



LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND WATER LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND ELECTRIC LINE
- CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- FPL FLORIDA POWER & LIGHT COMPANY
- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- R RADIUS
- CA CENTRAL ANGLE
- A ARC LENGTH
- UNIDENTIFIED TREE
- PALM TREE
- OAK TREE

VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:
LOTS 9, 9A, 10, 11, 12 AND 12A, BLOCK 2, "CORAL RIDGE-ADDITION 'A'", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 30, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH THE VACATED ALLEY LYING SOUTH OF LOTS 9 AND 12 AND LYING NORTH OF LOTS 9A AND 12A, BLOCK 2, OF SAID "CORAL RIDGE-ADD. 'A'", AS VACATED BY VIRTUE OF ORDINANCE NO. C-93-55 RECORDED IN OFFICIAL RECORDS BOOK 21744, PAGE 79, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO KNOWN AS:
LOTS 9, 9A, 10, 11, 12 AND 12A, BLOCK 2, "CORAL RIDGE-ADDITION 'A'", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 30, TOGETHER WITH PORTION VACATED BY ORDINANCE NO. C-93-55 RECORDED IN OFFICIAL RECORDS BOOK 21744, PAGE 79, ALL OF PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 49,372 SQUARE FEET (1.1334 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 #1057; ELEVATION: 6.59 FEET.
- FLOOD ZONE: AE/X; BASE FLOOD ELEVATION: 6 FEET/NONE; COMMUNITY #125105; PANEL #1201C0378J; MAP DATE: 7/31/24.
- THIS SITE LIES IN SECTION 13, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WITH THE WEST LINE OF BLOCK 2 BEING N001°4'44"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 ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- THIS SITE CONTAINS 57 TOTAL PARKING SPACES (54 REGULAR & 3 HANDICAPPED).
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, AGENT FILE NUMBER: 04959.0191, PREPARED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE: DECEMBER 3, 2014 AT 8:00 A.M. THE FOLLOWING ITEMS ARE EXCEPTIONS LISTED IN SCHEDULE B-II OF SAID COMMITMENT:
ITEMS 1, 2, 3, AND 4: STANDARD EXCEPTIONS; NOT ADDRESSED.
ITEM 5: EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R.B. 2831, PAGE 826 AFFECTS THIS SITE AS DEPICTED HEREON.
ITEM 6: EASEMENT IN FAVOR OF CITY OF FT. LAUDERDALE RECORDED IN O.R.B. 9025, PAGE 779 AFFECTS THIS SITE AS DEPICTED HEREON.
ITEM 7: EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R.B. 9178, PAGE 382 AFFECTS THIS SITE AS DEPICTED HEREON.
ITEM 8: CABLE TELEVISION EASEMENT RECORDED IN O.R.B. 15740, PAGE 310 AFFECTS THIS SITE BUT IS NOT DESCRIBED PROPERLY AND THEREFORE CANNOT BE PLOTTED.
ITEM 9: ORDINANCE NO. C-93-55 FILED IN O.R.B. 21744, PAGE 79, AFFECTS THIS SITE AS DEPICTED HEREON.
ITEM 10: RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS RECORDED IN PLAT BOOK 41, PAGE 30 AFFECTS THIS SITE AS DEPICTED HEREON.
ITEMS 11, 12, AND 13: NOT ADDRESSED.
- TOTAL AREA OF BUILDINGS AND ROOF OVERHANG = 10,458 SQUARE FEET
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CERTIFICATION:
TO BIZ REALTY, LLC; TIM SHANE, PA; NOTT LAW GROUP; ZORTAM, LLC; WESTCOR LAND 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(a), 8, 9, 10 & 11(c) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 4/24/25.

DATE OF PLAT OR MAP: 4/24/25

DATE OF PLAT OR MAP: 4/24/25

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
 STATE OF FLORIDA

NO.	REVISIONS	BY
8	#60736-T NEW CERTIFICATION	M.D.
7	#60736-INITIAL SURVEY-07/09/16	R.P.
6	#59576-SPLIT SURVEY-07/18/15	R.P.
5	#59598-UPDATE SURVEY-8/22/15	R.P.
4	#58398-UPDATE SURVEY-12/24/14	M.D.
3	#57837-UPDATE SURVEY-07/07/14	B.E.
2	#57230-TREE SURVEY-1/20/14	L.S.
1	#57120-ALTA SURVEY-12/16/13	M.J.P.

COMMERCIAL SITE
1815 EAST COMMERCIAL BOULEVARD
FORT LAUDERDALE, FLORIDA 33308
(CITY OF FORT LAUDERDALE, BROWARD COUNTY)

BOUNDARY, TOPOGRAPHIC AND ALTA/ACSM LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
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SUNRISE, FLORIDA 33351
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CERTIFICATE OF AUTHORIZATION LB#3870

GRAPHIC SCALE
1"=20'

DRAWN BY: M.J.P. SCALE: 1"=20' CLIENT: EL BACON DE LAS AMERICAS VIII
CHECKED BY: J.F.P. SURVEY DATE: 4/24/25 ORDER NO.: 74196