

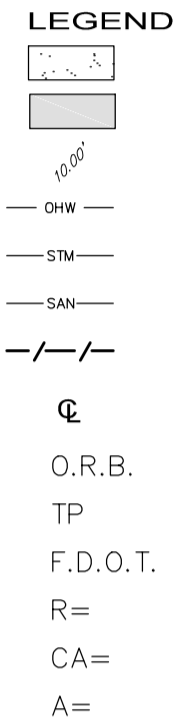
SOUTH 100 FEET OF THE EAST 250 FEET OF THE WEST 283 FEET OF THE NORTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4, OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42, EAST, PUBLIC RECORDS BROWARD COUNTY, FLORIDA.

TO FLOORING WORLD J&K LLC, FLORIDA LIMITED LIABILITY COMPANY; PARAMOUNT TITLE SERVICES, INC.; WELLS FARGO BANK, NATIONAL ASSOCIATION; FLORIDA FIRST CAPITAL FINANCE CORPORATION, INC; U.S. SMALL BUSINESS ADMINISTRATION:

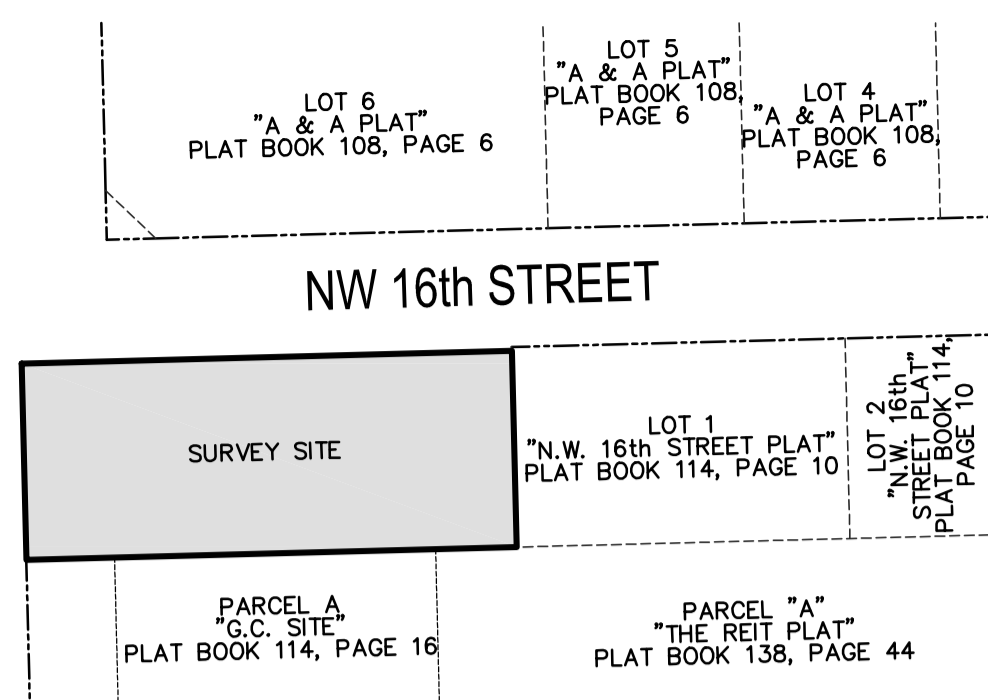
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(o), 8, 9, & 11 OF TABLE A THEREOF.

