



**LEGAL DESCRIPTION (DEED):**  
A PARCEL OF LAND IN SECTION 12, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH ON AN ASSUMED BEARING ALONG THE EAST LINE OF SAID SECTION 12 FOR 335.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG SAID EAST LINE OF SECTION 12 FOR 335.95 FEET; THENCE NORTH 89°52'38" WEST FOR 347.09 FEET TO THE EAST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (U.S. NO.1); THENCE NORTH 13°48'20" EAST ALONG SAID EAST RIGHT-OF-WAY LINE FOR 346.24 FEET; THENCE SOUTH 89°46'54" EAST FOR 264.47 FEET TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION (SURVEYOR):**  
A PARCEL OF LAND IN SECTION 12, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 01°49'29" EAST ALONG THE EAST LINE OF SAID SECTION 12 FOR 336.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG SAID EAST LINE OF SECTION 12 FOR 335.95 FEET; THENCE SOUTH 88°17'53" WEST FOR 346.09 FEET TO THE EAST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (U.S. NO.1); THENCE NORTH 11°55'39" EAST ALONG SAID EAST RIGHT-OF-WAY LINE FOR 346.11 FEET; THENCE NORTH 88°23'14" EAST FOR 263.81 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 102,519 SQUARE FEET (2.354 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 NE991, ELEVATION: 3.561 FEET & NE992, ELEVATION: 3.454 FEET.
  - FLOOD ZONE: AE/X; BASE FLOOD ELEVATION: 5 FEET/NONE; PANEL #12011C0378H; COMMUNITY #120055; MAP DATE: 8/18/14.
  - THIS SITE LIES IN SECTION 12, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
  - GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE EAST RIGHT-OF-WAY LINE, FEDERAL HIGHWAY (U.S. NO.1), BEING N11°55'39"E.
  - 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: PLANW3ST, LLC; TRAYBER RAIKHELSON LAW GROUP, PLLC; ATTORNEYS' TITLE FUND SERVICES, LLC.
  - 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 221 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (214 REGULAR & 7 DISABLED).
  - THIS SURVEY WAS PREPARED WITH BENEFIT OF TITLE SEARCH REPORT, FUND FILE NUMBER 1518626, PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC, PREPARED TITLE SEARCH REPORT DATED APRIL 22, 2024. THE FOLLOWING ITEMS ARE RESTRICTIONS/EASEMENTS OF SAID: ITEM 1: STANDARD EXCEPTIONS, NOT ADDRESSED. ITEM 2: EASEMENTS IN O.R.B. 2359, PAGE 898 AND IN O.R.B. 5969, PAGE 890, APPLY TO THIS SITE AS DEPICTED HEREON. ITEM 3: EASEMENT IN O.R.B. 5359, PAGE 590, APPLIES TO THIS SITE AS DEPICTED HEREON. ITEM 4: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 5982, PAGE 521, APPLIES TO THIS SITE AS DEPICTED HEREON. ITEM 5: NOTICE OF LIEN PROHIBITION IN LEASE IN O.R.B. 28287, PAGE 671 AND RE-RECORDED IN O.R.B. 28458, PAGE 723, APPLY TO THIS SITE BUT CANNOT BE PLOTTED. ITEM 6: TERMS AND CONDITIONS OF UNRECORDED LEASE, AS EVIDENCED BY MEMORANDUM OF POS SITE AGREEMENT IN O.R.B. 27906, PAGE 811, AS AMENDED IN O.R.B. 45955,N PAGE 1786, APPLY TO THIS SITE BUT CANNOT BE PLOTTED. ITEM 7: TERMS AND CONDITIONS OF UNRECORDED LEASE, AS EVIDENCED BY MEMORANDUM TO METROPICS SITE AGREEMENT IN O.R.B. 37483, PAGE 300 APPLY TO THIS SITE BUT CANNOT BE PLOTTED. ITEM 8: TERMS AND CONDITIONS OF UNRECORDED LEASE BY MEMORANDUM OF LEASE IN 38032, PAGE 1303 APPLY TO THIS SITE BUT CANNOT BE PLOTTED. ITEM 9: OPTION AND LEASE AGREEMENT IN 19000, PAGE 264, AS AFFECTED BY ASSIGNMENT, AND ASSUMPTION OF LEASE IN O.R.B. 19986, PAGE 163, APPLY TO THIS SITE AS DEPICTED HEREON, AND SECOND AMENDMENT TO OPTION AND LEASE AGREEMENT IN O.R.B. 51035, PAGE 363, APPLIE TO THIS SITE BUT CANNOT BE PLOTTED.
  - ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
  - THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.

**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 LS5274  
□ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660  
STATE OF FLORIDA

NO.	REVISIONS	BY
1		
2		
3		
4		
5		

**VERA SITE**  
1600 SOUTH FEDERAL HIGHWAY  
POMPANO BEACH, FLORIDA 33062  
(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  
FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com  
WEBSITE: www.pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3870

**DRAWN BY: A.R.**  
**CHECKED BY: J.F.P.**

**SCALE: 1" = 30'**  
**SURVEY DATE: 8/22/24**

**CLIENT: PLANW3ST, LLC**  
**ORDER NO.: 72756**

**absolute-idea.com**  
CANAL PARK  
3523 NE 163rd Street, Suite 200 North Miami Beach, FL 33160  
T 305.792.0015 T 305.931.0279 @info@absolute-idea.com

SEAL

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES.

STEPHANE L'ECUYER  
AR 93637

ISSUE FOR:

**DRC SUBMITTAL**

**DRC**

REV. DATE DESCRIPTION  
01 05-18-2025 DRC SUBMITTAL

**P224-12000027**  
**04/15/2026**

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORKS. NO MEASUREMENTS ARE TO BE SCALED DIRECTLY FROM THIS DRAWING.

Key section

Client

**VERA FUND**  
NICK POLYUSHKIN  
& YURI KHARITONENKOV  
TEL: 305.833.3303

Project

**1600 S FEDERAL HIGHWAY (MIXED-USE PROJECT)**

1600 SOUTH FEDERAL HIGHWAY,  
POMPANO BEACH, FL 33062

Title

**BOUNDARY & TOPOGRAPHIC LAND SURVEY**

Drawn	Field
<b>J. WU</b>	<b>ARCHITECTURE</b>
Verified	Scale
<b>N. TREMBLAY</b>	<b>as shown</b>
Approved	Date
<b>S. L'ECUYER</b>	<b>03-11-2026</b>
Project Manager	Dwg. no.
<b>J. WU</b>	<b>A-002</b>
Project	
<b>24-838</b>	