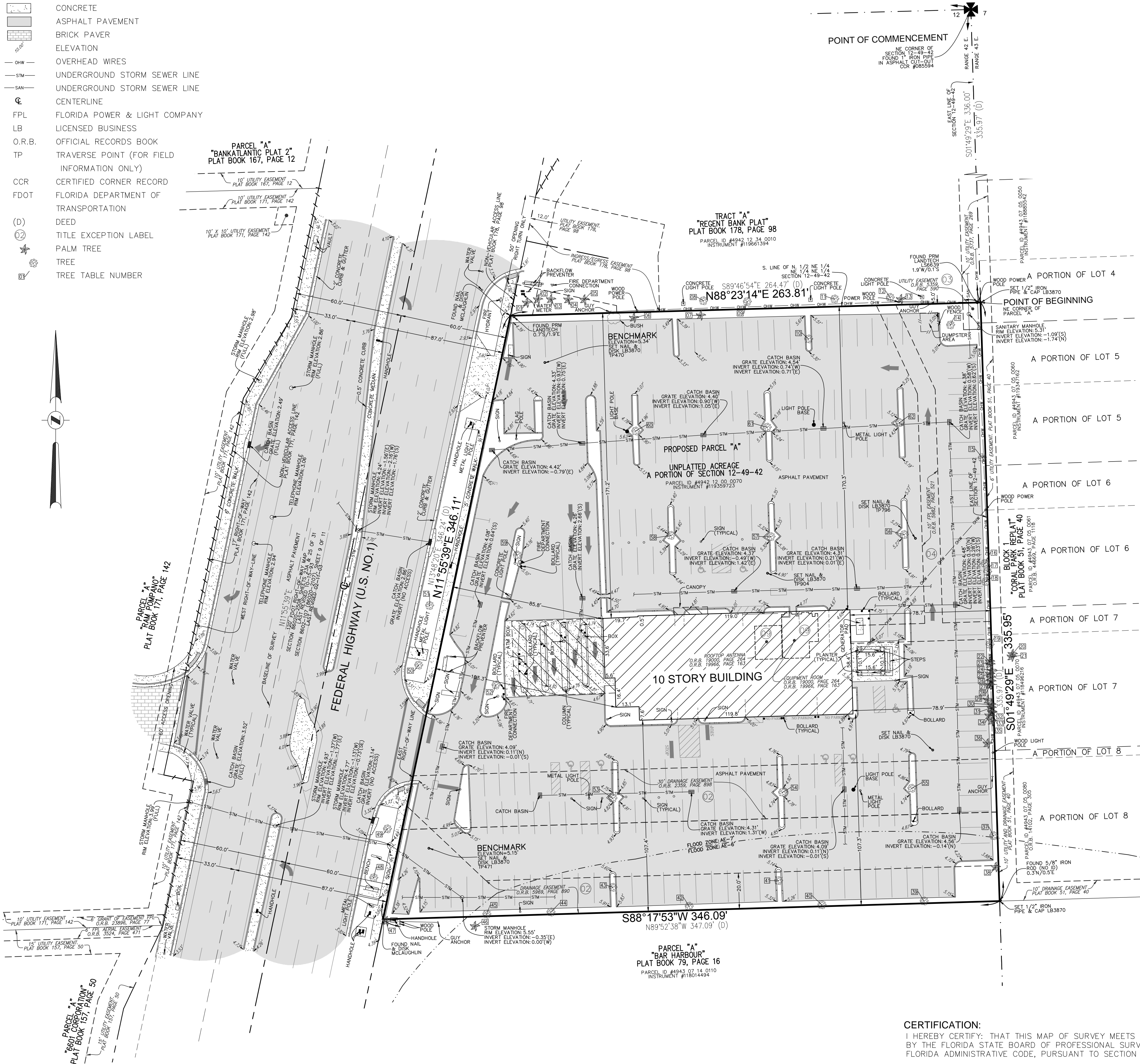


	CONCRETE
	ASPHALT PAVEMENT
	BRICK PAVER
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND STORM SEWER LINE
	CENTERLINE
	FLORIDA POWER & LIGHT COMPANY
	LICENSED BUSINESS
	OFFICIAL RECORDS BOOK
	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	CERTIFIED CORNER RECORD
	FLORIDA DEPARTMENT OF TRANSPORTATION
	DEED
	TITLE EXCEPTION LABEL
	PALM TREE
	TREE
	TREE TABLE NUMBER



