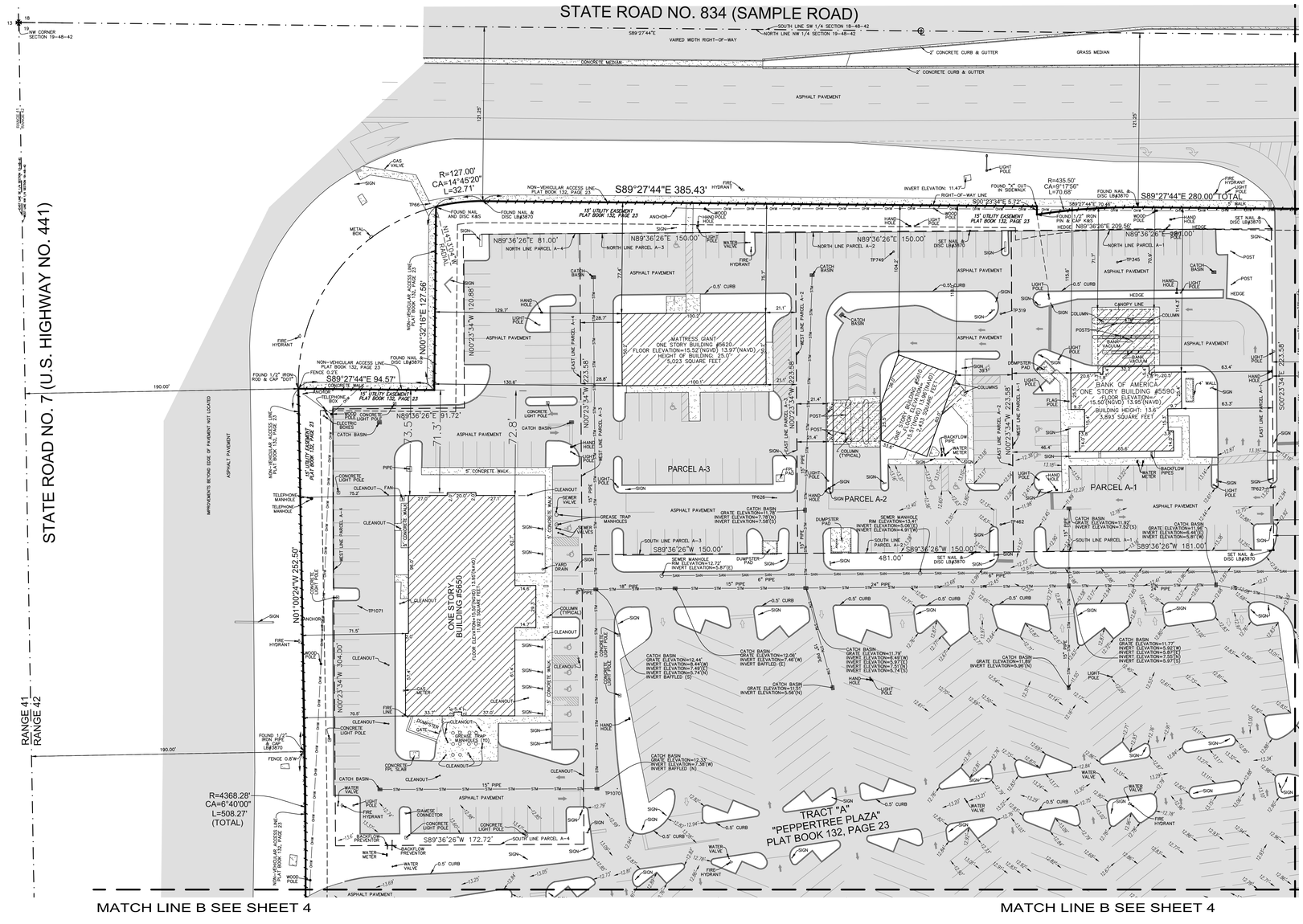
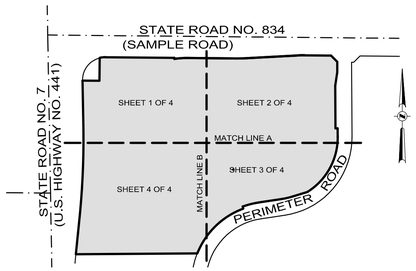
LEGEND

