



Location: 2250 N. Federal Hwy Pompano Beach, Fl 33062

[illegible]























LEGAL DESCRIPTION:

PARCEL "A", "WELLENS FAMILY TRUST PROPERTY POMPANO BEACH",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178,
PAGE 150, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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. THIS SITE CONTAINS 38,449 SQUARE FEET (0.8827 ACRES) MORE OR LESS.
3. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. CITY OF POMPANO BEACH BENCHMARK #1014/2011; ELEVATION: 9.974 FEET AND 009/2011; ELEVATION: 19.806 FEET.
4. FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #H2011C0188H; COMMUNITY #120055; MAP DATE: 8/18/14.
5. THIS SITE LIES IN SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA.
6. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE EAST RIGHT-OF-WAY LINE OF NORTH FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1) (STATE ROAD NO. 5) BEING N06°51'43"E.
7. 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.
8. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: BOWMAN CONSULTING GROUP, LTD; CHICK-FL-A, INC., A GEORGIA CORPORATION.
9. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.2'$. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.1'$.
10. THIS SITE CONTAINS 29 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (27 REGULAR & 2 DISABLED).
11. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
12. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.
13. THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO TREE CANOPY.
14. ALL MATTERS SHOWN ON RECORDED PLAT PROVIDED TO THE SURVEYOR DEPICTED HEREON AND SHOWN ON THIS SURVEY.
15. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
16. 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.

LEGEND

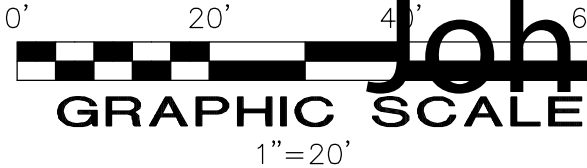
- | | |
|---|---|
|  | CONCRETE |
|  | ASPHALT PAVEMENT |
|  | ELEVATION |
|  | UNDERGROUND STORM SEWER LINE |
|  | UNDERGROUND SANITARY SEWER LINE |
|  | NON-VEHICULAR ACCESS LINE |
|  | CENTERLINE |
|  | FLORIDA DEPARTMENT OF TRANSPORTATION |
|  | FLORIDA POWER & LIGHT COMPANY |
|  | LICENSED BUSINESS |
|  | OFFICIAL RECORDS BOOK |
|  | TRAVERSE POINT (FOR FIELD INFORMATION ONLY) |
|  | AIR CONDITIONING |
|  | PLANT |
|  | STATE PLANE |
|  | STATE PLANE COORDINATES |
|  | PALM TREE |
|  | OAK TREE |
|  | MAHOGANY TREE |
|  | BLACK OLIVE TREE |
|  | UNDETERMINED TREE |
|  | TREE IDENTIFIER |

CERTIFICATION

I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by John F Pulice

ulice Date: 2021.07.06 14:38:49
☐ JOHN R. PUGH, JR., PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ LEEH BOHNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
 STATE OF FLORIDA



70' PARCEL "A" COLOR TILE PLAT PLAT BOOK 174, PAGE 10

(STATE ROAD NO. 51)
NORTH HIGHWAY
(U.S. HIGHWAY NO. 1)

LOT 9, BLOCK 13
"HILLSBORO HARBOR UNIT C"
PLAT BOOK 34, PAGE 4

LOT 10, BLOCK 13
"HILLSBORO HARBOR UNIT C"
PLAT BOOK 34, PAGE 4

PARCEL "A"
"WELLS FAMILY TRUST PROPERTY"
POM-POM BEACH
PLAT BOOK 178, PAGE 150

PARCEL "A"
"COLOR TILE PLAT"
PLAT BOOK 107, PAGE 38

NE 23rd STREET

NE 25th AVENUE

NE 22nd COURT

VICINITY MAP
NOT TO SCALE

COPYRIGHT 2021 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

5			<p>CHICK-FIL-A SITE 2250 NORTH FEDERAL HIGHWAY POMPANO BEACH, BROWARD COUNTY FLORIDA 33062</p>
4			
3			
2			
1	ADDED TREE TABLE & LABELS 6/11/21	B.B.	
NO.	REVISIONS	BY	

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: sales@icelandusa.com
WEBSITE: www.pulicelandusa.com
CERTIFICATE OF AUTHORIZATION #3870

DRAWN BY: L.H.	SCALE: 1" = 20'	FILE: BOWMAN CONSULTING GROUP, L.P.
CHECKED BY: J.F.P.	SURVEY DATE: 5/18/21	ORDER NO: 8466

PZ21-16500001
9/22/21