

SKETCH OF BOUNDARY SURVEY



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DATE OF FIRM: 07-06-2022

SCALE: 1"=30'

JOB No. 22-00103-ES-LC

BASE FLOOD ELEVATION: 12

REVISED: K.F.K.

PANEL NUMBER: 0367

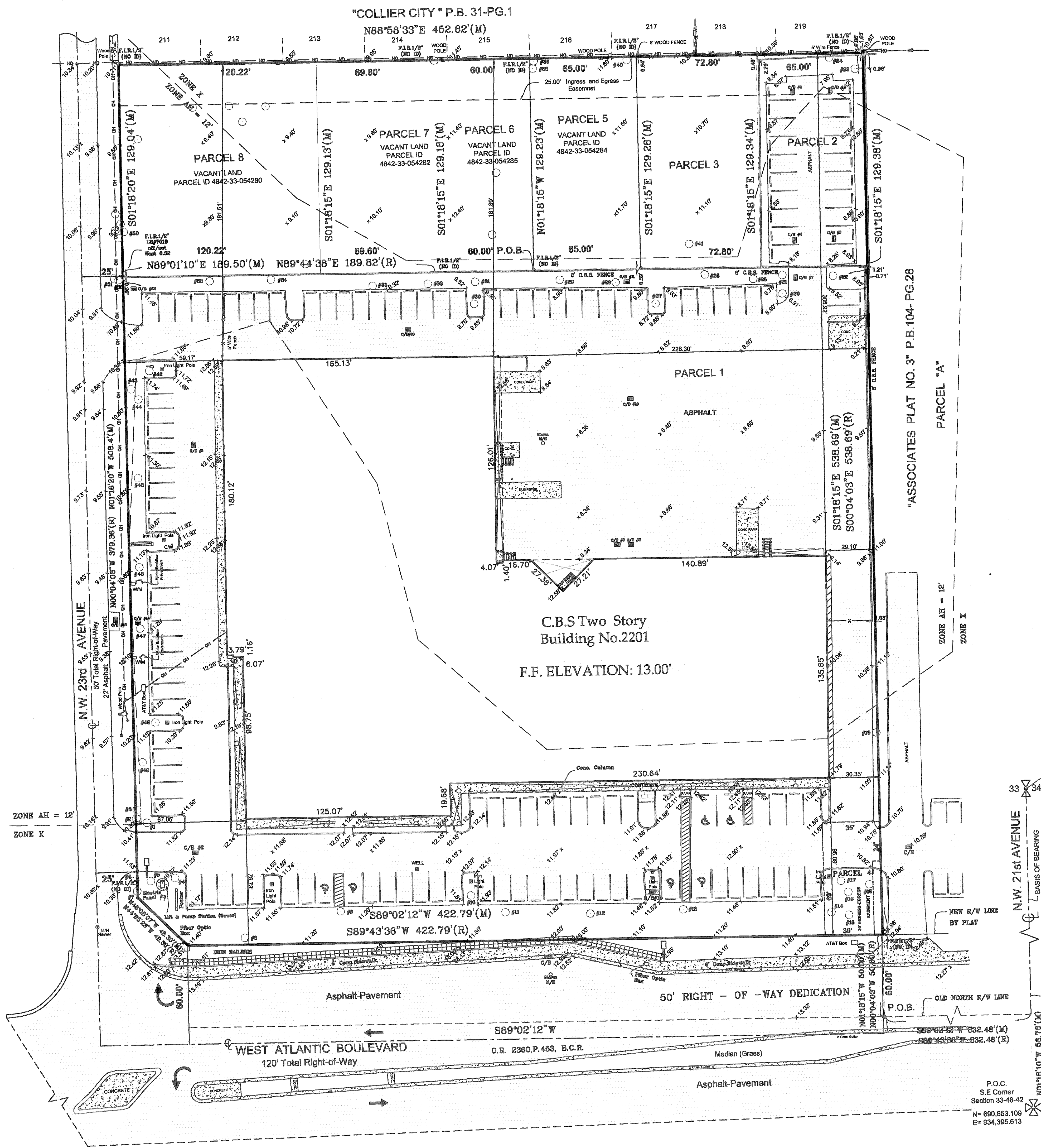
FIRM ZONE: X - AH

DATE: 07-06-2022

COMMUNITY NUMBER: 120055

SUFFIX: H

DRAWN BY: LC



PROPERTY ADDRESS:

2201 WEST ATLANTIC BOULEVARD,
POMPANO BEACH, FLORIDA, 33069.

CERTIFIED TO:

-2201 LLC

LEGAL DESCRIPTION:

PARCEL 1:
Parcel "A" of POMPOANO MERCHANDISE MART PHASE III,
according to the plat thereof as recorded in Plat Book 112,
Page 39, of the Public Records of Broward County, Florida.
Parcel ID= 4842-33-29-0010

PARCEL 2:
The East 65 feet of the West half (1/2) of the North one fifth (1/5)
of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4)
of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South,
Range 42 East, said lands situate, lying and being in Broward County,
State of Florida, with the North 25 feet available at all times for public
road use.
Parcel ID= 4842-33-05-4283

PARCEL 3:
The West 72.8 feet of the East 137.8 feet of the West half (1/2)
of the North fifth (1/5) of the Southeast Quarter (SE 1/4) of the
Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of
Section 33, Township 48 South, Range 42 East, said land situate,
lying and being in Broward County, Florida.
Parcel ID= 4842-33-05-4281

PARCEL 4:
Nonexclusive easements for the benefit of Parcel 1 contained
in Easement Agreement between Gree-Lou Holdings Co. Ltd.,
Golfour Investments Co. Ltd. and Louis Weisfeld, Ltd., Grantor
and Southwest 33 Associates, Grantee recorded October 7,
1985, in Official Records Book 12876, Page 738 of the Public
Records of Broward County, Florida

PARCEL 5:
The East 65 feet of the West 194.8 feet of the West 1/2
of the North 1/5 of the Southeast Quarter (SE 1/4) of the Southeast
Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33,
Township 48 South, Range 42 East, said lands situate, lying and
being in Broward County, Florida
Parcel ID= 4842-33-05-4284
Sq feet: 8401.00 +/-

PARCEL 6:
A parcel of land lying, being and situated in Section 33, Township
48 South, Range 42 East is Broward County, Florida and being
further described as follows:
Commence at the Southeast corner of said Section 33; Thence
N1°18'10"W, along the East line of said
Section 33 a distance of 58.78 feet to the old North right-of-way
line of West Atlantic Boulevard; Thence S89°02'12"W along said
old North right - of - way line, a distance of 332.48 feet; thence
N1°18'15"W, 50.00 feet to the Southeast corner of Parcel "A" of
Pompano Merchandise Mart Phase III, as recorded in Plat Book 112,
Page 39, of the Public Records of Broward County, Florida. Thence
N1°18'19"W along the East Line of said Parcel "A", 409.31' feet to
the Northeast corner of said Parcel "A". Thence S89°01'10"W along
the North line of said Parcel "A", 202.80 feet to the Point of Beginning.
Thence continue S89°01'10"W, 60.00 feet, thence N1°18'15"W, 129.18 feet
to a point on the South Line of "Collier City", a subdivision, as recorded
in Plat Book 31, Page 1 of the Public Records of Broward County, Florida.
Thence N88°58'33"E along the South Line of said "Collier City", 60.00 feet,
thence S1°18'15"E, 129.23' feet to the Point of Beginning.
Subject to an Easement over the North 25.00 feet for Ingress and Egress
of the above described parcel.
Parcel ID: 4842-33-05-4285
Sq feet: 7782.00 +/-

PARCEL 7:
The West 68.6 Feet of the West half (1/2) of the North 1/5
of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4)
of Section 33, Township 48, South, Range 42, East, said land being,
lying and situate in Broward County, State of Florida.
Parcel ID= 4842-33-05-4282

PARCEL 8:
That Portion of the North One Fifth (1/5) of the Southwest
Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the
Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of
Section 33, Township 48 South, Range 42 East, Lying East of
the Center Line of N.W.21st Avenue, recorded in Plat Book 31,
Page 1, of the Public Records of Broward County, Projected to the
Southline of said section 33, Excepting Therefrom the West 25 Feet,
and the North 25 Feet Thereof, Reserved for Public Road Purposes.
Parcel ID= 4842-33-05-4280

PARCEL 9:
The East 65 feet of the West half (1/2) of the North one fifth (1/5)
of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4)
of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South,
Range 42 East, said lands situate, lying and being in Broward County,
State of Florida, with the North 25 feet available at all times for public
road use.
Parcel ID= 4842-33-05-4283