	CONCRETE
	ASPHALT PAVEMENT
— OHW —	OVERHEAD WIRES
—U—	UNDERGROUND GAS LINE
—/—	NON-VEHICULAR ACCESS LINE
℄	CENTERLINE
R	RADIUS
CA	CENTRAL ANGLE
L	ARC LENGTH
FPL	FLORIDA POWER & LIGHT
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSAE POINT FOR FIELD INFORMATION ONLY





LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:
ALL OF TRACT "A", "PEPPERTREE PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:
1) THIS SITE CONTAINS 1,331,461 SQUARE FEET (30.5661 ACRES).
2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK: 2731, ELEVATION: 13.410'
3) FLOOD ZONE: AH & X; BASE FLOOD ELEVATION: 14 FEED & NONE; PANEL #120047 0165H; MAP DATE: 08/18/14.
4) THIS SITE LIES IN SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
5) BEARINGS ARE BASED ON THE NORTH LINE OF THE NW 1/4 OF SECTION 19-48-42 BEING S89°27'44"E AS SHOWN ON THE PLAT OF "PEPPERTREE PLAZA", PLAT BOOK 132, PAGE 23, BROWARD COUNTY RECORDS.
6) 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.
7) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: THOMAS ENGINEERING GROUP.
8) 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'.
9) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT.

CERTIFICATION:
I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 4 INCLUSIVE

SHEET 1 OF 4

NO.	REVISIONS	BY
5		
4		
3		
2		
1	ADD ELEVATIONS IN SOME AREAS-3/4/15	L.S.

PEPPERTREE PLAZA
SAMPLE ROAD AND STATE ROAD NO. 7
MARGATE, BROWARD COUNTY
FLORIDA 33073

BOUNDARY SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.	SCALE: 1" = 40'	FILE: THOMAS ENGINEERING GROUP
CHECKED BY: J.F.P.	SURVEY DATE: 02/10/15	ORDER NO.: 58566

0' 20' 40' 60'
GRAPHIC SCALE
1"=40'

