NO.	REVISIONS	BY

ANTONELLI SITE
NW 16TH AVE/W ATLANTIC BLVD
POMPANO BEACH, BROWARD COUNTY,
FLORIDA 33069

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
1100 NW 16TH AVE
SUITE 100, POMPANO BEACH, FL 33069
PHONE: (954) 372-1777
FAX: (954) 372-1778
EMAIL: surveys@pulice-land.com
WEBSITE: www.pulice-land.com
CERTIFICATE OF ADEQUACY

PLS

SCALE: 1" = 30'
DRAWN BY: J.M.P.
CHECKED BY: J.F.P.
SURVEY DATE: 08/10/21
PROJECT NO.: 68729

PZ22-14000001
08/22/2022