PARCEL 10:
The East 65 feet of the West half (1/2) of the North one fifth (1/5)
of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4)
of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South,
Range 42 East, said lands situate, lying and being in Broward County,
State of Florida, with the North 25 feet available at all times for public
road use.
Parcel ID= 4842-33-05-4283

PARCEL 11:
The East 65 feet of the West half (1/2) of the North one fifth (1/5)
of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4)
of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South,
Range 42 East, said lands situate, lying and being in Broward County,
State of Florida, with the North 25 feet available at all times for public
road use.
Parcel ID= 4842-33-05-4283

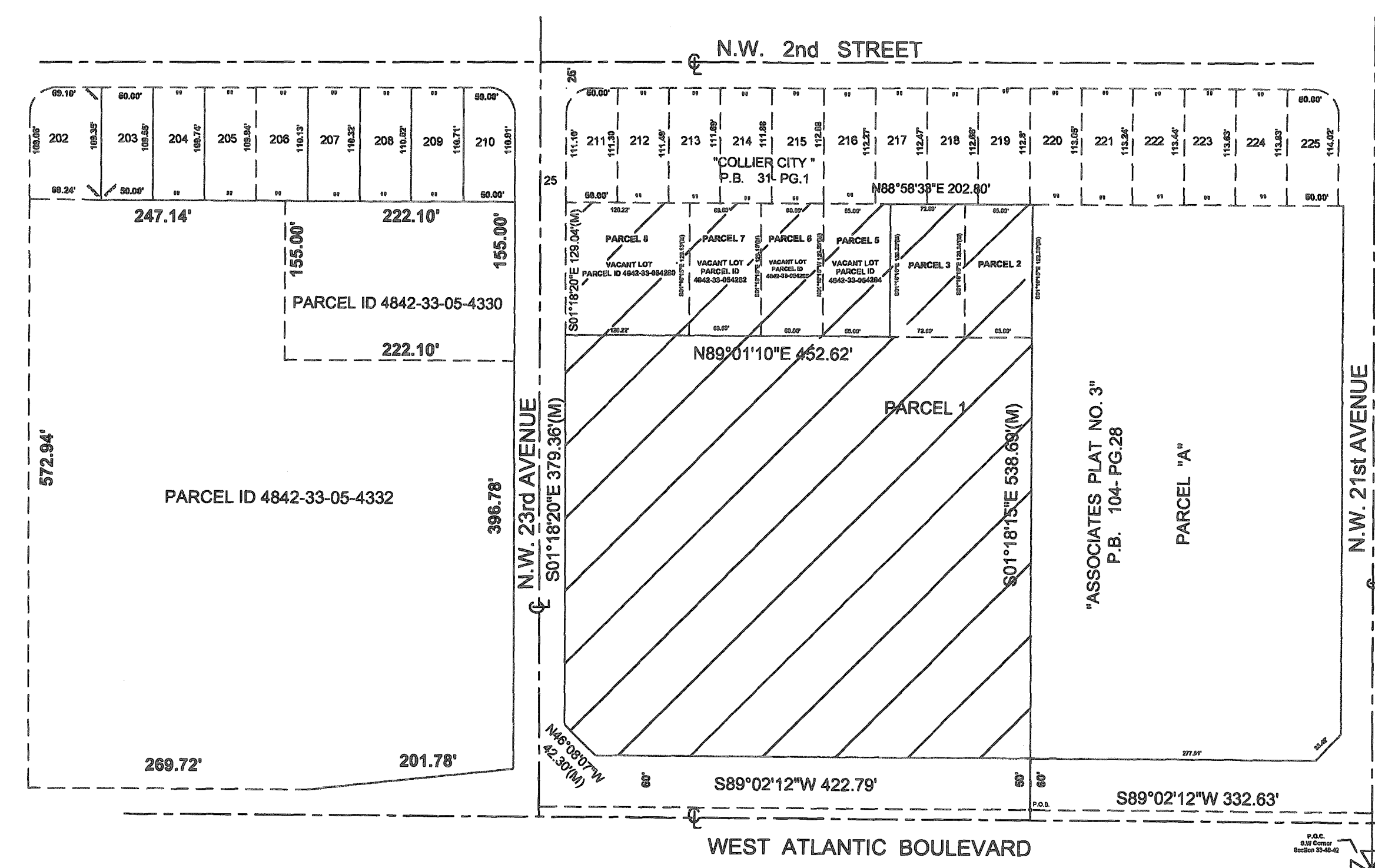
PARCEL 12:
The East 65 feet of the West half (1/2) of the North one fifth (1/5)
of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4)
of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South,
Range 42 East, said lands situate, lying and being in Broward County,
State of Florida, with the North 25 feet available at all times for public
road use.
Parcel ID= 4842-33-05-4283