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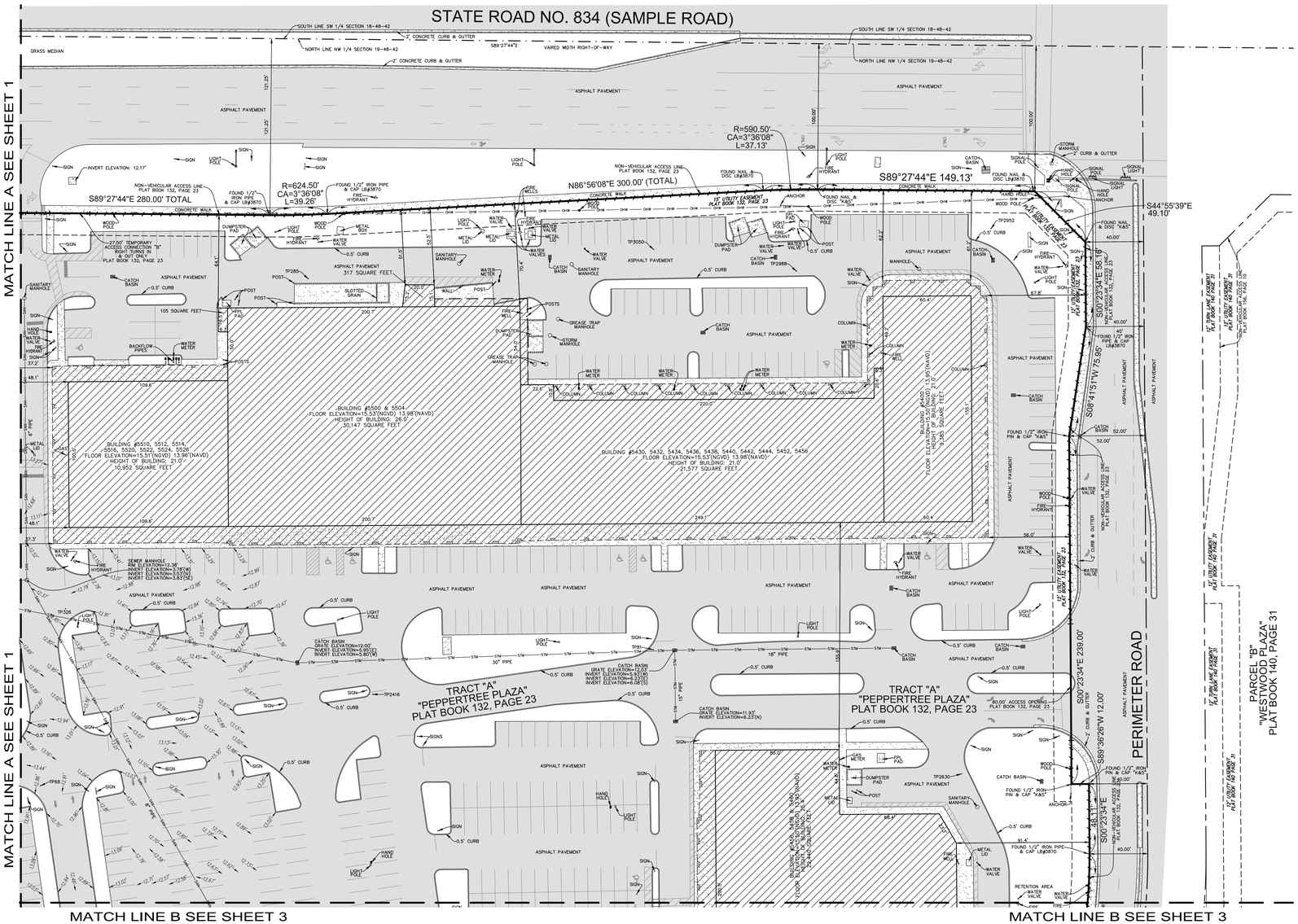

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SHEET 2 OF 4

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LEGEND

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— OHW —	OVERHEAD WIRES
—UG—	UNDERGROUND GAS LINE
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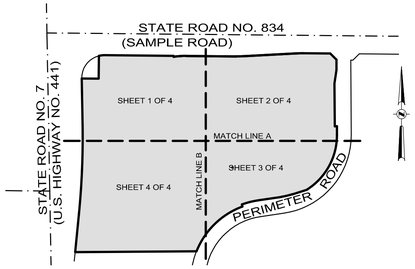

