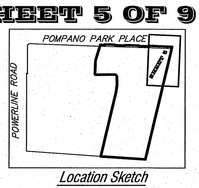
prepared by:
McLAUGHLIN ENGINEERING CO. LB# 285
SURVEYORS - ENGINEERS - PLANNERS
a division of CONTROL POINT ASSOCIATES, INC. LB# 8137
1700 N.W. 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA, 33309

WARREN, NJ 908.668.0099
CHARLOTTE, NC 980.355.0800
MT. LAUREL, NJ 609.857.2099
MANHATTAN, NY 646.780.9611
LONG ISLAND, NY 631.580.5645
SOUTHBOROUGH, MA 508.948.3000
ALBANY, NY 518.317.5810
ROCHESTER, NY 585.250.1764
GREENVILLE, SC 864.385.1525
PHILADELPHIA, PA 215.717.9980
HUDSON VALLEY, NY 845.691.7339
FT. LAUDERDALE, FL 954.761.7611

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

ALTA/NSPS LAND TITLE SURVEY

INDUSTRIAL PARCEL
A PORTION OF PARCEL "A" POMPANO PARK RACINO PLAT, P.B. 181, PGS. 22-27, B.C.R. AND A PORTION OF TRACT "B", ARVIDA POMPANO PARK, P.B. 137, PG. 33, B.C.R.



Location Sketch
Not To Scale

TRACT "C"
ATLANTIC BUSINESS CENTER
(PLAT BOOK 169, PAGE 126, B.C.R.)

Pompano Park Place S.W. 3rd Street (Race Track Road)

380.56'
N00°26'02"W
12.78'
N89°34'56"E 578.57'
SEE DETAIL 2
FOUND P.R.M. LB# 285
PROPOSED 12' SIDEWALK EASEMENT
13' SIDEWALK & LANDSCAPE BUFFER PER PLAT BOOK 137, PG. 33, B.C.R.
144' ACCESS OPENING (14) (137/33)
38' X 120' TRAFFIC CONTROL EASEMENT
MATCH LINE SEE SHEET 4
Seaboard Coast Line Railroad (100' R/W)
FERGASON PARK (PLAT BOOK 115, PAGE 46, B.C.R.)
ACREAGE
S10°45'59"W 2068.38'
3,824,299 SQ. FT. 87.7938 AC.±
10' LANDSCAPE BUFFER (P.B. 137, PG. 33, B.C.R.) NOW DELETED PER ORDER RECORDED IN INSTRUMENT # 118080263, B.C.R.
POINT OF BEGINNING SE. CORNER, TRACT "B"
S 89°53'40" E 960.06'
PARCEL "A" (PLAT BOOK 183, PAGE 532, B.C.R.)
OCCUPANCY AGREEMENT (PER O.R. 21176, PG. 64, B.C.R.)
POMPANO BUSINESS PARK (PLAT BOOK 119, PAGE 26, B.C.R.)
MATCH LINE SEE SHEET 6

LEGEND

S.P. = STATE PLANE
ELEV. = ELEVATION
O/S = OFFSET
A/C = AIR CONDITIONING
℄ = CENTERLINE OF RIGHT-OF-WAY
F.P.L. = FLORIDA POWER AND LIGHT CO.
S.B.T. = SOUTHERN BELL TELEPHONE
B.C.P. = BROWARD COUNTY RECORDS
D.C.R = DADE COUNTY RECORDS
P.B.C.R. = PALM BEACH COUNTY RECORDS
O.R. = OFFICIAL RECORDS BOOK
P.C. = PAGE
R/W = RIGHT-OF-WAY
W.L.P. = WOOD LIGHT POLE
W.M. = WATER METER
INV. = INVERT
N/A = NOT ATTAINABLE
F.H. = FIRE HYDRANT
A.L.P. = ALUMINUM LIGHT POLE
N.A. = NAIL IN ASPHALT
ELEC. = ELECTRIC
Δ = CENTRAL ANGLE (DELTA)
R = RADIUS
A OR L. = ARC LENGTH
CH.BRG. = CHORD BEARING
TAN.BRG. = TANGENT BEARING
P.C.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
W/ALC. CAP = WITH MCLAUGHLIN ENGINEERING CO. CAP
P.R.M. = PERMANENT REFERENCE MONUMENT
CONC. = CONCRETE
C.B.S. = CONCRETE, BLOCK AND STUCCO
S.B.T.&T. = SOUTHERN BELL TELEPHONE & TELEGRAPH
W.V. = WATER VALVE
N. = NORTH
S. = SOUTH
E. = EAST
W. = WEST
C.T.P. = CONCRETE TRAFFIC POLE
F.O.C. = FIBER OPTIC CABLE
I.C.V. = IRRIGATION CONTROL VALVE
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
P.C.D. = POLLUTION CONTROL DEVICE
B.F.P. = BACK FLOW PREVENTOR
WPP = WOOD LIGHT POLE
CPP = CONCRETE POWER POLE
MLP = METAL LIGHT POLE
CLP = CONCRETE LIGHT POLE
L.F.F. = LOWEST FINISHED FLOOR

