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

LEGAL DESCRIPTION (DEED):

PORTIONS OF SECTIONS 2 AND 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 2; THENCE NORTH 86°30'51" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 2, A DISTANCE OF 326.32 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE (SW 12TH AVENUE); THENCE SOUTH 04°02'24" EAST, ALONG SAID RIGHT-OF-WAY LINE (103 FOOT RIGHT-OF-WAY), A DISTANCE OF 550.03 FEET; THENCE SOUTH 86°30'51" WEST, ALONG A LINE 550 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE SAID NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 2, A DISTANCE OF 348.39 FEET; THENCE DUE WEST, ALONG A LINE 550 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 3, A DISTANCE OF 221.35 FEET TO THE SOUTHEAST CORNER OF PARCEL "B", "LAMONT PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 132, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 03°17'00" WEST, ON THE EAST LINE OF SAID PARCEL "B", A DISTANCE OF 74.27 FEET; THENCE DUE NORTH, A DISTANCE OF 475.85 FEET; THENCE DUE EAST, A DISTANCE OF 208.87 FEET TO THE POINT OF BEGINNING. .

SURVEYOR'S LEGAL DESCRIPTION

A PORTION OF SECTION 2 TOWNSHIP 49 SOUTH, RANGE 42 EAST, TOGETHER A PORTION OF SECTION 3 TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PORTIONS BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 2; THENCE NORTH 88°11'06" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 2, FOR 326.43 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE (SW 12TH AVENUE); THENCE SOUTH 02°22'09" EAST, ALONG SAID RIGHT-OF-WAY LINE (103 FOOT RIGHT-OF-WAY), 550.03 FEET; THENCE SOUTH 88°11'06" WEST, ALONG A LINE LYING 550 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 2, FOR 348.39 FEET; THENCE NORTH 88°19'44" WEST, ALONG A LINE 550 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 3, FOR 221.36 FEET TO THE SOUTHEAST CORNER OF PARCEL "B", "LAMONT PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 132, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°36'45" WEST, ALONG THE EAST LINE OF SAID PARCEL "B", 74.27 FEET; THENCE NORTH 01°40'15" EAST 475.85 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 3; THENCE SOUTH 88°19'45" EAST, ALONG SAID NORTH LINE, 208.78 FEET TO THE POINT OF BEGINNING.

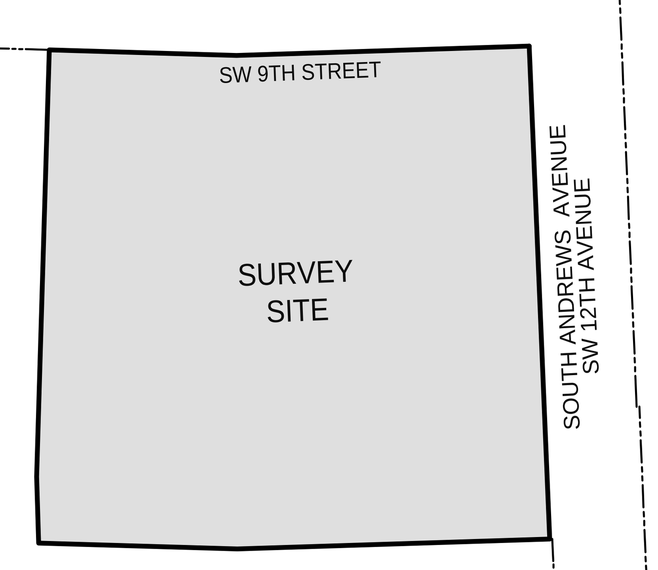
SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 304,873 SQUARE FEET (6.999 ACRES), MORE OR LESS.

NOTES:

1. 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.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #0722, ELEVATION: 7.903 FEET & CITY OF POMPANO BEACH BENCHMARK #001/2011, ELEVATION: 15.43 FEET.
3. FLOOD ZONE: X/AE; BASE FLOOD ELEVATION: NONE/7 FEET; PANEL #12011C0359J; COMMUNITY #120055; MAP DATE: 7/31/24.
4. THIS SITE LIES IN SECTIONS 2 & 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
5. 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 WEST OF RIGHT-OF-WAY LINE OF SOUTH ANDREWS AVENUE/SW 12TH AVENUE BEING S02°22'09"E.
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. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER NCS-1230628-CO, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, DATED AUGUST 16, 2024 AT 7:30 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT:
   - ITEMS 1, 2, 3, 4, 5, 6, 7, 8 & 9: STANDARD EXCEPTIONS, NOT ADDRESSED.
   - ITEM 10: EASEMENT IN O.R.B. 6729, PAGE 918 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 11: EASEMENT DEED IN O.R.B. 6837, PAGE 496 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 12: TERMS, PROVISIONS, AND CONDITIONS IN ORDER OF TAKING IN O.R.B. 11830, PAGE 232 APPLY TO THIS SITE AS DEPICTED HEREON.
   - ITEM 13: TERMS, PROVISIONS, AND CONDITIONS IN DECLARATION OF UNITY OF TITLE IN INSTRUMENT NO. 116100255 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 14: TERMS, PROVISIONS, AND CONDITIONS IN RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT IN INSTRUMENT NO. 117976795 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
8. 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'.
9. THIS SITE CONTAINS 9 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (8 REGULAR & 1 DISABLED).
10. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
11. THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.
12. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
13. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK
14. THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO TREE CANOPY.
15. ZONING REPORT WAS NOT PROVIDED.

LEGEND & ABBREVIATIONS

	CONCRETE
	ASPHALT PAVEMENT
10.00'	ELEVATION
— OHW —	OVERHEAD WIRES
— STM —	UNDERGROUND STORM SEWER LINE
— SAN —	UNDERGROUND SANITARY SEWER LINE
℄	CENTERLINE
LB	LICENSED BUSINESS
FPL	FLORIDA POWER & LIGHT COMPANY
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
P.O.B.	POINT OF BEGINNING
PRM	PERMANENT REFERENCE MONUMENTS
(10)	TITLE COMMITMENT LABEL
	PALM TREE
	TREE
	OAK TREE
00	TREE IDENTIFIER
(D)	DEEDED BEARING



VICINITY MAP
NOT TO SCALE

CERTIFICATION:

TO CALIFORNIA STATE TEACHERS' RETIREMENT SYSTEM; HAMILTON DEVELOPMENT PREDEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 6(a), 6(b), 7(a), 8, 9, 10, 11, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/19/24.

DATE OF PLAT OR MAP: 10/19/24

John F Pulice
Digitally signed by John F Pulice
Date: 2025.01.23 12:38:21 -05'00'

- ☐ 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

0' 40' 80' 120'
GRAPHIC SCALE
1"=40'

NO.	REVISIONS	BY
5		
4		
3		
2		
1		

PROPOSED
POMPANO LOGISTICS CENTER
951 SW 12TH AVENUE
POMPANO BEACH, FLORIDA 33069
(CITY OF POMPANO BEACH, BROWARD COUNTY)

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: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRC

DRAWN BY: A.R. | SCALE: 1" = 40' | CLIENT: HAMILTON DEVELOPMENT PREDEVELOPMENT LLC
CHECKED BY: J.F.P. | SURVEY DATE: 10/19/24 | ORDER NO.: 73328

PZ25-14000001
02/19/2025