

LEGAL DESCRIPTION: (DEED)

BEGINNING AT A POINT IN THE WEST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST DISTANT 5.57 FEET SOUTH OF THE NW CORNER OF SAID NW 1/4 OF THE SE 1/4 IN THE NORTHERLY LINE OF THAT CERTAIN EASEMENT GRANTED BY SEABOARD AIR LINE RAILWAY COMPANY, ET AL. TO STATE ROAD DEPARTMENT FLORIDA BY AGREEMENT DATED MAY 10, 1945, RECORDED IN DEED BOOK 485, PAGE 404, PUBLIC RECORDS OF SAID BROWARD COUNTY; THENCE SOUTH 54°39'06" EAST ALONG THE NORTHERLY LINE OF SAID EASEMENT 180 FEET, MORE OR LESS, TO A POINT DISTANT 145 FEET, WESTERLY AS MEASURED AT A RIGHT ANGLE FROM THE CENTER LINE OF GRANTOR'S MAINTRACK; THENCE NORTHERLY AND PARALLEL TO SAID MAIN TRACK AND EVERYWHERE 145 FEET WESTERLY FROM THE CENTER LINE THEREOF 470 FEET TO A POINT; THENCE WESTERLY AT A RIGHT ANGLE 250 FEET, MORE OR LESS, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH ALONG THE WEST LINE OF SAID SW 1/4 OF THE NE 1/4 AND ALONG THE WEST LINE OF SAID NW 1/4 AND SE 1/4 410 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE SEABOARD AIR LINE RAILWAY COMPANY BY CLARA E. DRIGGERS AND OTHERS BY VIRTUE OF DEED DATED SEPTEMBER 28, 1933, AND RECORDED IN DEED BOOK 243 ON PAGE 454, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS THE WEST 25 FEET THEREOF.

LESS AND EXCEPT

PARCEL NO. 107 ANDREW AVENUE EXT. BROWARD COUNTY DESCRIPTION:

A PORTION OF THE EAST ONE-HALF (E 1/2) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE FOUND 1 1/2 INCH IRON PIPE MARKING THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 34; THENCE SOUTH 89°27'03" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4), A DISTANCE OF 2,673.37 FEET TO A FOUND KEITH AND SCHNARS NAIL AND BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER (NE 1/4) AND A POINT OF THE BASELINE OF SURVEY FOR ANDREWS AVENUE EXTENSION ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 2306221; THENCE NORTH 01°24'23" WEST ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) AND SAID BASELINE OF SURVEY, A DISTANCE OF 187.04 FEET; THENCE NORTH 88°35'37" EAST ALONG THE LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 25.00 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE FOR ANDREWS AVENUE EXTENSION (NW 15TH AVENUE) AND THE POINT OF BEGINNING; THENCE NORTH 01°24'23" WEST ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 203.65 FEET; THENCE SOUTH 79°13'10" EAST, A DISTANCE OF 111.20 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A CHORD BEARING OF SOUTH 14°26'35" EAST; THENCE SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 2,600.42 FEET, THROUGH A CENTRAL ANGLE OF 06°13'55", AND AN ARC DISTANCE OF 282.84 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE FOR C.S.X. RAILROAD AND THE END OF SAID CURVE; THENCE SOUTH 10°46'50" WEST ALONG SAID WESTERLY EXISTING RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 214.45 FEET TO A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY LINE FOR DOCTOR MARTIN LUTHER KING BOULEVARD; THENCE NORTH 54°57'11" WEST ALONG SAID NORTHERLY EXISTING RIGHT OF WAY; A DISTANCE 21.01 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A CHORD BEARING OF NORTH 17°58'17" WEST; THENCE NORTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 2,720.42 FEET, THROUGH A CENTRAL ANGLE OF 06°25'40", AND AN ARC DISTANCE OF 305.19 FEET TO THE END OF SAID CURVE; THENCE SOUTH 88°35'37" WEST, A DISTANCE OF 23.34 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 30,301 SQUARE FEET (0.696 ACRES), MORE OR LESS.

