

DRC

LEGEND & ABBREVIATIONS

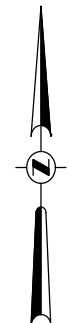
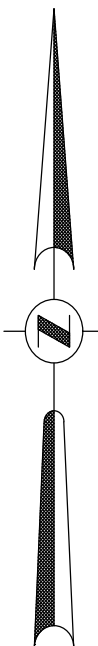
- CONCRETE
PZ24-12000020
12/03/2025
ELEVATION
OVERHEAD WIRES
UNDERGROUND STORM SEWER LINE
UNDERGROUND SANITARY SEWER LINE
CENTERLINE
FPL FLORIDA POWER & LIGHT COMPANY
LB LICENSED BUSINESS
O.R.B. OFFICIAL RECORDS BOOK
TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
PALM TREE
UNIDENTIFIED TREE
(D) PER DEED
M.D.C.R. MIAMI DADE COUNTY RECORDS
PLS PROFESSIONAL LAND SURVEYOR

EAST ATLANTIC BOULEVARD

HIGHWAY NO. 1
FEDERAL HIGHWAY

SURVEY
SITE

VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION:

A PORTION OF THE EAST 1/2 OF LOT 15, IN BLOCK 5, ACCORDING TO "BUTLER'S SUBDIVISION" OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK "B" AT PAGE 76, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 15; THENCE RUN EASTERLY 1017.42 FEET, ALONG THE SOUTH BOUNDARY OF SAID LOT 15, TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1); THENCE RUN NORTHEASTERLY 104.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY 170.73 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE RUN NORTHWESTERLY AT RIGHT ANGLES 10.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY 72.01 FEET; THENCE RUN WEST 309.48 FEET ALONG A LINE PARALLEL TO SAID SOUTH BOUNDARY LINE OF LOT 15; THENCE RUN SOUTHWESTERLY 250.00 FEET ALONG A LINE PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY; THENCE RUN EAST 135.00 FEET ALONG A LINE PARALLEL WITH SAID SOUTH BOUNDARY LINE OF LOT 15; THENCE NORTHEASTERLY ALONG A LINE PARALLEL WITH THE SAID WESTERLY RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY, 4.00 FEET; THENCE RUN EAST ALONG A LINE PARALLEL WITH THE SAID SOUTH BOUNDARY LINE OF LOT 15, 185.00 FEET.

SAID LANDS LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 74,565 SQUARE FEET (1.712 ACRES), MORE OR LESS.

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.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. CITY OF POMPAÑO BEACH BENCHMARK: 0018, ELEVATION: 18.110 FEET & BENCHMARK: 0019, ELEVATION: 17.789 FEET.
- FLOOD ZONE: AE; BASE FLOOD ELEVATION: 7 FEET; PANEL #12011C0376J; COMMUNITY #120055; MAP DATE: 7/31/24.
- THIS SITE LIES IN SECTION 4, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- 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 WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 BEING N16°54'49"E.
- 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: POMPAÑO BEACH MARINA CENTER.
- 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'.
- THIS SITE CONTAINS 11 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (10 REGULAR & 1 DISABLED).
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
- 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 472.027, FLORIDA STATUTES.

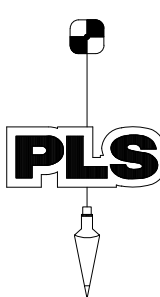
- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

| | | |
|-----|--------------------------------|------|
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | UPDATE SURVEY-8/22/25 | B.O. |
| 1 | 7/2299-ORIGINAL SURVEY-1/24/24 | J.S. |
| NO. | REVISIONS | BY |

POMPAÑO BEACH MARINA

701 SOUTH FEDERAL HIGHWAY
POMPAÑO BEACH, FLORIDA 33062
(CITY OF POMPAÑO 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: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.

SCALE: 1" = 30'

CLIENT: POMPAÑO BEACH MARINA CENTER

CHECKED BY: J.F.P.

SURVEY DATE: 8/22/25

ORDER NO.: 74620

