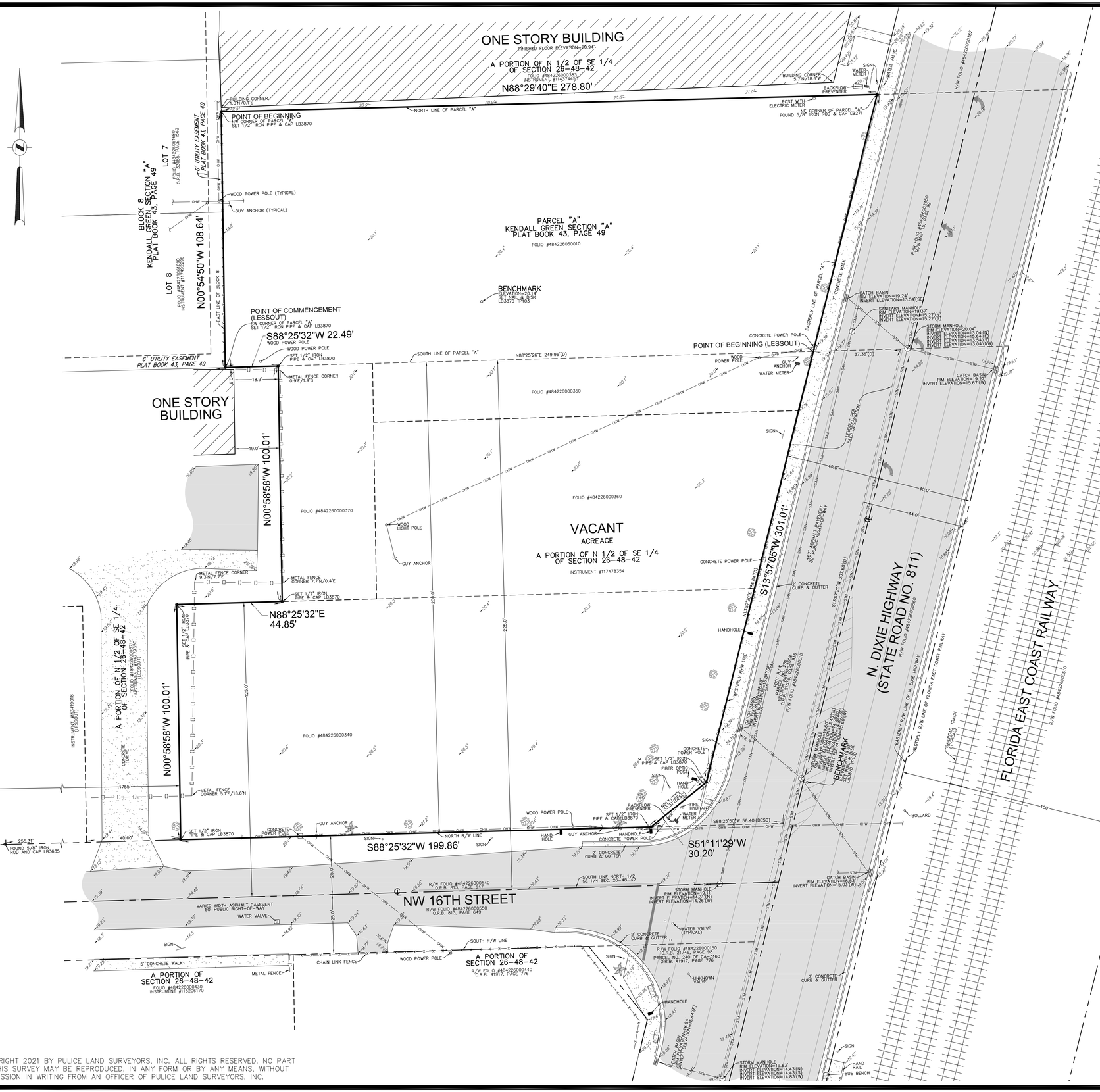
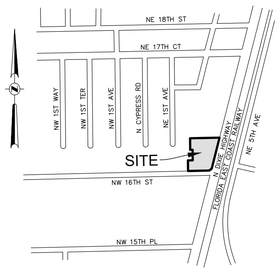


LEGEND

	CONCRETE
	ASPHALT PAVEMENT
10.00'	ELEVATION
OHW	OVERHEAD WIRES
STM	UNDERGROUND STORM SEWER LINE
SAN	UNDERGROUND SANITARY SEWER LINE
℄	CENTERLINE
(D)	DEED DESCRIPTION
FPL	FLORIDA POWER & LIGHT COMPANY
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
R/W	RIGHT-OF-WAY



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION - PER DEED:

PARCEL "A", OF KENDALL GREEN, SECTION "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND THE NORTH 200 FEET OF THE SOUTH 225 FEET OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 42 EAST, LYING WEST OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY, SUBJECT TO THE ROAD RIGHT-OF-WAY OF NORTH DIXIE HIGHWAY, AS NOW EXISTING, CONSTRUCTED AND MAINTAINED OVER AND ACROSS THE EASTERLY 44 FEET, MEASURED AT RIGHT ANGLE TO SAID RAILROAD RIGHT-OF-WAY, EXCEPTING THEREFROM THE WEST 1500 FEET THEREOF.