SURVEYOR'S LEGAL DESCRIPTION:

(PARCEL A)

PORTIONS OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) AND SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 34; THENCE NORTH 01°24'23" WEST ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (N.E. 1/4) 187.04 FEET; THENCE NORTH 88°35'37" EAST 25.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NW 15TH AVENUE AND THE POINT OF BEGINNING; THENCE, CONTINUE, NORTH 88°35'37" EAST 23.34 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF N. ANDREWS AVENUE EXTENSION AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION'S RIGHT-OF-WAY MAP 8600-2610, SHEET 6 OF 9 (LAST REVISED OCTOBER 28, 2004) AND A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 75°14'33" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,720.42 FEET, A CENTRAL ANGLE OF 06°25'40", AND AN ARC DISTANCE OF 305.19 FEET TO A POINT OF INTERSECTION WITH THE C.S.X. RAILROAD RIGHT-OF-WAY LINE DESCRIBED IN OFFICIAL RECORDS BOOK, 17290, PAGE 887 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 54°57'11" WEST ALONG SAID C.S.X. RAILROAD RIGHT-OF-WAY LINE 137.12 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE; THENCE NORTH 01°24'23" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 210.90 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

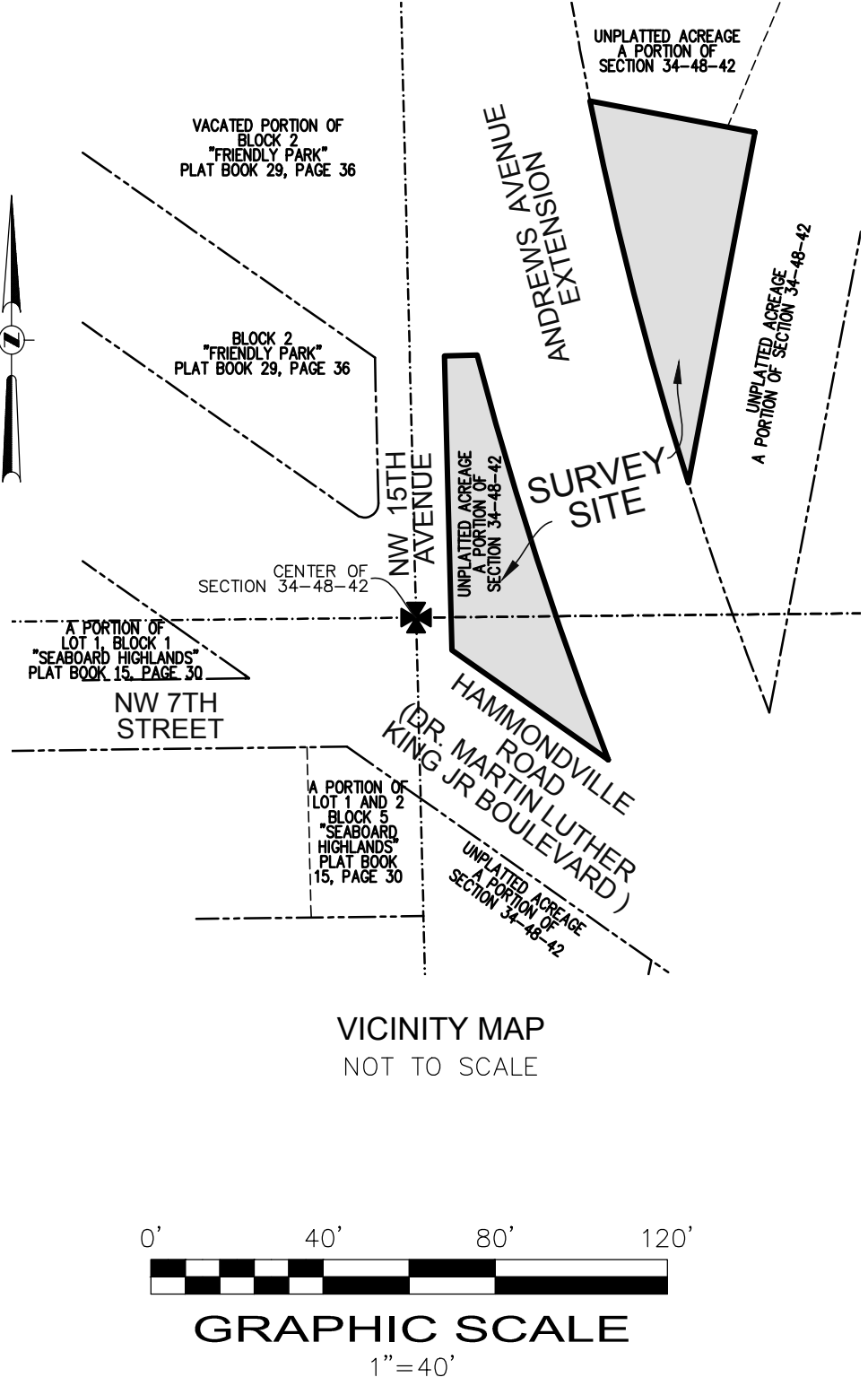
(PARCEL B)