LOCATION MAP
NOT TO SCALE

MATCH LINE B SEE SHEET 2
MATCH LINE A SEE SHEET 4
TRACT "A"
"PEPPERTREE PLAZA"
PLAT BOOK 132, PAGE 23
PERIMETER ROAD
R=360.00'
CA=58°11'54"
L=365.67'
(TOTAL)
R=452.00'
CA=11°34'00"
L=91.25'
R=348.00'
CA=9°58'35"
L=60.59
R=440.00'
CA=48°09'13"
L=369.79'
TOTAL
S72°40'36"W 86.04'
S81°36'26"W 135.09'
S12°04'32"E 12.12
ASPHALT PAVEMENT
12' UTILITY EASEMENT PLAT BOOK 140 PAGE 31
80.00' ACCESS OPENING PLAT BOOK 132, PAGE 23
NON-VEHICULAR ACCESS LINE PLAT BOOK 132, PAGE 23
NON-VEHICULAR ACCESS LINE PLAT BOOK 15AC PAGE 10
FOUND PRM #4646 0.33' N48°54'19"E
SET 1/2" IRON PIPE & CAP LB#3870
FOUND 1/2" IRON PIN & CAP "K&S"
FOUND NAIL & DISC "K&S"
SET 1/2" IRON ROD & CAP #3870
BUILDING #5472, 5474, 5476, 5478, 5480, 5482 FLOOR ELEVATION=15.53'(NGVD) 13.98'(NAVD) HEIGHT OF BUILDING 25.0' 11,853 SQUARE FEET
ONE STORY BUILDING 5564, 5556, 5558, 5560, 5562 FLOOR ELEVATION=15.50'(NGVD) 13.95'(NAVD) HEIGHT OF BUILDING 18.0' 10,108 SQUARE FEET
DOLLAR TREE #5570 ONE STORY BUILDING FLOOR ELEVATION=15.50'(NGVD) 13.95'(NAVD) HEIGHT OF BUILDING 25.0' 10,759 SQUARE FEET
BUILDING #5466, 5468, 5470 FLOOR ELEVATION=15.50'(NGVD) 13.95'(NAVD) HEIGHT OF BUILDING 25.0' 20,440 SQUARE FEET
BUILDING #5484, 5486, 5488 FLOOR ELEVATION=15.50'(NGVD) 13.95'(NAVD) HEIGHT OF BUILDING 25.0' 7,004 SQUARE FEET
