

ALTA/NSPS LAND TITLE SURVEY

REVIEW OF TITLE COMMITMENT SCHEDULE B-II

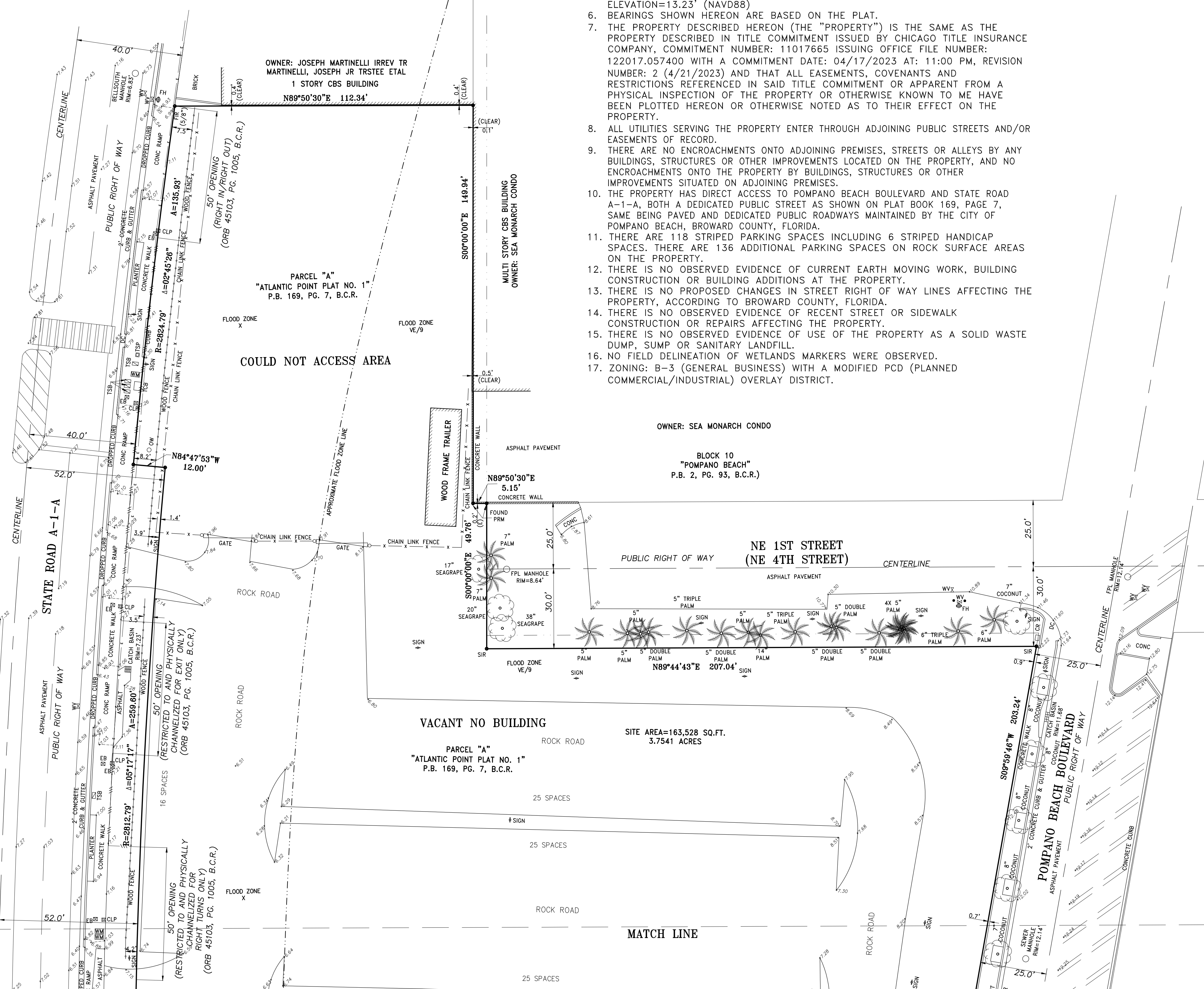
NOTES :

- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK DESCRIPTION : BR4OWARD COUNTY BENCHMARK # 1924 ELEVATION=13.23' (NAVD88)
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT.
- THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 11017665 ISSUING OFFICE FILE NUMBER: 122017.057400 WITH A COMMITMENT DATE: 04/17/2023 AT: 11:00 PM, REVISION NUMBER: 2 (4/21/2023) AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- THE PROPERTY HAS DIRECT ACCESS TO POMPANO BEACH BOULEVARD AND STATE ROAD A-1-A, BOTH A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 169, PAGE 7, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.
- THERE ARE 118 STRIPED PARKING SPACES INCLUDING 6 STRIPED HANDICAP SPACES. THERE ARE 136 ADDITIONAL PARKING SPACES ON ROCK SURFACE AREAS ON THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.
- ZONING: B-3 (GENERAL BUSINESS) WITH A MODIFIED PCD (PLANNED COMMERCIAL/INDUSTRIAL) OVERLAY DISTRICT.

- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF POMPANO BEACH, RECORDED IN PLAT BOOK 2, PAGE 93, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS/PLOTTED)
- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON ATLANTIC POINT PLAT NO. 1, RECORDED IN PLAT BOOK 169, PAGE 7, AS AFFECTED BY AMENDMENTS TO NONVEHICULAR ACCESS LINES RECORDED DECEMBER 20, 2004, IN OFFICIAL RECORDS BOOK 38731, PAGE 397, AND RECORDED FEBRUARY 18, 2008, IN OFFICIAL RECORDS BOOK 45103, PAGE 1005; AGREEMENTS FOR AMENDMENT OF NOTATION ON PLAT RECORDED DECEMBER 20, 2004, IN OFFICIAL RECORDS BOOK 38736, PAGE 958, AND RECORDED JUNE 15, 2006, IN OFFICIAL RECORDS BOOK 42225, PAGE 1005; ORDINANCE NO. 2006-33 OF THE CITY OF POMPANO BEACH, FLORIDA, RECORDED MAY 12, 2006, IN OFFICIAL RECORDS BOOK 42016, PAGE 1842; AGENT OF RECORD FOR NOTICE OF EXPIRATION OF FINDINGS OF ADEQUACY RECORDED JUNE 15, 2006, IN OFFICIAL RECORDS BOOK 42225, PAGE 1025; RESOLUTION NO. 2006-551 AND RESOLUTION NO. 2007-196 OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, BOTH ENTITLED, "RESOLUTION TO ADOPT VACATION," RECORDED SEPTEMBER 13, 2006, IN OFFICIAL RECORDS BOOK 42753, PAGE 197, AND APRIL 6, 2007, IN OFFICIAL RECORDS BOOK 43860, PAGE 1934, RESPECTIVELY; AND AS FURTHER AFFECTED BY ORDINANCE NO. 2007-01 OF THE CITY OF POMPANO BEACH, FLORIDA, RECORDED OCTOBER 25, 2006, IN OFFICIAL RECORDS BOOK 43002, PAGE 591. (AS TO PARCEL 1). (AFFECTS/PLOTTED) (EASEMENTS VACATED/REVISED NON VEHICULAR LINE PLOTTED))
- SECURITY/LIEN AGREEMENT, INSTALLATION OF REQUIRED IMPROVEMENTS, BY AND BETWEEN BROWARD COUNTY, FLORIDA, AND ATLANTIC POINT, INC., RECORDED DECEMBER 20, 2004, IN OFFICIAL RECORDS BOOK 38731, PAGE 381, AND AMENDMENT TO REQUIRED IMPROVEMENTS AGREEMENT RECORDED FEBRUARY 18, 2008, IN OFFICIAL RECORDS BOOK 45103, PAGE 1023. (AS TO PARCEL 1) (AFFECTS/NOT PLOTTABLE)
- CONDITIONS SET FORTH IN RELEASE OF EDUCATIONAL IMPACT FEE AGREEMENT AND STATEMENT OF ACKNOWLEDGEMENT BY BROWARD COUNTY, FLORIDA, RECORDED JUNE 15, 2006, IN OFFICIAL RECORDS BOOK 42225, PAGE 1016, AND IN RELEASE OF TRANSIT IMPACT FEE AGREEMENT AND STATEMENT OF ACKNOWLEDGEMENT BY BROWARD COUNTY, FLORIDA, RECORDED JUNE 15, 2006, IN OFFICIAL RECORDS BOOK 42225, PAGE 1019.
- EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED JULY 24, 2006, IN OFFICIAL RECORDS BOOK 42448, PAGE 1962. (AS TO PARCEL 1) (AFFECTS/PLOTTED)

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
-X-	CHAIN LINK / WOOD FENCE
CBS	CONCRETE BLOCK STRUCTURE
A/C	AIR CONDITIONER
FPL	FLORIDA POWER & LIGHT
-E-	OVERHEAD UTILITY LINES
CLF	CHAIN LINK FENCE
+6.36	ELEVATION
POB	POINT OF BEGINNING
R	RADIUS
A	ARC DISTANCE
Δ	CENTRAL ANGLE
ELEV	ELEVATION
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
DC	DROPPED CURB
MLP	METAL LIGHT POLE
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
OW	OBSERVATION WELL
TCB	TRAFFIC CONTROL BOX
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
WPP	WOOD POWER POLE
CO	CLEAN OUT
---	NON VEHICULAR ACCESS LINE
ICV	IRRIGATION CONTROL VAULT
FOV	FIBER OPTIC VAULT
CR	CABLE RISER
CLP	CONCRETE POWER POLE
EB	ELECTRIC BOX



COUSINS SURVEYORS & ASSOCIATES, INC.
 3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 689-7766 EMAIL: OFFICE@CSASURVEY.NET

CLIENT :
 20 N OCEANSIDE
 OWNER LLC

NORTH POMPANO BEACH BOULEVARD,
 & 20 NORTH OCEAN BOULEVARD,
 POMPANO BEACH, FL 33062

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	04/24/23	SKETCH	AM	REC
ADDED CERTIFIED TO	04/27/23	SKETCH	AM	REC
ADDED ZONING DESIGNATION NOTE	05/03/23	SKETCH	AM	REC

REVISIONS	DATE	FB/PG	DWN	CKD

PROJECT NUMBER : 9983-23

SCALE : 1" = 20'

SHEET 2 OF 2 SHEETS