A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 34; THENCE NORTH 01°24'23" WEST ALONG THE WEST LINE OF SAID NE 1/4 398.09 FEET; THENCE SOUTH 79°13'10" EAST 136.78" FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 79°13'10" EAST 120.47 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD; THENCE SOUTH 10°46'50" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 255.75 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE EASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 72°26'28" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2600.42 FEET, A CENTRAL ANGLE OF 06°13'55", FOR AN ARC DISTANCE OF 282.84 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 30,301 SQUARE FEET (0.696 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 POMPANO BEACH BENCHMARK 005/2011, ELEVATION: 10.315 FEET.
  - FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12011C0357J; COMMUNITY #120055; MAP DATE: 7/31/24.
  - THIS SITE LIES IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD BEING N54°57'11"W
  - 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 WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 1581506, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED OCTOBER 28, 2024 AT 11:00 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B-II OF SAID COMMITMENT:  
ITEMS 1, 2, 3, 4 & 5: STANDARD EXCEPTIONS, NOT ADDRESSED.  
ITEM 6: RIGHT OF WAY EASEMENT IN O.R.B. 20110, PAGE 781 APPLIES TO THIS SITE AS DEPICTED HEREON.
  - THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
  - ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
  - ZONING: THIS SITE IS ZONED I-1 (GENERAL INDUSTRIAL DISTRICT); MAXIMUM HEIGHT: 45'; REQUIRED SET BACKS: FRONT-25' (MLK), SIDE STREET-10', REAR-30'. REQUIRED PARKING-4 SPACES (SOUTH), 4 SPACES (NORTH).



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		4/2/25 ADDED SURVEYOR'S LEGAL DESC.		M.M.M.	
2		3/20/25 ADDED R/W AND EASEMENT INFO.		M.M.M.	
1					
NO.		REVISIONS		BY	

**VACANT SITE**

890 NW 15TH AVENUE  
POMPANO BEACH, FLORIDA 33060  
(CITY OF POMPANO BEACH, BROWARD COUNTY)

**BOUNDARY AND TOPOGRAPHIC SURVEY**

**PLS**

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 572-1777

E-MAIL: [info@pulicesurveyors.com](mailto:info@pulicesurveyors.com)  
WEBSITE: [www.pulicesurveyors.com](http://www.pulicesurveyors.com)  
CERTIFICATE OF NO CONFLICT: LB#3870

**DRC**

DRAWN BY: K.F./J.S.

CHECKED BY: J.F.P.

SCALE: 1" = 40'

SURVEY DATE: 12/26/24

CLIENT: ELRO, LLC

PZ25-1409888

NO.: 73631 - A