

NOTES:

- 1) THIS SITE CONTAINS 90,152 SQUARE FEET (2.0696 ACRES) MORE OR LESS.
2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1115; ELEVATION: 11.022 FEET.
3) FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12011C0188H; COMMUNITY #120055; MAP DATE: 8/18/14.
4) THIS SITE LIES IN SECTION 19, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA.
5) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE WEST RIGHT-OF-WAY OF NORTH FEDERAL HIGHWAY NO. 1 (STATE ROAD NO. 5) BEING S07°15'10"W.
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 ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
8) THIS SITE CONTAINS 114 TOTAL PARKING SPACES (108 REGULAR & 6 DISABLED).
9) THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, TITLE COMMITMENT FILE NUMBER: 20145197, PREPARED BY OLD REPUBLIC NATIONAL TITLE COMPANY(TX), COMMITMENT DATE OCTOBER 16, 2020 AT 8:00 AM, REVISION NO. 1 – OCTOBER 22, 2020 AT 12:24 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B-II OF SAID COMMITMENT
ITEMS 1, 2, 3, 4, 5 & 6: STANDARD EXCEPTIONS, NOT ADDRESSED.
ITEM 7: RESOLUTION IN O.R.B. 2014, PAGE 829, APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
ITEM 8: EASEMENT IN O.R.B. 4036, PAGE 508, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 9: SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RIGHT-OF-WAY EASEMENT IN O.R.B. 5468, PAGE 606, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 10: RESOLUTION 92-1167 IN O.R.B. 19680, PAGE 458, APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
ITEM 11: SITE LEASE AGREEMENT AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE IN O.R.B. 35226, PAGE 481, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 12: TOWER LEASE, AS REFERENCED IN THE RIGHT OF ENTRY AND USE AGREEMENT IN O.R.B. 47106, PAGE 687, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 13: RIGHT OF ENTRY AND USE AGREEMENT IN O.R.B. 47106, PAGE 687, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 14: TERMS, CONDITIONS AND PROVISIONS AS EVIDENCED BY MEMORANDUM OF LEASE RECORDED _____, 2020 IN OFFICIAL RECORDS INSTRUMENT NO. _____, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA: NOT ADDRESSED – NO DOCUMENT PROVIDED.
ITEM 15: NOT ADDRESSED.
ITEM 16: NOT ADDRESSED.
10) ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.
11) STATE PLANE COORDINATES ARE BASED ON FIELD OBSERVATION AND ARE TO NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT. FL-E ZONE.
12) THERE ARE MULTIPLE ON-SITE UTILITIES NOT COVERED BY EASEMENTS.

LEGAL DESCRIPTION:

