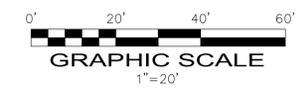


- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - NON-VEHICULAR ACCESS LINE
 - CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION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

- NOTES:**
- THIS SITE CONTAINS 24,999 SQUARE FEET (0.5739 ACRES) MORE OR LESS.
 - 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.
 - FLOOD ZONE: AH; BASE FLOOD ELEVATION: 12 FEET; PANEL #12011C0357H; COMMUNITY #120055; MAP DATE: 8/18/14.
 - THIS SITE LIES IN SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
 - BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE TO NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT. FL-E ZONE, WITH THE EAST LINE OF PARCEL A, "G.C. SITE", PLAT BOOK 114, PAGE 16 BEING N01°24'18"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.
 - 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 8 TOTAL PARKING SPACES (8 REGULAR & 0 DISABLED).
 - THIS SURVEY WAS PREPARED WITH 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:
 - 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.
 - DEED TO FLORIDA POWER & LIGHT COMPANY, IN DEED BOOK 195, PAGE 375, MAY APPLY TO THIS SITE BUT IS NOT PLOTTABLE.
 - EASEMENT TO FLORIDA POWER & LIGHT COMPANY, FILED IN O.R. BOOK 1732, PAGE 470, LIES ADJACENT TO THIS SITE AS DEPICTED HEREON.
 - EASEMENT TO FLORIDA POWER & LIGHT COMPANY, IN O.R. BOOK 2848, PAGE 518, DOES NOT APPLY TO THIS SITE.
 - EASEMENT TO FLORIDA POWER & LIGHT COMPANY, IN O.R. BOOK 4693, PAGE 403, LIES ADJACENT TO THIS SITE AS DEPICTED HEREON.
 - 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.
 - 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.
 - 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.
 - INGRESS AND EGRESS EASEMENT IN O.R. BOOK 12929, PAGE 303, DOES NOT APPLY TO THIS SITE.
 - EASEMENT TO THE CITY OF POMPAÑO BEACH, FLORIDA A MUNICIPAL CORPORATION, IN O.R. BOOK 21260, PAGE 395, APPLIES TO THIS SITE AS DEPICTED HEREON.
 - EASEMENT TO FLORIDA POWER & LIGHT COMPANY, IN O.R. BOOK 36997, PAGE 866, APPLIES TO THIS SITE AS DEPICTED HEREON.
 - LOCATION AND SURVEY MAP IN RIGHT-OF-WAY BOOK 7, PAGE 33, APPLIES TO POWERLINE ROAD AS DEPICTED HEREON.
 - ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.



LEGAL DESCRIPTION:
 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.

Beth Burns Digitally signed by Beth Burns
 Date: 2021.03.23 14:03:22 -04'00'

CERTIFICATION:
 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(a), 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

<p>ELWIRA SITE 1570 NORTH POWERLINE ROAD POMPAÑO BEACH, BROWARD COUNTY, FLORIDA 33069</p>		
NO.	REVISIONS	BY
<p>BOUNDARY AND TOPOGRAPHIC SURVEY ALTA/NSPS LAND TITLE SURVEY</p>		
<p>PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778</p>		
<p>E-MAIL: info@pulice.com WEBSITE: www.pulice.com CERTIFICATE OF AUTHORIZATION #13870</p>		
DRAWN BY: L.H.	SCALE: 1" = 20'	FILE LOCATION: WORLD
CHECKED BY: J.F.P.	SURVEY DATE: 6/24/20	ORDER NO: 7312

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PZ21-1400007
 8/25/2021