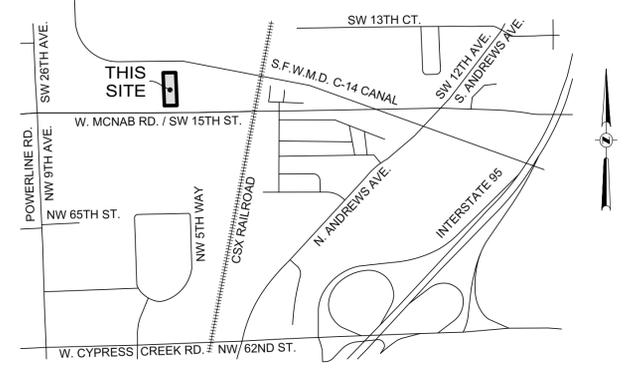
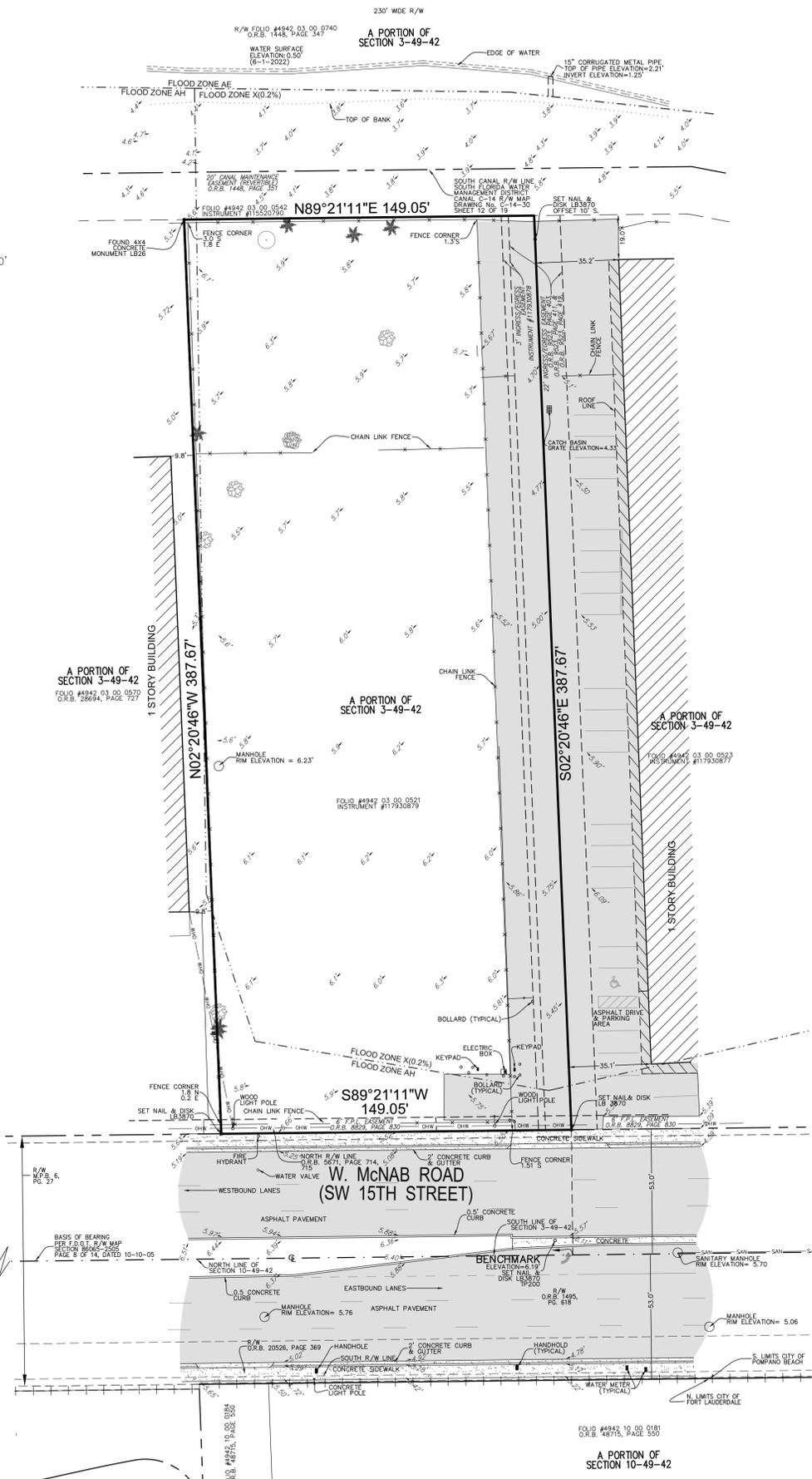
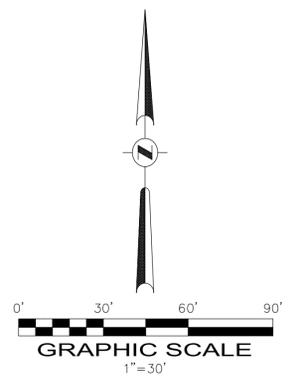


SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-14 CANAL



VICINITY MAP NOT TO SCALE

LEGAL DESCRIPTION: (PER DEED)

THE EAST 149.05 FEET (AS MEASURED ALONG THE SOUTH LINE) OF THAT PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING SOUTH OF A LINE BEING 20.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF THE C-14 CANAL, SAID LINE BEING THE SOUTH LINE OF A 20 FEET REVERTIBLE EASEMENT AND LYING WEST OF A LINE THAT IS 966.56 FEET EAST OF (AS MEASURED ALONG THE SOUTH LINE) AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 3, LESS THE SOUTH 50.00 FEET THEREOF AND LESS THE SOUTH 3 FEET AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 5671, PAGE 715.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 57,682 SQUARE FEET (1.3242 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 #1205; ELEVATION: 6.12 FEET.
3. FLOOD ZONE: AH AND X (0.2); BASE FLOOD ELEVATION: 7' FEET & NONE; PANEL #12011C0359H; COMMUNITY #120055; MAP DATE: 8/18/14.
4. THIS SITE LIES IN SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
5. BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE NAD1983 (1990 ADJUSTMENT) AS SHOWN ON F.D.O.T R/W MAP SECTION 86065-2505 WITH THE SOUTH LINE OF THE SW 1/4 OF SECTION 3-49-42 BEING N89°21'11"W.
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 IS CERTIFIED EXCLUSIVELY TO: PLANW3ST, LLC.
8. 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'.
9. THIS SITE CONTAINS NO IDENTIFIABLE PARKING SPACES.
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 PUBLIC RECORDS, UNLESS OTHERWISE NOTED.

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 472.017, FLORIDA STATUTES.

Digitally signed by John F. Pulice, PSM
 Date: 2022.06.17 10:39:20 -04'00'

- LEGEND & KEY TO ABBREVIATIONS**
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - CENTERLINE
 - R= RADIUS
 - CA= CENTRAL ANGLE
 - A= ARC LENGTH
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - FPL FLORIDA POWER & LIGHT COMPANY
 - LB LICENSED BUSINESS
 - O.R.B. OFFICIAL RECORDS BOOK
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - UNIDENTIFIED TREE
 - OAK TREE
 - PALM TREE
 - R/W RIGHT-OF-WAY

NO.	REVISIONS	BY

WILFERZ SITE
 WEST MCNAB ROAD
 POMPANO BEACH, FL 33060
 (CITY OF POMPANO BEACH, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUITE 101, ORLANDO, FL 32811
 TEL: (407) 251-1177
 FAX: (407) 251-1177
 E-MAIL: info@pulice.com
 www.pulice.com
 CERTIFICATE OF AUTHORIZATION 3870

DRAWN BY: R.V. SCALE: 1" = 30'
 CHECKED BY: J.F.P. SURVEY DATE: 6/1/2022

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CHERYL PLANW3ST, LLC
 ORDER NO. 6970
 10/26/2022