A PORTION OF GOVERNMENT LOT FOUR (4), IN SECTION 19, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

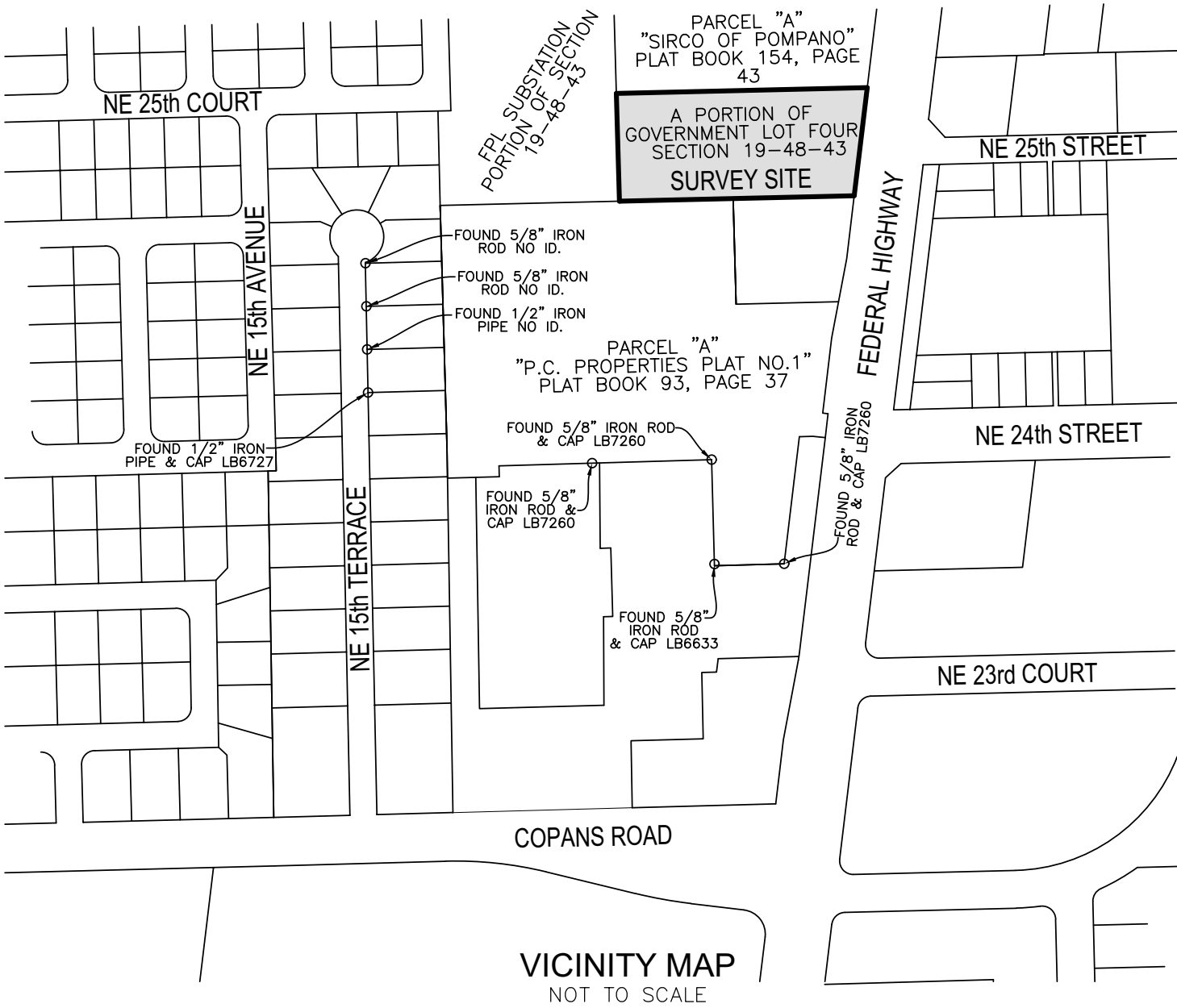
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 4, OF SAID SECTION 19, RUN EASTERLY AND ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 4, TO THE WEST RIGHT-OF-WAY LINE OF THE FEDERAL HIGHWAY AS NOW LOCATED AND CONSTRUCTED OVER AND ACROSS SAID LAND; THENCE RUN SOUTHWESTERLY AND ALONG THE WEST RIGHT-OF-WAY LINE OF THE FEDERAL HIGHWAY, A DISTANCE OF 202.06 FEET; THENCE RUN WESTERLY AND PARALLEL TO THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 4 TO THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 4; THENCE RUN NORTHERLY AND ALONG THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 4, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S DESCRIPTION:

A PORTION OF GOVERNMENT LOT FOUR (4), IN SECTION 19, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 4, OF SAID SECTION 19; THENCE NORTH 88°41'48" EAST, ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 4, A DISTANCE OF 465.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY; THENCE SOUTH 06°53'00" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 202.06 FEET; THENCE SOUTH 88°41'48" WEST, ALONG A LINE PARALLEL TO SAID NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 4, A DISTANCE OF 435.91 FEET TO THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF GOVERNMENT LOT 4; THENCE NORTH 01°34'18" WEST, ALONG SAID WEST BOUNDARY OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 4, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 2.070 ACRES, MORE OR LESS.