443 SQUARE FEET
SEWER MANHOLE RIM ELEVATION=12.56' INVERT ELEVATION=2.86'(NW) INVERT ELEVATION=3.06'(SE)
CATCH BASIN GRATE ELEVATION=12.20' INVERT ELEVATION=5.80'(W)
CATCH BASIN GRATE ELEVATION=11.94' INVERT ELEVATION=5.68'(E) INVERT ELEVATION=5.68'(W)
CATCH BASIN GRATE ELEVATION=11.83' INVERT ELEVATION=5.67'(W) INVERT ELEVATION=5.82'(S'S) INVERT ELEVATION=6.32'(N)
CATCH BASIN GRATE ELEVATION=11.98' INVERT ELEVATION=5.88'(E'S'W)
BENCHMARK ELEVATION: 16.15' (NGVD) BRASS DISC STAMPED "PBM" TP#4.5
SEWER MANHOLE RIM=14.69' INVERT=1.69'(NW) INVERT=1.79'(SW) INVERT=1.79'(NE)
SEWER MANHOLE RIM=14.78' INVERT=1.38'(SW) INVERT=1.48'(NE)
CHAIN LINK FENCE
SET 5/8" IRON ROD & CAP #3870
FOUND 1/2" IRON PIN & CAP "K&S"
FOUND PRM #4646 0.33' N48°54'19"E
TP2223
TP2165
TP4174
TP3351
TP3414
TP4430
TP4435
TP4436
TP4437
TP4438
TP4439
TP4440
TP4441
TP4442
TP4443
TP4444
TP4445
TP4446
TP4447
TP4448
TP4449
TP4450
TP4451
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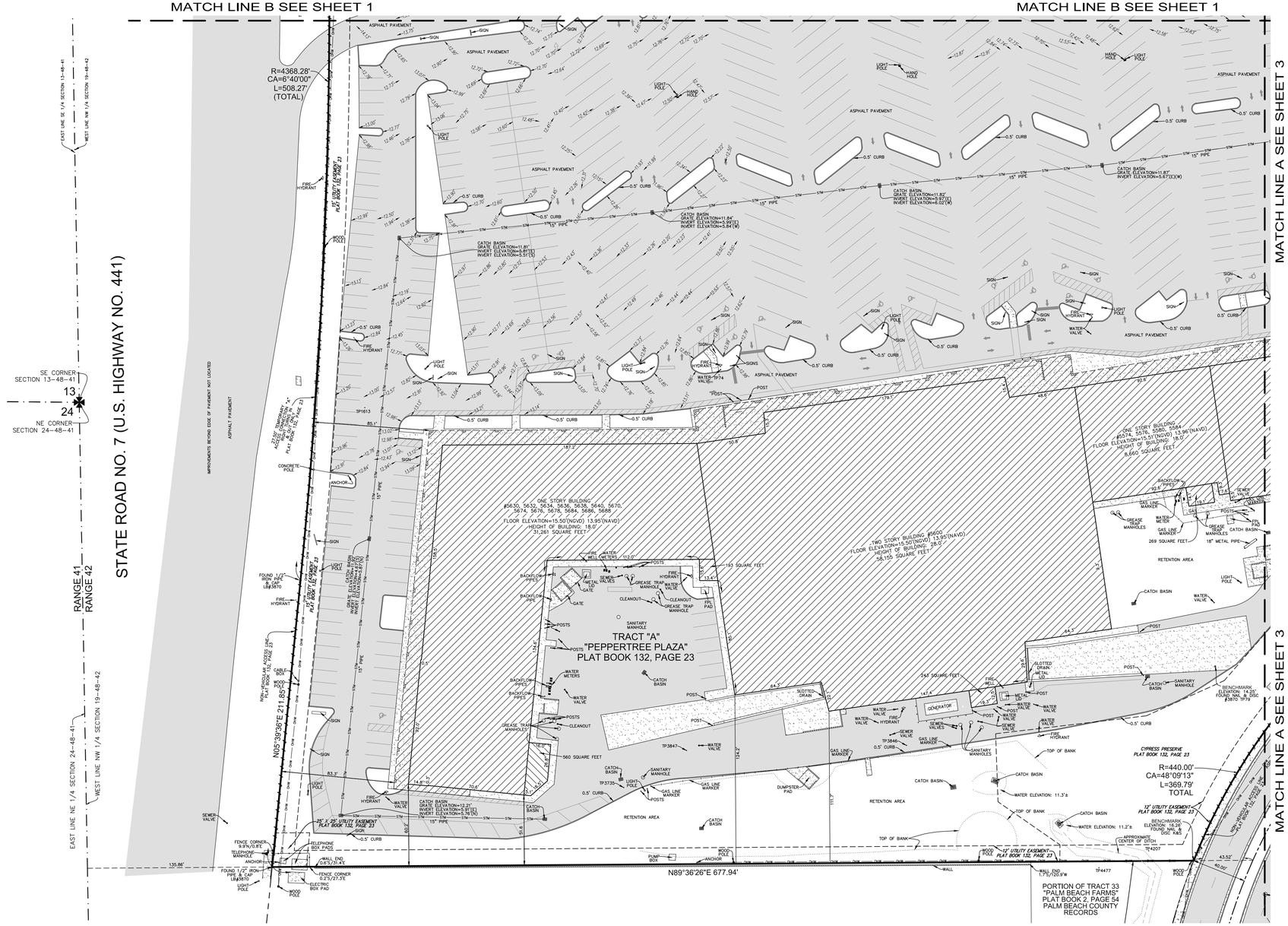
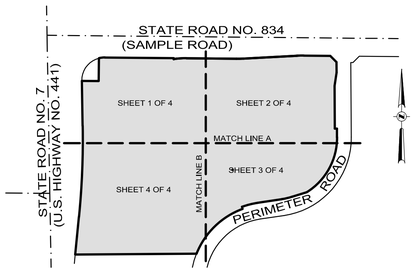
TP4472
TP4473
TP4474





LOCATION MAP
NOT TO SCALE

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0' 40' 80' 120'
GRAPHIC SCALE
1"=40'

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SHEET 4 OF 4

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