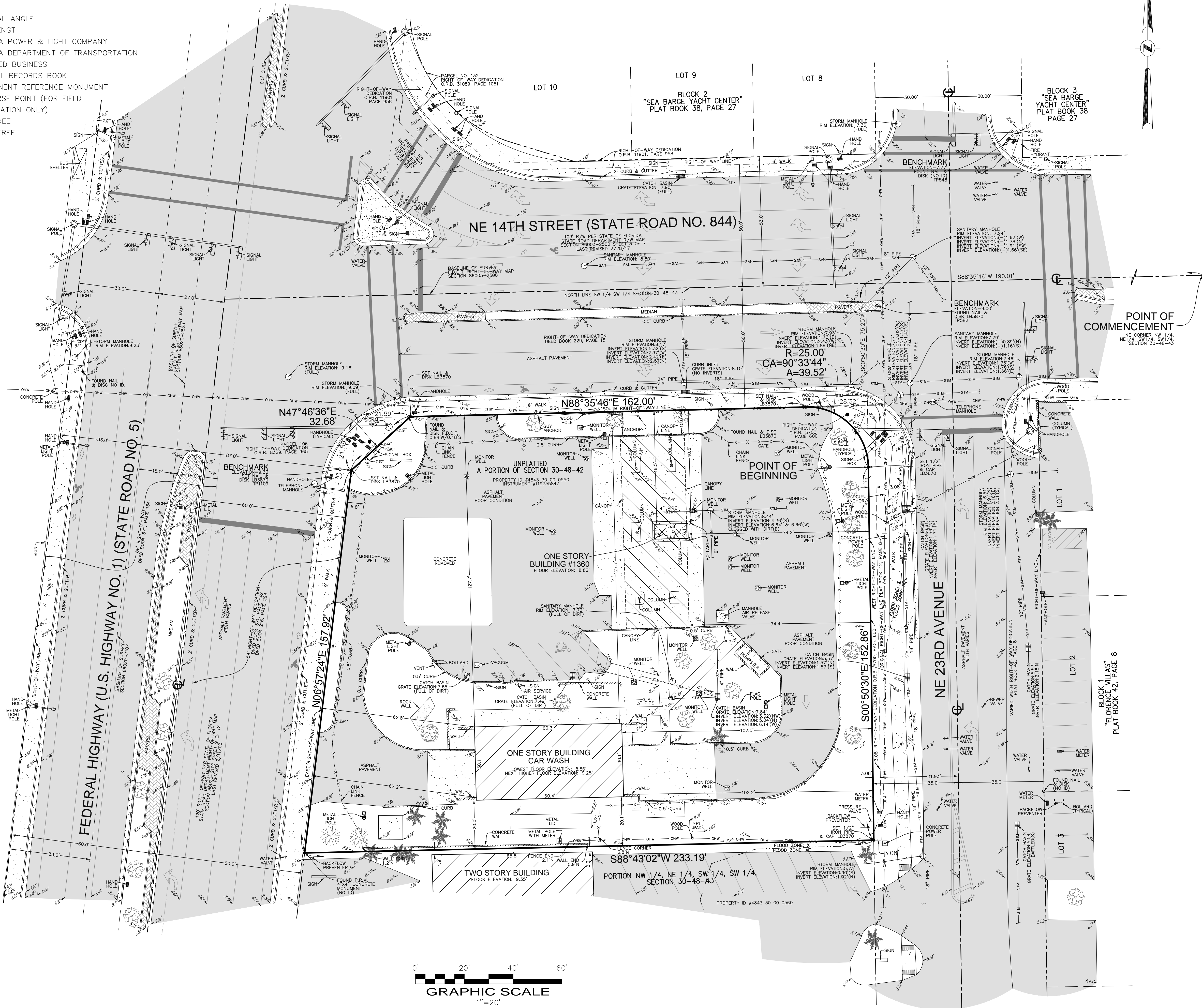


LEGEND & ABBREVIATIONS

- CONCRETE
- ASPHALT PAVEMENT
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- R=
- CA=
- A=
- FPL
- F.D.O.T.
- LB
- O.R.B.
- P.R.M
- TP
- OAK TREE
- PALM TREE
- TREE



LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE SOUTH 88°35'46" WEST ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 FOR 190.01 FEET; THENCE SOUTH 00°50'30" EAST 75.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°50'30" EAST ALONG THE WEST RIGHT OF WAY LINE OF NE 23RD AVENUE 152.86 FEET; THENCE SOUTH 88°43'02" WEST 233.19 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1, STATE ROAD NO. 5); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) DESCRIBED COURSES AND DISTANCES: (1) NORTH 06°57'24" EAST 157.92 FEET; (2) NORTH 47°46'36" EAST 32.68 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF N.E. 14TH STREET (STATE ROAD NO. 844); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOLLOWING TWO (2) DESCRIBED COURSES AND DISTANCES: (1) NORTH 88°35'46" EAST 162.00 FEET TO A POINT OF CURVATURE; (2) EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°33'44", FOR AN ARC DISTANCE OF 39.52 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 38,943 SQUARE FEET (0.894 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. CITY OF POMPAÑO BEACH BENCHMARK #0015/2011, ELEVATION: 6.768 FEET.
- FLOOD ZONE: X/AE- BASE FLOOD ELEVATION: NONE/6 FEET; PANEL #1201C0376J; COMMUNITY #120055; MAP DATE: 7/31/24.
- THIS SITE LIES IN SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 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 OF FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1) (STATE ROAD NO. 5) BEING N06°57'24"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.
- 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 4 TOTAL PARKING SPACES (3 REGULAR & 1 DISABLED).
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
- 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 LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660

NO.	REVISIONS	BY
1	#74452 - ADD'L INFO - 7/14/25	A.R.
2	#73218 - ORIGINAL SURVEY - 10/2/24	A.R.

BOUNDARY AND TOPOGRAPHIC SURVEY

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E-MAIL: info@puliceandsurveyors.com
WEBSITE: www.puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION: E33870

AC/ASD 1360 SITE
1360 NORTH FEDERAL HIGHWAY
POMPAÑO BEACH, FLORIDA 33062
(CITY OF POMPAÑO BEACH, BROWARD COUNTY)

11/03/2025
CLIENT: PLANW3ST, LLC
ORDER NO.: 7442

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

SCALE: 1" = 20'
SURVEY DATE: 10/2/24