AND EXCEPTING THEREFROM THAT PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING WEST OF THE WESTERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 811 (DIXIE HIGHWAY), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "A" OF KENDALL GREEN SECTION "A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN NORTH 88°25'26" EAST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 249.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°25'26" EAST, A DISTANCE OF 37.36 FEET TO THE WESTERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD 811 (DIXIE HIGHWAY); THENCE SOUTH 13°57'20" WEST, A DISTANCE OF 207.68 FEET; THENCE SOUTH 88°25'50" WEST, A DISTANCE OF 56.40 FEET; THENCE NORTH 51°11'23" EAST, A DISTANCE OF 30.31 FEET; THENCE NORTH 13°57'20" EAST, ALONG A LINE 80.00 FEET WESTERLY OF AND PARALLEL TO THE WESTERLY EXISTING RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY RAILROAD, A DISTANCE OF 188.64 FEET TO THE POINT OF BEGINNING.

AND FURTHER EXCEPTING THEREFROM THOSE PORTIONS CONVEYED BY DEEDS RECORDED IN O.R. BOOK 35924, PAGE 874; OR BOOK 35924, PAGE 895 AND INSTRUMENT NO. 113419018, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED BY INSTRUMENT NO. 116779350 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION - PER SURVEYOR:

PARCEL "A", KENDALL GREEN SECTION "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING WEST OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", KENDALL GREEN SECTION "A"; THENCE NORTH 88°29'40" EAST ALONG THE NORTH LINE OF SAID PARCEL "A" 278.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A; THENCE SOUTH 13°57'05" WEST ALONG THE EAST LINE OF SAID PARCEL "A" AND THE WEST RIGHT-OF-WAY LINE OF N. DIXIE HIGHWAY PER OFFICIAL RECORDS BOOK 21576, PAGE 935, OF SAID PUBLIC RECORDS, FOR 301.01 FEET; THENCE SOUTH 51°11'29" WEST ALONG SAID WEST RIGHT-OF-WAY LINE 30.20 FEET; THENCE SOUTH 88°25'32" WEST ALONG A LINE 25 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTH 1/2 OF SECTION 26 FOR 199.86 FEET TO A POINT ON A LINE 1755 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 26; THENCE NORTH 00°58'58" WEST ALONG SAID PARALLEL LINE 100.01 FEET TO A POINT ON A LINE 125 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE NORTH 1/2 OF SECTION 26; THENCE NORTH 88°25'32" EAST ALONG SAID PARALLEL LINE 44.85 FEET; THENCE NORTH 00°58'58" WEST 100.01 FEET TO A POINT ON A LINE 225 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTH 1/2 OF SECTION 26 AND THE SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 88°25'32" WEST ALONG SAID PARALLEL LINE AND SAID SOUTH LINE 22.49 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 00°54'50" WEST ALONG THE WEST LINE OF SAID PARCEL "A" 108.64 FEET TO THE POINT OF BEGINNING.

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 73,137 SQUARE FEET (1.6790 ACRES) MORE OR LESS.
3. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NATIONAL GEODETIC SURVEY BENCHMARK #Y225; ELEVATION: 19.18 FEET.
4. FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12011C0188H; COMMUNITY #120055; MAP DATE: 8/18/14.
5. THIS SITE LIES IN SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 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 WEST RIGHT-OF-WAY LINE OF N. DIXIE HIGHWAY BEING S13°57'05"W.
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: PLANW3ST, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; REALTY LAND TITLE COMPANY; THE COLOR FACTORY, INC.
9. 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'.
10. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
11. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.

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.

John F Pulice

Digitally signed by John F Pulice
Date: 2021.11.03 08:30:03 -04'00'

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS6290
STATE OF FLORIDA

NO.	REVISIONS	BY
5		
4		
3		
2		
1		

COLOR FACTORY SITE
1621 NORTH DIXIE HIGHWAY
POMPANO BEACH, FLORIDA 33060
(BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 3335
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB 3870

DRAWN BY: J.M.P.
CHECKED BY: J.F.P.
SCALE: 1" = 20'
SURVEY DATE: 9/30/21
CLIENT: PLANW3ST, LLC
ORDER NO.: 65044

0' 20' 40' 60'
GRAPHIC SCALE
1"=20'

P&Z
PZ21-14000022
7/27/2022

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