TREE TABLE

Tree Number	Common Name	DBH (inches)	Height (feet)	Canopy (feet)
1	CABBAGE PALM	12"	10'	14'
2	CABBAGE PALM	12"	10'	14'
3	CABBAGE PALM	12"	10'	14'
4	CABBAGE PALM	14"	10'	14'
5	CABBAGE PALM	14"	10'	10'
6	CABBAGE PALM	14"	10'	10'
7	CABBAGE PALM	18"	10'	10'
8	OAK	14"	25'	25'
9	OAK	15"	25'	25'
10	CABBAGE PALM	18"	14'	14'
11	OAK	10"	25'	25'
12	UNIDENTIFIED TREE	12"	20'	20'
13	UNIDENTIFIED TREE	9"	20'	20'
14	UNIDENTIFIED TREE	18"	20'	20'
15	UNIDENTIFIED TREE	6"	20'	20'
16	OAK	10"	35'	35'
17	UNIDENTIFIED TREE	10"	18'	18'
18	OAK	10"	25'	25'
19	UNIDENTIFIED TREE	6"	20'	20'
20	MAHOGANY	24"	40'	40'
21	OAK	14"	35'	35'
22	UNIDENTIFIED TREE	5"	18'	18'
23	BLACK OLIVE	14"	30'	30'
24	OAK	4"	18'	18'
25	OAK	5"	18'	18'
26	BLACK OLIVE	12"	25'	25'
27	CABBAGE PALM	12"	15'	15'
28	CABBAGE PALM	12"	15'	15'
29	CABBAGE PALM	12"	15'	15'
30	CABBAGE PALM	9"	20'	20'
31	UNIDENTIFIED PALM	5"	10'	10'
32	CABBAGE PALM	7"	15'	15'
33	CABBAGE PALM	9"	18'	18'
34	CABBAGE PALM	9"	18'	18'
35	CABBAGE PALM	6"	15'	15'
36	CABBAGE PALM	6"	23'	23'
37	SEA GRAPE	10"	25'	25'
38	UNIDENTIFIED PALM	6"	20'	20'
39	UNIDENTIFIED PALM	6"	20'	20'
40	UNIDENTIFIED PALM	6"	20'	20'
41	UNIDENTIFIED PALM	6"	20'	20'
42	UNIDENTIFIED PALM	6"	20'	20'
43	UNIDENTIFIED PALM	6"	20'	20'
44	UNIDENTIFIED PALM	6"	20'	20'
45	SCHIEFLERA	18"	20'	20'
46	BLACK OLIVE	14"	40'	40'
47	BLACK OLIVE	18"	35'	35'
48	BLACK OLIVE	10"	25'	25'
49	MAHOGANY	30"	30'	30'
50	MAHOGANY	20"	25'	25'
51	SEAGRAPE	48"	24'	24'
52	OAK	12"	35'	35'

John F. Pulice

Digitally signed by John F. Pulice
Date: 2021.05.06 12:18:22 -04'00'

CERTIFICATION:

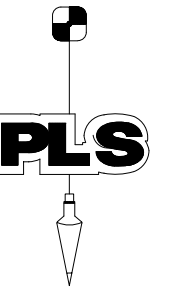
TO OLD REPUBLIC TITLE INSURANCE COMPANY; KIMLEY-HORN AND ASSOCIATES, INC.:

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

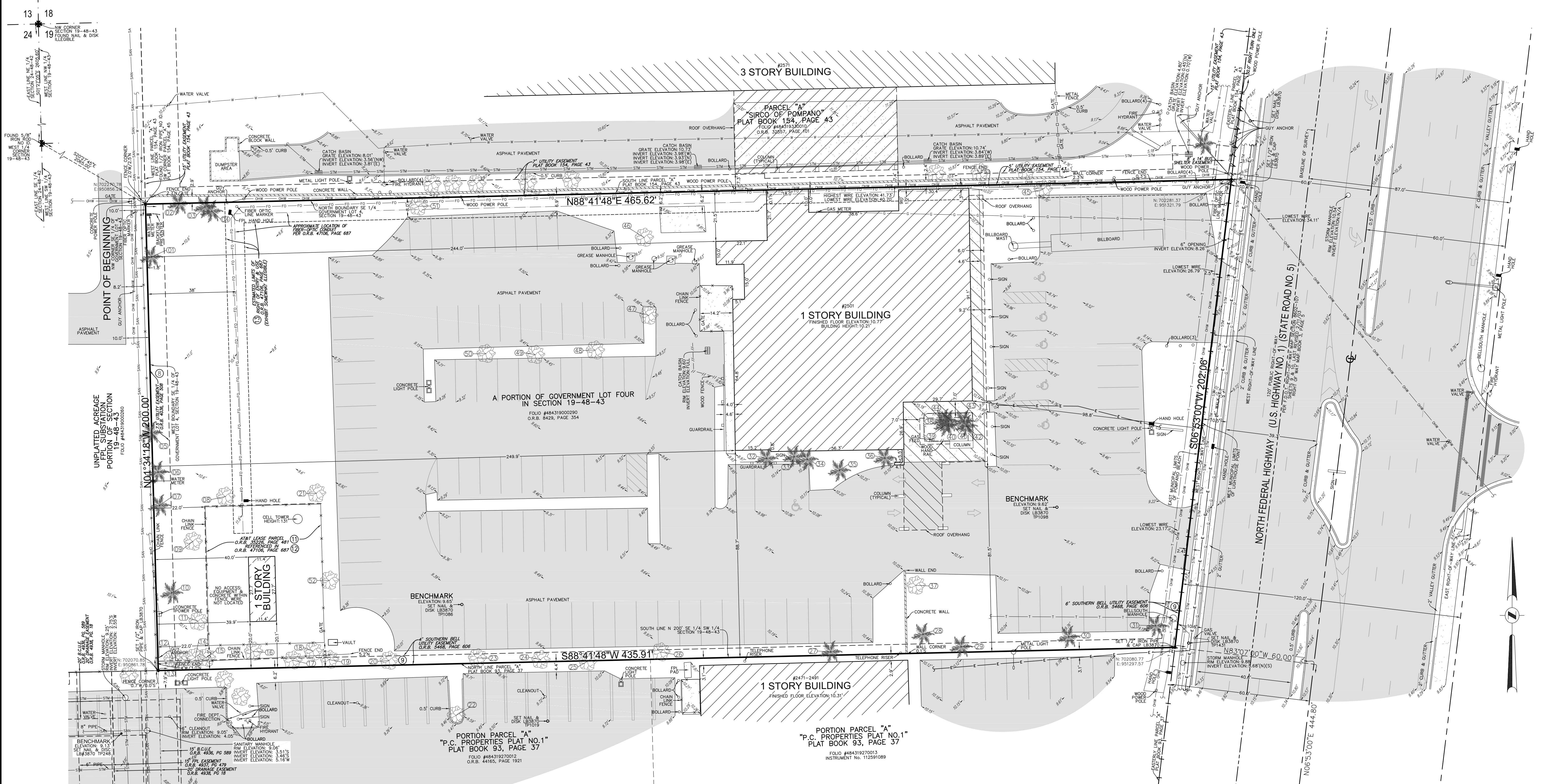
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MAY BE REPRODUCED, IN ANY FORM OR BY ANY
MEANS, WITHOUT PERMISSION IN WRITING FROM AN
OFFICER OF PULICE LAND SURVEYORS, INC.