PARCEL 13:
The East 65 feet of the West half (1/2) of the North one fifth (1/5)
of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4)
of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South,
Range 42 East, said lands situate, lying and being in Broward County,
State of Florida, with the North 25 feet available at all times for public
road use.
Parcel ID= 4842-33-05-4283

PARCEL 14:
The East 65 feet of the West half (1/2) of the North one fifth (1/5)
of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4)
of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South,
Range 42 East, said lands situate, lying and being in Broward County,
State of Florida, with the North 25 feet available at all times for public
road use.
Parcel ID= 4842-33-05-4283

PARCEL 15:
The East 65 feet of the West half (1/2) of the North one fifth (1/5)
of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4)
of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South,
Range 42 East, said lands situate, lying and being in Broward County,
State of Florida, with the North 25 feet available at all times for public
road use.
Parcel ID= 4842-33-05-4283

PARCEL 16:
The East 65 feet of the West half (1/2) of the North one fifth (1/5)
of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4)
of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South,
Range 42 East, said lands situate, lying and being in Broward County,
State of Florida, with the North 25 feet available at all times for public
road use.
Parcel ID= 4842-33-05-4283



LOCATION MAP
NOT TO SCALE

TREE TABULATION				
NO.	NAME	TRUNK (DIAMETER)	CANOPY (DIAMETER)	HEIGHT
1	Cabbage Palmetto	0.85	8	20
2	Cabbage Palmetto	0.85	8	18
3	Oak Palmetto	1.10	10	20
4	Oak Palmetto	0.85	8	18
5	Cabbage Palmetto	0.85	8	18
6	Cabbage Palmetto	0.85	8	18
7	Cabbage Palmetto	0.85	8	18
8	Oak Palmetto	0.85	8	18
9	Swietenia Mahoe	1.30	18	20
10	Oak Palmetto	0.70	18	12
11	Swietenia Mahoe	0.45	8	8
12	Oak	0.80	15	10
13	Swietenia Mahoe	0.80	15	15
14	Cabbage Palmetto	0.70	8	10
15	Cabbage Palmetto	0.85	8	20
16	Cabbage Palmetto	0.85	8	18
17	Oak Palmetto	0.85	11	12
18	Swietenia Mahoe	0.85	12	12
19	Swietenia Mahoe	1.70	35	25
20	Oak	0.45	8	10
21	Oak	0.45	8	10
22	Oak	0.30	8	8
23	Cabbage Palmetto	1.10	12	12
24	Cabbage Palmetto	1.10	12	12
25	Oak Palmetto	0.70	12	14
26	Oak Palmetto	1.80	0.40	25
27	Oak Palmetto	0.35	7	8
28	Swietenia Mahoe	0.85	20	12
29	Oak	0.70	12	10
30	Swietenia Mahoe	0.85	10	12
31	Swietenia Mahoe	0.70	12	12
32	Swietenia Mahoe	0.80	14	12
33	Oak	0.80	18	14
34	Swietenia Mahoe (Group)	0.80	14	12
35	Swietenia Mahoe	2.70	45	24
36	Cabbage Palmetto	0.85	8	14
37	Cabbage Palmetto	0.85	8	12
38	Strangler Fig (Group)	0.80-1.40	8	12
39	Cabbage Palmetto	0.90	8	12
40	Cabbage Palmetto	1.2	8	12
41	Swietenia Mahoe	1.40	40	28
42	Cabbage Palmetto	1.0	8	31
43	Cabbage Palmetto	1.0	8	12
44	Swietenia Mahoe	2.30	20	22
45	Swietenia Mahoe	2.0	28	23
46	Swietenia Mahoe	0.80	8	12
47	Swietenia Mahoe	0.80	14	10
48	Swietenia Mahoe	0.85	8	10
49	Swietenia Mahoe	0.85	14	12
50	Swietenia Mahoe	0.80	8	8
51	Swietenia Mahoe	0.80	14	10
52	Swietenia Mahoe	0.85	8	10
53	Swietenia Mahoe	0.85	14	10
54	Swietenia Mahoe	0.90	8	8
55	Swietenia Mahoe	1.00	8	14
56	Swietenia Mahoe	1.40	28	28
57	Ficus Benjamina	3.50	45	28
58	Mango	1.80	24	18
59	Mango	1.80	24	18
60	Oak	0.80	15	18
61	Anacardium	0.75	8	5
62	Mango	0.80	20	18
63	Ficus Benjamina	0.80	20	18
64	Ficus Benjamina	0.85	38	14
65	Melococcus Bujaviana	1.30	30	22
66	Strangler Fig (Group 3)	1.20-2.00	38	18
67	Strangler Fig (Group 3)	1.00-1.50	20	14
68	Ravensia Reticulata	1.00	8	12
69	Ravensia Reticulata	1.10	8	12