CATCH BASIN
CATCH BASIN INLET
ALUMINUM LIGHT POLE
CONCRETE LIGHT POLE
WOOD LIGHT POLE
LIGHT POLE
CONCRETE TRAFFIC POLE
WOOD POLE
COMMUNICATIONS MANHOLE
MANHOLE
LIGHT BOX/HAND HOLE
WATER VALVE
WATER METER
FIRE HYDRANT
FIBER OPTIC CABLE
CHAIN LINK FENCE
WOOD FENCE
OVERHEAD POWER & UTILITIES
OVERHEAD UTILITY WIRES
OVERHEAD GUY WIRES

Indicates Topography taken.

FLOOD ZONE LEGEND:

= FLOOD ZONE "X" Minimal Chance of Flood Hazard
= FLOOD ZONE "X" 0.2% Annual Chance of Flood Hazard
= FLOOD ZONE "AH" Elevation=7.0'
= FLOOD ZONE "AH" Elevation=8.0'
= FLOOD ZONE "AH" Elevation=9.0'
= FLOOD ZONE "AH" Elevation=10.0'
= FLOOD ZONE "AH" Elevation=11.0'
= FLOOD ZONE "AE" Elevation=8.0'
= FLOOD ZONE "AE" Elevation=9.0'
= FLOOD ZONE "AE" Elevation=10.0'

NOTES:

1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
2) Underground Improvements If any not located.
3) This drawing is not valid unless sealed with an embossed surveyors seal.
4) Boundary survey information does not infer Title or Ownership.
5) Reference Bench Mark: Broward County Benchmark #3220. ELEVATION = 7.95(NGVD 29) or 6.36(NAVD 88)
6) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: 7.95, EL.=7.95.
7) This property lies in Flood Zones "X", 0.2% Annual Chance of Flood Hazard, "X", Minimal Chance of Flood Hazard, Zone "AH", Elev.=7.0, 8.0, 9.0, 10 & 11, Zone "AE", Elev.=9.0, & 10, Per Flood Insurance Rate Map No. 12011C0357 H Dated: August 18, 2014. Community Panel No. 120055.
8) Bearings shown refer to record plat of ARVIDA POMPANO PARK (137/33) and assume the West line of Section 3-49-42 as South 00°00'00" East.
9) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from http://www.tech.army.mil/
10) Legal Description depicts the same real property as described in First American Title Insurance Company File No. 1062-5206004.
11) This property has direct access to Powerline Road and Race Track Road, both Publically Dedicated Roads.
12) There is no observed evidence that the site is used as a Solid Waste Dump, Sump or Sanitary Land Fill.
13) No observed proposed changes in Street Right of Ways.

OFFICE NOTES

FIELD BOOK NO. TDS w/Worksheets
JOB ORDER NO. U-0393, U-3826, V-0537, V-3272, V-4473, V-4995, V-7288 15-230190-00
CHECKED BY:
DRAWN BY: EJJ3, DRP, RDR, RT, RDR

ALTA/NSPS CERTIFICATION

TO:
Pompano Park JV Land Holdings, LLC, a Delaware limited liability company
Greenberg Traurig, P.A.
First American Title Insurance Company
Rockpoint Fund Acquisitions, LLC, a Delaware limited liability 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, 5, 6(a), 7(a), 7(b), 8, 9, 11(as to visible utilities only), 13, 16(none observed), 17(none apparent), 18(none supplied) & 19 of Table A thereof.

The fieldwork was completed on July 19, 2023.

FILE NO.: 05 - 3 - 031(23)

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 6th day of October, 2022. Resurveyed this 19th day of July, 2023. Revised Title Commitment and Certifications added this 10th day of August, 2023.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

Digitally signed by Jerald A McLaughlin
Date: 2023.12.18 11:23:46 -05'00'

LEGAL DESCRIPTION

SEE SHEET 1 OF 10

AAC
PZ24-30000010
11/05/2024

www.MEC0400.com

T:\Surveys\2023\15-230190-00-CordishCompanies-PompanoParkIndustrialParcel-Pompano-FL-SAM\DRAWINGS\15-230190-00.dwg, 8/30/2023 12:07:48 PM, LANIER MP Direct