



LEGEND	
	CONCRETE
	ASPHALT PAVEMENT
	OVERHEAD WIRES
	UNDERGROUND SANITARY SEWER LINE
	CENTERLINE
	RADIUS
	CENTRAL ANGLE
	ARC LENGTH
	DESCRIPTION
	FLORIDA DEPARTMENT OF TRANSPORTATION
	FORMERLY KNOWN AS
	FLORIDA POWER & LIGHT COMPANY
	LICENSED BUSINESS
	OFFICIAL RECORDS BOOK
	PALM BEACH COUNTY RECORDS
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	TREE (PALM)

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.
- FLOOD ZONE: VE; BASE FLOOD ELEVATION: 9 FEET; PANEL #12011C0377H; COMMUNITY #120055; MAP DATE: 8/18/14.
- THIS SITE LIES IN SECTION 4, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- BEARINGS ARE RELATIVE TO NATIONAL OCEAN SURVEY, TRANSVERSE MERCATOR COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 (1990 ADJUSTMENT), WITH THE SOUTH RIGHT-OF-WAY LINE OF NE 5TH STREET BEING N88°57'54"E AS SHOWN ON THE FDOT RIGHT-OF-WAY MAP FOR SECTION 96050-2518 LAST DATED 2/6/02.
- 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: 499 OCEAN BLVD, LLC.
- 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 $\pm 0.1'$.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER 1062-5713350, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED OCTOBER 28, 2021 AT 8:00 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B-II OF SAID COMMITMENT:
ITEMS 1, 2, 3, 4, 5, 6, 7, & 8: STANDARD EXCEPTIONS, NOT ADDRESSED.
ITEM 9: PLAT OF SILVER BEACH RECORDED IN PLAT BOOK 22, PAGE 32 APPLIES TO THIS SITE AS SHOWN HEREON. THERE ARE NO PLATTED EASEMENTS.
ITEM 10: PLAT OF POMPAÑO BEACH RECORDED IN PLAT BOOK 2, PAGE 93, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DOES NOT APPLY TO THIS SITE, EXCEPT THAT THE NORTH LINE OF SAID PLAT IS COINCIDENT WITH THE SOUTH LINE OF PARCEL 2.
ITEM 11: TEMPORARY PIPELINE & BEACH DISPOSAL EASEMENT DOES NOT APPLY TO THIS SITE (AND ALSO HAS EXPIRED).
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

PARCEL 1

LOTS 7 AND 8, LESS THE WEST 25 FEET THEREOF AND LESS THE EAST 15 FEET THEREOF, "SILVER BEACH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

LESS AND EXCEPT THE NORTH 5.00 FEET OF LOT 7, LESS THE WEST 25 FEET AND LESS THE EAST 15 FEET, "SILVER BEACH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7, RUN THENCE NORTH 89 DEGREES 53' 00" EAST, ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 53' 00" EAST, ALONG THE SAID NORTH LINE A DISTANCE OF 92.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 23 DEGREES 59' 38"; THENCE FROM A CHORD BEARING OF SOUTH 78 DEGREES 07' 11" EAST RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 8.38 FEET; THENCE DEPARTING SAID CURVE RUN SOUTH 09 DEGREES 23' 59" WEST ALONG A LINE BEING 15.00 FEET WEST OF THE EAST LINE OF SAID LOT 7; A DISTANCE OF 3.32 FEET; THENCE SOUTH 89 DEGREES 53' 00" WEST A DISTANCE OF 100.16 FEET TO A POINT ON A LINE BEING 25.00 FEET EAST OF THE EAST LINE OF LOT 7; THENCE NORTH 00 DEGREES 13' 00" EAST ALONG SAID LINE A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

THAT PORTION OF THE HIATUS, LYING BETWEEN THE NORTH LINE OF "POMPAÑO BEACH", PLAT BOOK 2, PAGE 93, PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN BROWARD COUNTY, FLORIDA, AND THE SOUTH LINE OF "SILVER BEACH", PLAT BOOK 22, PAGE 32, BROWARD COUNTY, FLORIDA, WHICH ADJOINS THE SOUTHERLY BOUNDARY OF LOT 8, EXCEPT FOR THE WESTERLY 25 FEET THEREOF OF SAID "SILVER BEACH", MORE PARTICULARLY DESCRIBES AS FOLLOWS:

BEGINNING AT A POINT ALONG THE SOUTHERLY BOUNDARY OF LOT 8, "SILVER BEACH", THAT IS 25 FEET EAST OF THE SOUTHWEST CORNER OF LOT 8; THENCE RUN EAST ALONG THE SOUTH LINE OF SAID "SILVER BEACH", FOR A DISTANCE OF 85 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CIRCULAR CURVE BEING CONCAVE TO THE NORTHWEST, SAID POINT OF INTERSECTION BEARING SOUTH 78°26'18" EAST, FROM THE CENTER OF CIRCLE OF SAID CURVE, SAID ARC OF CIRCULAR CURVE BEING COINCIDENT WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF THE PRESENT STATE ROAD A1A (80 FEET WIDE) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS A RADIUS OF 597.30 FEET AND A CENTRAL ANGLE OF 01°07'05", FOR A DISTANCE OF 11.66 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID "POMPAÑO BEACH", SAID CIRCULAR CURVE BEING COINCIDENT WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD A1A; THENCE RUN SOUTH 89°53'00" WEST, ALONG THE NORTH LINE OF SAID POMPAÑO BEACH, FOR A DISTANCE OF 82.6 FEET; THENCE RUN NORTH 00°13'00" EAST, TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (PER SURVEYOR):

A PORTION OF LOTS 7 AND 8, LESS THE WEST 25 FEET, THE EAST 15 FEET, AND THE NORTH 5 FEET THEREOF, "SILVER BEACH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE HIATUS LYING BETWEEN THE NORTH LINE OF "POMPAÑO BEACH", AS RECORDED IN PLAT BOOK 2, PAGE 93, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE SOUTH LINE OF SAID LOT 8, "SILVER BEACH", ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7, "SILVER BEACH"; THENCE NORTH 88°57'54" EAST, ALONG THE NORTH LINE OF SAID LOT 7, FOR 25.00 FEET; THENCE SOUTH 00°42'06" EAST, ALONG THE EAST LINE OF THE WEST 25 FEET OF SAID LOT 7, FOR 5.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°57'54" EAST, ALONG THE SOUTH LINE OF THE NORTH 5 FEET OF SAID LOT 7, FOR 100.16 FEET; THENCE SOUTH 08°28'53" WEST, ALONG THE WEST LINE OF THE EAST 15 FEET OF SAID LOT 7 AND THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A, FOR 77.26 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, HAVING A RADIUS OF 597.30 FEET AND A CENTRAL ANGLE OF 02°57'06", FOR AN ARC DISTANCE OF 30.77 FEET TO A POINT ON SAID NORTH LINE OF "POMPAÑO BEACH"; THENCE SOUTH 88°50'54" WEST, ALONG SAID NORTH LINE, 82.14 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF SAID EAST LINE OF THE WEST 25 FEET OF LOTS 7 AND 8; THENCE NORTH 00°42'06" WEST, ALONG SAID LINE, 106.57 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 9,740 SQUARE FEET (0.2236 ACRES), MORE OR LESS

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 Digitally signed by John F. Pulice
Date: 2022.04.27 13:49:54 -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 LS4290
- STATE OF FLORIDA

5		
4		
3		
2		
1		
NO.	REVISIONS	BY

LEASE FLORIDA SITE	
499 N. OCEAN BOULEVARD POMPAÑO BEACH, FLORIDA 33062 (CITY OF POMPAÑO BEACH, BROWARD COUNTY)	

BOUNDARY SURVEY	
	PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD JUPITER, FLORIDA 33451 TELEPHONE: (561) 572-1177 FAX: (561) 572-1177 EMAIL: survey@pulice-land-surveyors.com WEBSITE: www.pulice-land-surveyors.com CERTIFICATE OF REGISTRATION: LB# 1100
DRAWN BY: DCW CHECKED BY: J.F.P.	SCALE: 1" = 20' SURVEY DATE: 3/22/22 CLIENT: 499 OCEAN BLVD, LLC ORDER NO: 1062-5713350 DATE: 6/1/2022