5			
4			
3	#6388 ADDITIONAL INFORMATION 4/12/21	L.H.	
2	REVISED NOTE 9: ADDED EASEMENTS 3/4/21	B.B.	
1	#7884 ORIGINAL SURVEY 12/03/20	L.H.	
NO.	REVISIONS	BY	

BOUNDARY AND TOPOGRAPHIC SURVEY ALTA/NSPS LAND TITLE SURVEY	
	PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 E-MAIL: info@pulicelandsurveyors.com WEBSITE: www.pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION #3870
DRAWN BY: L.H.	SCALE: 1" = 20'
CHECKED BY: J.F.P.	SURVEY DATE: 4/12/21

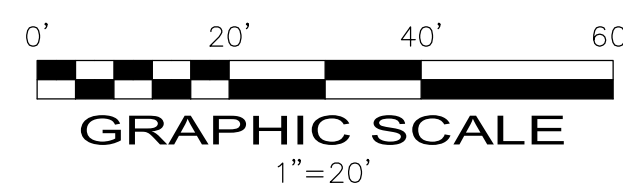
RAISING CANE'S SITE 2501 NORTH FEDERAL HIGHWAY POMPANO BEACH, BROWARD COUNTY, FLORIDA 33064	
FILE: KIMLEY-HORN AND ASSOCIATES, INC. ORDER NO. 18388	

PZ21-14000010
9/22/2021



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- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND UNKNOWN LINE
 - NON-VEHICULAR ACCESS LINE
 - UNDERGROUND FIBER OPTIC LINE
 - CENTERLINE
 - TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - FLORIDA POWER & LIGHT COMPANY
 - LICENSED BUSINESS
 - NO ACCESS
 - TITLE COMMITMENT NUMBER
 - STATE PLANE COORDINATES
 - TREE NUMBER
 - TREE
 - PALM TREE
 - B.C.E.U.
 - O.R.B.



SHEET 2 OF 2

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

RAISING CANE'S SITE
2501 NORTH FEDERAL HIGHWAY
POMPANOA BEACH, BROWARD COUNTY,
FLORIDA 33064

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

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: info@pulice-land.com
WEBSITE: www.pulice-land.com
CERTIFICATE OF AUTHORIZATION: 13870

FILE: KIMLEY-HORN & ASSOCIATES, INC.
DRAWN BY: L.H.
CHECKED BY: J.F.P.
SCALE: 1" = 20'
SURVEY DATE: 4/12/21
OTHER NO: 13888

PZ21-1400010
9/22/2021