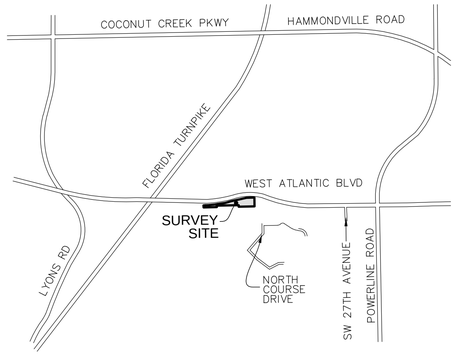
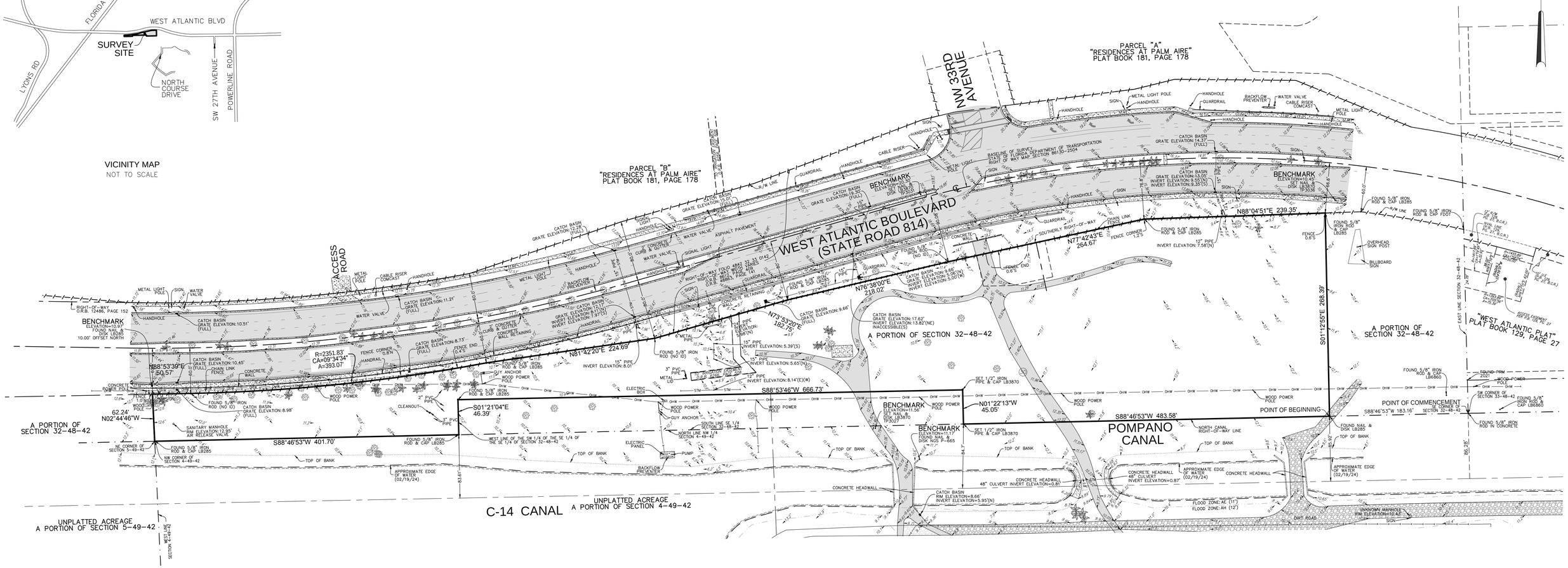


VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION: (SURVEYOR)

A PORTION OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA, MORE FULLY DESCRIBE AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 88°46'53" WEST, ALONG THE SOUTH LINE OF SAID SECTION 32, 183.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°46'53" WEST ALONG SAID SOUTH LINE 483.58 FEET; THENCE NORTH 01°22'13" WEST 45.05 FEET; THENCE SOUTH 88°53'46" WEST 666.73 FEET; THENCE SOUTH 01°21'04" EAST 46.39 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 32; THENCE SOUTH 88°46'53" WEST ALONG SAID SOUTH LINE 401.70 FEET TO THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE NORTH 02°44'10" WEST 62.24 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD (STATE ROAD NO. 814); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) DESCRIBED COURSES AND DISTANCES: (1) NORTH 88°53'39" EAST 50.57 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; (2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2351.83 FEET, A CENTRAL ANGLE OF 09°34'34", FOR AN ARC DISTANCE OF 393.07 FEET TO A POINT OF NON-TANGENCY; (3) NORTH 81°42'20" EAST 224.69 FEET; (4) NORTH 73°53'20" EAST 182.75 FEET; (5) NORTH 76°38'00" EAST 218.02 FEET; (6) NORTH 77°42'43" EAST 264.67 FEET; (7) NORTH 88°04'51" EAST 239.35 FEET; THENCE SOUTH 01°12'55" EAST 268.39 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 5.001 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. NATIONAL GEODETIC SURVEY BENCHMARK P665, ELEVATION: 11.17 FEET.
3. FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12011C0356H; COMMUNITY #120055; MAP DATE: 8/18/14.
4. THIS SITE LIES IN SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
5. 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 SOUTH LINE OF SECTION 32-48-42 BEING S88°46'53"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: FLORIDA INDOOR TENNIS, 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 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.

LEGEND & ABBREVIATIONS

	CONCRETE
	ASPHALT PAVEMENT
00.00'	ELEVATION
—OH—	OVERHEAD WIRES
—UG—	UNDERGROUND STORM SEWER LINE
—E—	UNDERGROUND ELECTRIC LINE
—/—/—	NON-VEHICULAR ACCESS LINE
℄	CENTERLINE
R=	RADIUS
CA=	CENTRAL ANGLE
A=	ARC LENGTH
FPL	FLORIDA POWER & LIGHT COMPANY
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
PVC	POLYVINYL CHLORIDE PIPE
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	TREE
	PALM

0' 60' 120' 180'
GRAPHIC SCALE
1"=60'

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: 2024.04.03 15:37:30 -04'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660

STATE OF FLORIDA

NO.	REVISIONS	BY
5		
4		
3		
2	3/28/24 LEGAL DESCRIPTION	MMM
1	3/27/24 ADDED ACCESS EASEMENT	MMM

PROPOSED
FLORIDA INDOOR RACQUETBALL
WEST ATLANTIC BOULEVARD AND NW 31ST AVENUE
POMPANO BEACH, FLORIDA 33069
(CITY OF POMPANO BEACH, BROWARD COUNTY)

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: [illegible]@pulicelandsurveyors.com
WEB: [illegible]pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

P&Z
P223-1200 PMB
03/05/2025

DRAWN BY: A.R.	SCALE: 1" = 60'	CLIENT: FLORIDA INDOOR TENNIS, LLC
CHECKED BY: J.F.P.	SURVEY DATE:02/19/24	ORDER NO.: 72360