TREE NUMBER	COMMON NAME	DBH (inches)	HEIGHT (feet)	CANOPY (feet)
1	CABBAGE PALM	18"	25'	13'
2	CABBAGE PALM	18"	25'	13'
3	CABBAGE PALM	18"	25'	13'
4	CABBAGE PALM	18"	25'	13'
5	CABBAGE PALM	18"	25'	13'
6	CABBAGE PALM	12"	13'	10'
7	CABBAGE PALM	10"	9'	10'
8	SILVER BUTTONWOOD	10"	15'	8'
9	SILVER BUTTONWOOD	10"	15'	13'
10	UNIDENTIFIED TREE	12"	20'	25'
11	SILVER BUTTONWOOD	10"	15'	13'
12	SILVER BUTTONWOOD	10"	15'	13'
13	PALM TREE	6"	12'	4'
14	SILVER BUTTONWOOD	12"	20'	25'
15	SILVER BUTTONWOOD	12"	20'	25'
16	UNIDENTIFIED TREE	4"	14'	6'
17	UNIDENTIFIED TREE	4"	14'	6'
18	UNIDENTIFIED TREE	4"	14'	6'
19	UMBRELLA TREE	10"	12'	4'
20	FOXTAIL PALM	4"	20'	5'
21	FOXTAIL PALM	4"	20'	5'
22	FOXTAIL PALM	4"	20'	5'
23	FOXTAIL PALM	4"	20'	5'
24	FOXTAIL PALM	4"	20'	5'
25	FOXTAIL PALM	4"	20'	5'
26	FOXTAIL PALM	4"	20'	5'
27	FOXTAIL PALM	4"	20'	5'
28	FOXTAIL PALM	4"	20'	5'
29	FOXTAIL PALM	4"	20'	5'
30	FOXTAIL PALM	4"	20'	5'
31	FOXTAIL PALM	4"	20'	5'
32	FOXTAIL PALM	4"	20'	5'
33	FOXTAIL PALM	4"	20'	5'
34	FOXTAIL PALM	4"	20'	5'
35	FOXTAIL PALM	4"	20'	5'
36	FOXTAIL PALM	4"	20'	5'
37	UNIDENTIFIED TREE	12"	14'	10'
38	PALM TREE	10"	12'	5'
39	UNIDENTIFIED TREE	12"	20'	20'
40	UNIDENTIFIED TREE	12"	20'	20'
41	OAK TREE	10"	16'	10'
42	UNIDENTIFIED TREE	10"	18'	25'
43	OAK TREE	6"	20'	15'
44	UNIDENTIFIED TREE	12"	20'	30'
45	UNIDENTIFIED TREE	12"	20'	30'
46	CABBAGE PALM	12"	35'	20'
47	CABBAGE PALM	18"	12'	8'
48	UNIDENTIFIED TREE	6"	15'	7'
49	UNIDENTIFIED TREE	12"	25'	30'
50	UNIDENTIFIED TREE	14"	20'	20'
51	UNIDENTIFIED TREE	14"	35'	20'
52	POINCIANA	12"	30'	25'
53	OAK TREE	6"	20'	15'
54	OAK TREE	10"	15'	12'
55	OAK TREE	12"	13'	20'
56	OAK TREE	12"	20'	20'
57	OAK TREE	8"	25'	15'
58	OAK TREE	10"	35'	25'
59	POINCIANA	24"	35'	45'
60	OAK TREE	12"	25'	35'
61	OAK TREE	12"	25'	25'
62	OAK TREE	12"	25'	25'

A PARCEL OF LAND IN SECTION 12, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH ON AN ASSUMED BEARING ALONG THE EAST LINE OF SAID SECTION 12 FOR 335.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG SAID EAST LINE OF SECTION 12 FOR 335.97 FEET; THENCE NORTH 89°52'38" WEST FOR 347.09 FEET TO THE EAST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (U.S. NO. 1); THENCE NORTH 13°48'20" EAST ALONG SAID EAST RIGHT-OF-WAY LINE FOR 346.24 FEET; THENCE SOUTH 89°46'54" EAST FOR 264.47 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND IN SECTION 12, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 01°49'29" EAST ALONG THE EAST LINE OF SAID SECTION 12 FOR 336.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG SAID EAST LINE OF SECTION 12 FOR 335.95 FEET; THENCE SOUTH 88°17'53" WEST FOR 346.09 FEET TO THE EAST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (U.S. NO.1); THENCE NORTH 11°55'39" EAST ALONG SAID EAST RIGHT-OF-WAY LINE FOR 346.11 FEET; THENCE NORTH 88°23'14" EAST FOR 263.81 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 102,519 SQUARE FEET (2.354 ACRES) MORE OR LESS.

