

LEGAL DESCRIPTION:

A PORTION OF THE NORTH 200 FEET OF THE SOUTH 225 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "A" OF "KENDALL GREEN SECTION "A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN NORTH 88°49'18" EAST, ALONG THE SOUTH LINE OF SAID PARCEL "A", "KENDALL GREEN SECTION "A", A DISTANCE OF 22.49 FEET TO A POINT THAT IS 227.47 FEET WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF NORTH DIXIE HIGHWAY; THENCE SOUTH 00°35'12" EAST, FOR A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 88°49'43" WEST, FOR A DISTANCE OF 44.85 FEET; THENCE RUN SOUTH 00°35'12" EAST, FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF N.W. 16TH STREET; THENCE RUN SOUTH 88°49'43" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 113419018, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 00°35'12" WEST, ALONG SAID RECORD DEED LINE, FOR A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN SAID RECORD DEED; THENCE RUN SOUTH 88°49'43" WEST, ALONG THE NORTH LINE OF SAID RECORD DEED, SAID LINE ALSO BEING 125 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, FOR A DISTANCE OF 115.00 FEET TO THE NORTHWEST CORNER OF SAID RECORD DEED; THENCE RUN NORTH 00°35'12" WEST, FOR A DISTANCE OF 6.00 FEET; THENCE RUN SOUTH 88°49'43" WEST, 100.00 FEET TO A POINT THAT IS 1500 FEET EAST OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, AND 106.00 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF N.W. 16TH STREET; THENCE RUN NORTH 00°35'12" WEST, ALONG THE EASTERLY LINE OF SAID 1500 FOOT PORTION OF LAND, FOR A DISTANCE OF 94.00 FEET TO THE SOUTH LINE OF "KENDALL GREEN SECTION "A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN NORTH 88°49'18" EAST, ALONG SAID SOUTH LINE OF RECORD SUBDIVISION, A DISTANCE OF 277.36 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 33,387 SQUARE FEET (0.767 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. NATIONAL GEODETIC SURVEY BENCHMARK Y225, ELEVATION: 19.18 FEET.
- FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #120055; MAP DATE: 7/31/24.
- THIS SITE LIES IN SECTION 26, 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 NW 16TH STREET BEING S88°25'32"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 1594799, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED DECEMBER 9, 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: ORDINANCE NO. 74-46 IN O.R.B. 5823, PAGE 157 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 7: ORDINANCE NO. 84-5 IN O.R.B. 11825, PAGE 970 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 8: AGREEMENT IN O.R.B. 1697, PAGE 446 DOES NOT APPLY TO THIS SITE.
- 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 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.
- THE TREE CHART DEPICTED HEREON IS PROVIDED BY CERTIFIED ARBORIST KRISTIE ANSARA OF TREE RISK ASSESSMENT QUALIFIED (TRAQ).

CERTIFICATION:

TO LT 20, LLC, A FLORIDA LIMITED LIABILITY COMPANY; BLUE MARLIN TITLE CORPORATION; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

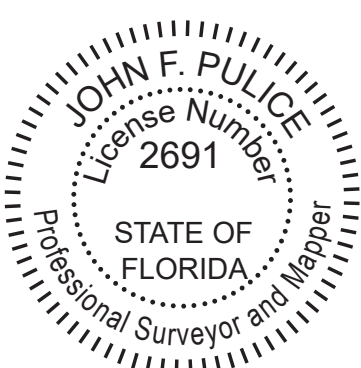
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(c), 8, & 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 2/18/25.

DATE OF PLAT OR MAP: 2/18/25

TREE TABLE										
Tree #	Common Name	Botanical Name	DBH (in)	Condition (%)	Height (ft)	Width (ft)	Canopy Coverage (sq ft)	Native Status	Appraisal Dollar Value	Disposition
1	Silver Buttonwood	Conocarpus erectus	4	70%	10	8	50	Y	\$ 1,050.00	Severely limited root zone (LRZ). Trunk flair buried. Over-extended branches. Otherwise good health and vigor.
2	Silver Buttonwood	Conocarpus erectus	3.5	70%	10	9	64	Y	\$ 919.00	LRZ. Mechanical trunk damage.
3	Silver Buttonwood	Conocarpus erectus	4	60%	10	9	64	Y	\$ 900.00	LRZ. Tip dieback. Poor structure, leaning.
4	Silver Buttonwood	Conocarpus erectus	4	65%	11	12	113	Y	\$ 975.00	LRZ. Circling/plunging roots.
5	Strangler Fig	Ficus aurea	10	40%	12	10	79	Y	\$ 1,250.00	With-in limits of construction. Volunteer. Severely limited root zone. Insect damage throughout most canopy foliage. DBH taken as sum of all 3 trunks.
6	Live Oak	Quercus virginiana	33	75%	30	40	1257	Y	\$ 13,922.00	Overhead wire conflict-utility pruned. Tip dieback 1-2" in diameter throughout canopy. Otherwise good health and vigor.
7	Silver Buttonwood	Conocarpus erectus	3.5	60%	10	10	79	Y	\$ 788.00	Trunk girdled by wellington tape in lower half. Circling roots.
8	Silver Buttonwood	Conocarpus erectus	6.5	90%	14	12	113	Y	\$ 2,194.00	Excellent.
9	Silver Buttonwood	Conocarpus erectus	4.5	60%	11	10	79	Y	\$ 1,013.00	Tip dieback. Slight trunk lean.
A	Silver Buttonwood	Conocarpus erectus	N/A	N/A	10	16	201	Y	N/A	OFFSITE. Measurements visually estimated.
B	Silver Buttonwood	Conocarpus erectus	N/A	N/A	10	8	50	Y	N/A	OFFSITE. Measurements visually estimated.
C	Silver Buttonwood	Conocarpus erectus	2	55%	9	7	38	Y	N/A	OFFSITE.
D	Foxtail Palm	Wodyetia bifurcata		30%	10	5	20	N	N/A	OFFSITE.
E	Silver Buttonwood	Conocarpus erectus	2	60%	8	12	113	Y	N/A	OFFSITE.

LEGEND & ABBREVIATIONS

- CONCRETE
- ASPHALT PAVEMENT
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- FLORIDA POWER & LIGHT COMPANY
- LICENSED BUSINESS
- OFFICIAL RECORDS BOOK
- TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- DEED BEARING
- TREE



- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PS15660

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4		
3	745/74-TREE SURVEY-7/11/25	J.F.
2	73906-ORIGINAL SURVEY-2/18/25	K.F.
1		
NO.	REVISIONS	BY

COMMERCIAL SITE

115 NW 16TH STREET
POMPAÑO BEACH, FLORIDA 33060
(CITY OF POMPAÑO BEACH, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY



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CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: K.F.

CHECKED BY: J.F.P.

SCALE: 1" = 20'

SURVEY DATE: 2/18/25

CLIENT: REMBOS, STEVEN

ORDER NO.: 74574