LEGEND

B.O.B. = BASIS OF BEARING
BR = BEARING
BC = BLOCK CORNER
CONC. = CONCRETE
CALC. = CALCULATED
C.B. = CATCH BASIN
CL = CENTER LINE
DE = DRAINAGE EASEMENT
DH = DRILL HOLE
E.M. = ELECTRIC METER
E.M.H. = ELECTRIC MAN HOLE
E.T. = ELECTRIC TRANSFORMER
-OH- = ELECTRIC CABLE
F.N. = ELECTRIC POLE
F.N. = FOUND NAIL
F.P. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.N.D. = FOUND NAIL & DISC.
F.I.R. = FOUND IRON REBAR
G.M. = GAS METER
L.P. = LIGHT POLE
M.H. = MAN HOLE
MH = MEASURED
N&D = NAIL AND DISC
OS = OFFSET
POB = POINT OF BEGINNING
R. = RECORDED
S.S. = SANITARY SEWER MANHOLE
S. = STORM SEWER MANHOLE
T. = TREE
U.P. = UTILITY POLE
W.M. = WATER METER
W. = WELL

CATCH BASIN TABULATION			
No.	Rim Elevation	Bottom Elevation	Elevation Invert Pipe
1	11.18	5.57	Diameter 1.0' South 7.18'
2	11.30	5.84	Diameter 1.0' South 7.30'
3	7.58	4.86	Diameter 1.0' East 5.72'
4	7.57	5.69	Diameter 1.0' West 5.52'
5	7.58	4.78	Diameter 1.0' North 5.58'
6	7.63	6.08	Diameter 1.0' North 5.83'
7	8.33	5.05	Diameter 1.0' North 5.83'
8	8.33	5.17	Diameter 2.0' South 5.80'
9	8.15	5.12	Diameter 2.0' South 5.68'
10	8.15	5.40	Diameter 1.0' North 5.03'
11	8.38	5.38	Diameter 1.0' East 6.07'
12	10.90	5.84	Diameter 2.0' South 5.40'
13	8.81	6.24	Diameter 1.0' East 6.81'
14	10.78	4.86	Diameter 1.0' West 6.45'
15	11.40	5.30	Diameter 1.0' West 7.32'
16	9.70	3.85	Diameter 1.0' West 5.73'

SURVEYOR'S NOTES:

- The above captioned Property was surveyed and described based on the above Legal Description. Provided by Client.
- All bearings and distances shown hereon are record and measured unless otherwise shown.
- The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROUND)
- All Elevations are based on the National American Vertical Datum 1988.
- Fence ties are to be the center line of the fence.
- Wall ties are to face of the wall.
- Ownership subject to opinion of the Title.
- Underground utilities are not depicted hereon.
- Benchmark: BROWARD COUNTY, ENGINEERING DEPARTMENT, BM # 1280 Elevation = 14.380' (N.G.V.D. 1929).
- Boundary Based on Legal Description for Parcel "A" of Pompano Merchandise Mart Phase III, Plat Book 112, Page 39, Broward County, Florida. South Line of said "Collier City Subdivision" based on occupation.

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the standards of Practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.052, Florida Administrative Code, pursuant to section 472.027, Florida Statutes and is true and correct to the best of my knowledge and belief. NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL. Date of field work: 06-28-2022



P&Z
PZ22-05000001
8/24/2022