1. THIS SURVEY MAP A 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.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY CORNER: NE99.1, ELEVATION: 3.561 FEET & NE99.2, ELEVATION: 3.454 FEET. FLOOD ZONE: AE, BASE FLOOD ELEVATION: 3.661 7/ FEET; PANEL #12011C0378J; COMMUNITY #120055; MAP DATE: 7/31/24.
3. THIS SITE LIES IN SECTION 12, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
4. 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 EAST-TO-RIGHT-OF-WAY LINE, FEDERAL HIGHWAY (U.S. NO.1), BEING N11°55'39"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.
5. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: PLANW3ST, LLC; TRAYBER RAIKHELSON LAW GROUP, PLLC; ATTORNEYS' TITLE FUND SERVICES, LLC.
6. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
7. THIS SITE CONTAINS 221 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (214 REGULAR & 7 DISABLED).
8. THIS SURVEY WAS PREPARED WITH BENEFIT OF TITLE SEARCH REPORT, FUND FILE NUMBER 1518626, PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC. PREPARED TITLE SEARCH REPORT DATED APRIL 22, 2024. THE FOLLOWING ITEMS ARE RESTRICTIONS/EASEMENTS OF SAID:
  - ITEM 1: STANDARD EXCEPTIONS, NOT ADDRESSED.
  - ITEM 2: EASEMENTS IN O.R.B. 2359, PAGE 895 AND IN O.R.B. 5969, PAGE 890, APPLY TO THIS SITE AS DEPICTED HEREON.
  - ITEM 3: EASEMENT IN O.R.B. 5359, PAGE 590, APPLIES TO THIS SITE AS DEPICTED HEREON.
  - ITEM 4: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 5982, PAGE 521, APPLIES TO THIS SITE AS DEPICTED HEREON
  - ITEM 5: NOTICE OF LIEN PROHIBITION IN LEASE IN O.R.B. 28287, PAGE 671 AND RE-RECORDED IN O.R.B. 28458, PAGE 723, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
  - ITEM 6: TERMS AND CONDITIONS OF UNRECORDED LEASE, AS EVIDENCED BY MEMORANDUM OF PCS SITE AGREEMENT IN O.R.B. 27906, PAGE 811, AS AMENDED IN O.R.B. 45955,N PAGE 1786, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
  - ITEM 7: TERMS AND CONDITIONS OF UNRECORDED LEASE, AS EVIDENCED BY MEMORANDUM OF METROPCS SITE AGREEMENT IN O.R.B. 37483, PAGE 300 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
  - ITEM 8: TERMS AND CONDITIONS OF UNRECORDED LEASE BY MEMORANDUM OF LEASE IN 38032, PAGE 1303 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
  - ITEM 9: OPTION AND LEASE AGREEMENT IN 19000, PAGE 264, AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF LEASE IN O.R.B. 19966, PAGE 163, APPLY TO THIS SITE AS DEPICTED HEREON. AND SECOND AMENDMENT TO OPTION AND LEASE AGREEMENT IN O.R.B. 51035, PAGE 363, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
9. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
10. THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.
11. THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO TREE CANOPY.

5		
4		
3		
2	#73571 - UPDATE SURVEY - 12/12/24	A.R
1	#72756 - ORIGINAL SURVEY - 6/22/24	A.R
NO.	REVISIONS	BY

**VERA SITE**  
1600 SOUTH FEDERAL HIGHWAY  
POMPANO BEACH, FLORIDA 33062  
(CITY OF POMPANO BEACH, BROWARD COUNTY)



P725-1650000

11/19/2025

CLIENT: PLANW3ST, LLC

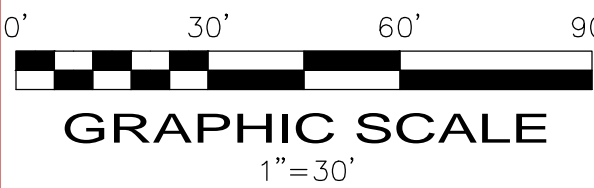
SCALE: 1" = 30'

SURVEY DATE: 12/12/24

ORDER NO.: 735

**P Z B**

PZ25- 16500003  
2/25/2026



**PZB**

PZ25- 16500003  
12/17/2025

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☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660  
 STATE OF FLORIDA

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