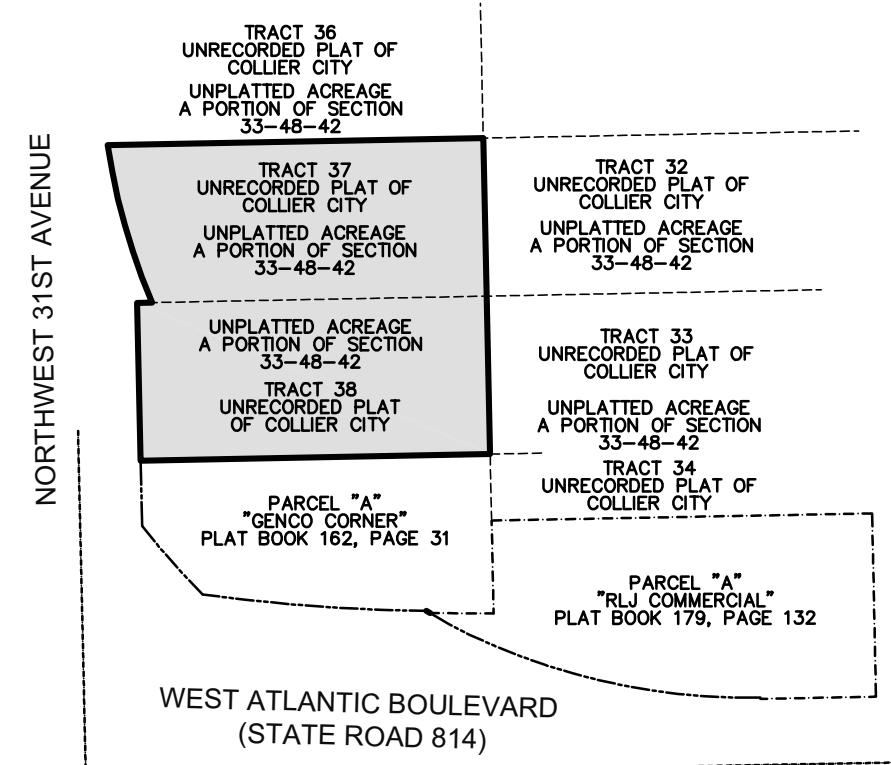


## LEGEND

- CONCRETE  
ASPHALT PAVEMENT  
ELEVATION  
OHW  
OVERHEAD WIRES  
STM  
UNDERGROUND STORM SEWER LINE  
SAN  
UNDERGROUND SANITARY SEWER LINE  
NON-VEHICULAR ACCESS LINE  
CENTERLINE  
F.D.O.T.  
FLORIDA DEPARTMENT OF TRANSPORTATION  
O.R.B.  
OFFICIAL RECORDS BOOK  
R/W  
RIGHT-OF-WAY  
TP  
TRAVERSE POINT (FOR FIELD INFORMATION ONLY)  
R=  
RADIUS  
CA=  
CENTRAL ANGLE  
A=  
ARC LENGTH  
FPL  
FLORIDA POWER & LIGHT COMPANY  
LB  
LICENSED BUSINESS  
B.E.C.  
BISCAYNE ENGINEERING COMPANY  
OAK TREE  
PALM TREE  
UNIDENTIFIED TREE  
CYPRESS TREE  
FICUS TREE  
BLACK OLIVE  
GUMBO LIMBO TREE  
PINE TREE  
SEAGRAPE TREE  
TREE NUMBER



VICINITY MAP  
NOT TO SCALE

## SURVEYOR'S LEGAL DESCRIPTION:

A PORTION OF TRACTS 37 AND 38, OF THE UNRECORDED PLAT OF "COLLIER CITY", BEING PORTIONS OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL 'A', "GENCO CORNER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 162, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°55'31" WEST ALONG THE NORTH LINE OF SAID PARCEL 'A' 282.78 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'A', BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 31 AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES; 1) NORTH 01°17'16" WEST 127.66 FEET; 2) NORTH 88°54'46" EAST 12.24 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE EASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 68°57'37" EAST; 3) NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 522.96 FEET, A CENTRAL ANGLE OF 14°31'40", FOR AN ARC DISTANCE OF 132.60 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 2/5 OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE NORTH 88°55'31" EAST ALONG SAID NORTH LINE 303.83 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33; THENCE SOUTH 01°14'32" EAST ALONG SAID EAST LINE 255.58 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 73,219 SQUARE FEET (1.6809 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. BROWARD COUNTY BENCHMARK #004/2011; ELEVATION: 13.632 FEET.
- FLOOD ZONE: AH/X; BASE FLOOD ELEVATION: 12 FEET/NONE; PANEL #12011C0356H; COMMUNITY #120055; MAP DATE: 8/18/14.
- THIS SITE LIES IN SECTION 33, 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 LINE OF PARCEL "A" BEING 88°55'31"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 ±0.1'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'.
- 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 RECORDS, UNLESS OTHERWISE NOTED.
- FLOOD ZONE LINES ARE APPROXIMATE AND WERE OBTAINED FROM FEMA.GOV.

## 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.

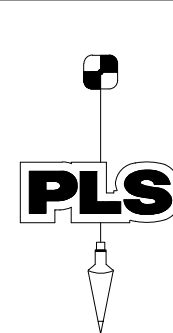
John F Pulice  
Digitally signed by John F Pulice  
Date: 2023.02.27 12:49:29 -05'00'

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290  
STATE OF FLORIDA

5		
4		
3	#70701-ADDITIONAL LOCATIONS 12/02/22	R.V.
2	#70721-ADDED TREE TABLE 8/03/22	J.S.
1	#67772-ORIGINAL SURVEY 11/20/20	L.F.
NO.	REVISIONS	BY

PHOENIX GOLF CART POMPANO  
140 & 160 NORTHWEST 31ST AVENUE  
POMPANO BEACH, FLORIDA 33062  
(CITY OF POMPANO BEACH, BROWARD COUNTY)

## BOUNDARY AND TOPOGRAPHIC SURVEY



PULICE LAND SURVEYORS, INC.  
5381 NOB HILL ROAD  
SUITE 101, ORLANDO, FL 32811  
TELEPHONE: (407) 211-1177  
FAX: (954) 572-1177  
E-MAIL: info@pulice-land-surveyors.com  
www.pulice-land-surveyors.com  
WEST: CERTIFICATE OF AUTHORIZATION 13870

DRAWN BY: L.H.

SCALE: 1" = 30'

CHECKED BY: J.F.P.

SURVEY DATE: 12-02-22

CLIENT: PHOENIX GOLF CART INC.

ORDER NO: 2023-0004

08/23/2023