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA




















PZ21-14000007
5/5/2021



- 3) THIS SITE CONTAINS 24,999 SQUARE FEET (0.5739 ACRES) MORE OR LESS.
- 2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #2390; ELEVATION: 10.897 FEET AND CITY OF POMPAÑO BEACH BENCHMARK #005/2011; ELEVATION: 10.315 FEET.
- 3) FLOOD ZONE: AH; BASE FLOOD ELEVATION: 12 FEET; PANEL #12011C0357H; COMMUNITY #120055; MAP DATE: 8/18/14.
- 4) THIS SITE LIES IN SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- 5) BEARINGS ARE BASED ON STATE PLATE COORDINATES AND ARE TO NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT FILE ZONE, WITH THE EAST LINE OF PARCEL A, "G.C. SITE", PLAT BOOK 114, PAGE 16 BEING N01°24'18"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) 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 $\pm 0.1'$.
- 8) THIS SITE CONTAINS TOTAL PARKING SPACES (8 REGULAR & 0 DISABLED).
- 9) THIS SURVEY WAS PREPARED FOR BENEFIT OF TITLE CERTIFICATE, SEARCH NUMBER: 20-806-9, PREPARED BY PARAMOUNT TITLE SERVICES, INC, DATED JUNE 22, 2020 11:00 P.M., INCLUSIVE OF THE FOLLOWING EASEMENT(S) AND RIGHT-OF-WAY DOCUMENTS:
 - 1) DEED TO BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IN DEED BOOK 68, PAGE 418, APPLIES TO THIS SITE AS DEPICTED HEREON.
 - 11) DEED TO FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, IN DEED BOOK 195, PAGE 375, MAY APPLY TO THIS SITE BUT IS NOT PLOTTABLE.
 - 12) EASEMENT TO FLORIDA POWER & LIGHT COMPANY, FILED IN O.R. BOOK 1732, PAGE 470, LIES ADJACENT TO THIS SITE AS DEPICTED HEREON.
 - 13) EASEMENT TO FLORIDA POWER & LIGHT COMPANY, IN O.R. BOOK 2848, PAGE 518, DOES NOT APPLY TO THIS SITE.
 - 14) EASEMENT TO FLORIDA POWER & LIGHT COMPANY, IN O.R. BOOK 4693, PAGE 403, LIES ADJACENT TO THIS SITE AS DEPICTED HEREON.
 - 15) QUIT CLAIM DEED TO BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IN O.R. BOOK 5837, PAGE 369, APPLIES TO NW 16TH STREET RIGHT-OF-WAY AS DEPICTED HEREON.
 - 16) WARRANTY DEED TO BROWARD COUNTY, A BODY CORPORATE AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IN O.R. BOOK 8815, PAGE 402, APPLIES TO POWERLINE ROAD RIGHT-OF-WAY AS DEPICTED HEREON.
 - 17) ORDER OF TAKING IN O.R. BOOK 9217, PAGE 778. (NOTE: SINGLE PAGE FILED IN THE PUBLIC RECORDS FOR ORDER OF TAKING. SEE NOTICE OF LIS PENDENS FILED IN O.R. BOOK 4843, PAGE 331 AND STIPULATION FILED IN O.R. BOOK 8035, PAGE 83) APPLIES TO POWERLINE ROAD RIGHT-OF-WAY AS DEPICTED HEREON.
 - 18) INGRESS AND EGRESS EASEMENT IN O.R. BOOK 12929, PAGE 303, DOES NOT APPLY TO THIS SITE.
 - 19) EASEMENT TO THE CITY OF POMPAÑO BEACH, FLORIDA A MUNICIPAL CORPORATION, IN O.R. BOOK 21260, PAGE 38, APPLIES TO THIS SITE AS DEPICTED HEREON.
 - 20) EASEMENT TO FLORIDA POWER & LIGHT COMPANY, IN O.R. BOOK 36997, PAGE 866, APPLIES TO THIS SITE AS DEPICTED HEREON.
 - 21) LOCATION AND SURVEY MAP IN RIGHT-OF-WAY BOOK 7, PAGE 33, APPLIES TO POWERLINE ROAD AS DEPICTED HEREON.
- 10) ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.



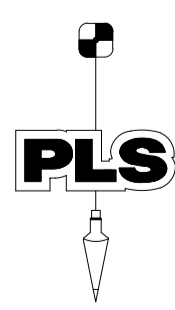
VICINITY MAP
NOT TO SCALE

	CONCRETE		FPL	FLORIDA POWER & LIGHT COMPANY
	ASPHALT PAVEMENT		LB	LICENSED BUSINESS
	ELEVATION		N/A	NO ACCESS
	OVERHEAD WIRES		R/W	RIGHT-OF-WAY
	UNDERGROUND STORM SEWER LINE			SILVER BUTTONWOOD
	UNDERGROUND SANITARY SEWER LINE			
	NON-VEHICULAR ACCESS LINE			
	CENTERLINE			
	OFFICIAL RECORDS BOOK			
	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)			
	FLORIDA DEPARTMENT OF TRANSPORTATION			
	RADIUS			
	CENTRAL ANGLE			
	ARC LENGTH			

5		
4		
3		
2		
1		
NO.	REVISIONS	BY

ELWIRA SITE
1570 NORTH POWERLINE ROAD
POMPANO BEACH, BROWARD COUNTY,
FLORIDA 33069

**BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY**



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: sales@islandscapes.com
WEBSITE: www.palmislands.com
CERTIFICATE OF AUTHORIZATION LB-170

DRAWN BY: L.H.
CHECKED BY: J.F.P.

SCALE: 1" = 20'

SURVEY DATE: 6/24

ORD NO 7312