

LEGAL DESCRIPTION

PARCEL A:

A PORTION OF TRACT "A", IN "COPANS ACRES", AS RECORDED IN PLAT BOOK 66, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A", "COPANS ACRES", SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NORTHEAST 1/4) OF THE NORTHEAST QUARTER (NORTHEAST 1/4) OF THE NORTHWEST QUARTER (NORTHWEST 1/4) OF SAID SECTION 26; THENCE NORTH 01°09'40" WEST (BEARINGS BASED ON THE NORTH LINE OF SAID SECTION 26 AND ALL SUBSEQUENT BEARINGS RELATIVE THEREOF) ALONG THE NORTHEAST QUARTER (NORTHEAST 1/4) OF THE NORTHEAST QUARTER (NORTHEAST 1/4) OF THE NORTHWEST QUARTER (NORTHWEST 1/4) OF SAID SECTION 26, A DISTANCE OF 579.47 FEET TO A POINT 85.75 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 26; THENCE NORTH 88°24'46" EAST ALONG THE LINE BEING 85.75 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 262.35 FEET; THENCE NORTH 01°35'14" WEST ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 30.75 FEET TO A POINT 55.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 26; THENCE NORTH 88°24'46" EAST ALONG A LINE 55.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 246.57 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 7894.44 FEET AND A CENTRAL ANGLE OF 00°26'04", A DISTANCE OF 58.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTH EASTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTH WESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°01'28", A DISTANCE OF 39.72 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE 80.00 FEET WIDE NORTHWEST 3RD AVENUE, SAID POINT ALSO BEING 80.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE NORTHWEST QUARTER (NORTHWEST 1/4) OF SAID SECTION 26; THENCE SOUTH 00°59'50" EAST ALONG A LINE 80.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER (NORTHWEST 1/4) OF SAID SECTION 26, A DISTANCE OF 585.53 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NORTHEAST 1/4) OF THE NORTHEAST QUARTER (NORTHEAST 1/4) OF THE NORTHWEST QUARTER (NORTHWEST 1/4) OF SAID SECTION 26; THENCE SOUTH 88°26'44" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NORTHEAST 1/4) OF THE NORTHEAST QUARTER (NORTHEAST 1/4) OF THE NORTHWEST QUARTER (NORTHWEST 1/4) OF SAID SECTION 26, A DISTANCE OF 590.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE NORTH 305.00 FEET (AS MEASURED AT RIGHT ANGLES) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NORTHEAST 1/4) OF THE NORTHWEST QUARTER (NORTHWEST 1/4) OF SAID SECTION 26, LESS THE EAST 80 FEET THEREOF FOR NORTHWEST 3 AVENUE ROAD RIGHT-OF-WAY PURPOSES, SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

ALSO INCLUDING:

ALL EASEMENT RIGHTS FOR ACCESS TO COPANS ROAD AS CONTAINED IN THAT CERTAIN DEED GIVEN BY IT TO STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE DEPARTMENT OF TRANSPORTATION OF FLORIDA, DATED AUGUST 2, 1972, RECORDED OCTOBER 1, 1973, IN OFFICIAL RECORDS BOOK 5464, AT PAGE 385, BROWARD COUNTY PUBLIC RECORDS.

PARCEL B:

A PORTION OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH ONE-HALF (NORTH 1/2) OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF THE SOUTHEAST ONE-QUARTER (SOUTHEAST 1/4) OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SAID SECTION 26; THENCE NORTH 11°01'01" WEST, ALONG THE EAST LINE OF THE WEST ONE-HALF (WEST 1/2) OF THE EAST ONE-HALF (EAST 1/2) OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SECTION 26, A DISTANCE OF 1577.30 FEET TO A POINT ON THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE, OF INTERSTATE 95, THENCE SOUTHWESTERLY, ALONG THE SAID SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE THE FOLLOWING SIX COURSES AND DISTANCES, SOUTH 88°24'46" WEST, A DISTANCE OF 161.91 FEET; THENCE SOUTH 46°11'56" WEST, A DISTANCE OF 158.24 FEET; THENCE SOUTH 37°08'19" WEST, A DISTANCE OF 603.88 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 712 FEET AND A CENTRAL ANGLE OF 34°37'00", AN ARC DISTANCE OF 430.17 FEET TO A POINT OF TANGENCY; THENCE SOUTH 71°45'19" WEST, A DISTANCE OF 535.45 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 961.74 FEET AND A CENTRAL ANGLE OF 31°05'55", AN ARC DISTANCE OF 522.01 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SAID SECTION 26; THENCE NORTH 88°28'38" EAST, ALONG THE SAID SOUTH LINE, A DISTANCE OF 494.30 FEET TO A POINT ON THE WESTERLY BOUNDARY OF LIBERTY PARK ESTATES SECTION THREE, AS RECORDED IN PLAT BOOK 61, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 1°20'12" WEST, ALONG THE SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 98 FEET; THENCE SOUTH 88°28'38" WEST ALONG A LINE 2 FEET SOUTH OF AND PARALLEL WITH THE SAID BOUNDARY LINE OF LIBERTY PARK ESTATES SECTION THREE, A DISTANCE OF 24 FEET; THENCE NORTH 1°20'12" WEST, ALONG A LINE 2 FEET WEST OF AND PARALLEL WITH THE SAID WEST BOUNDARY LINE OF LIBERTY PARK ESTATES SECTION THREE, A DISTANCE OF 154 FEET; THENCE NORTH 88°28'38" EAST, ALONG A LINE 2 FEET NORTH OF AND PARALLEL WITH THE NORTHERLY BOUNDARY LINE OF SAID LIBERTY PARK ESTATES SECTION THREE, A DISTANCE OF 464 FEET; THENCE SOUTH 1°20'12" EAST, A DISTANCE OF 20 FEET TO A POINT ON THE SAID NORTH BOUNDARY LINE OF LIBERTY PARK ESTATES SECTION THREE; THENCE NORTH 88°28'38" EAST, ALONG THE SAID NORTH BOUNDARY LINE, A DISTANCE OF 355.43 FEET; THENCE SOUTH 1°20'12" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LIBERTY PARK ESTATES SECTION THREE AND ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SOUTHEAST 1/4) OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SAID SECTION 26, A DISTANCE OF 564.42 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF (NORTH 1/2) OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF THE SOUTHEAST ONE-QUARTER (SOUTHEAST 1/4) OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SAID SECTION 26; THENCE NORTH 88°29'41" EAST, ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF (NORTH 1/2) OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF THE SOUTHEAST ONE-QUARTER (SOUTHEAST 1/4) OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SECTION 26, DISTANCE OF 667.71 FEET TO THE POINT OF BEGINNING, SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PARCELS:

PARCEL C:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, COMMENCING AT THE SOUTHWEST CORNER OF TRACT "A", OF "COPANS ACRES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT OF COMMENCEMENT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE NORTH 01°09'40" WEST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 579.47 FEET TO A POINT 85.75 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 26 TO THE POINT OF BEGINNING, THENCE NORTH 88°24'46" EAST ALONG A LINE 55.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 262.35 FEET; THENCE NORTH 01°35'14" WEST ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 30.75 FEET TO A POINT 55.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 26; THENCE NORTH 88°24'46" EAST ALONG A LINE 55.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 15.00 FEET; THENCE SOUTH 01°35'14" EAST, 275.75 FEET; THENCE SOUTH 87°12'09" WEST, 555.00 FEET; THENCE NORTH 48°40'44" WEST, 95.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF THE LIMITED ACCESS FOR INTERSTATE 95, THENCE NORTH 37°08'19" EAST ALONG SAID RIGHT-OF-WAY, THENCE NORTH 46°11'56" EAST ALONG THE SAID RIGHT-OF-WAY 158.24 FEET; THENCE NORTH 88°24'46" EAST ALONG THE SAID RIGHT-OF-WAY 162.65 FEET TO THE POINT OF BEGINNING, SAID LAND SITUATE IN BROWARD COUNTY, FLORIDA.

AND

PARCEL IF:

A PARCEL OF LAND IN THE NORTHEAST ONE-QUARTER (NORTHEAST 1/4) OF THE NORTHEAST ONE-QUARTER (NORTHEAST 1/4) OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAID PARCEL BEING A PORTION OF TRACT "A" OF "COPANS ACRES", AS RECORDED IN PLAT BOOK 66, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SAID SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE ON AN ASSUMED BEARING OF SOUTH 88°24'46" WEST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SAID SECTION 26, A DISTANCE OF 336.06 FEET; THENCE SOUTH 01°35'14" EAST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°24'46" EAST ALONG A LINE 55.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SAID SECTION 26, A DISTANCE OF 171.70 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 7.6944 FEET AND A CENTRAL ANGLE OF 00°26'04", FOR AN ARC DISTANCE OF 58.35 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE EASTERLY, SOUTHEASTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°01'28", FOR AN ARC DISTANCE OF 39.72 FEET TO A POINT OF TANGENCY ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST 3RD AVENUE (N 80 FEET RIGHT-OF-WAY); THENCE SOUTH 00°59'50" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING 80.00 FEET WEST OF AND PARALLEL WITH THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SAID SECTION 26, A DISTANCE OF 22.27 FEET; THENCE NORTH 48°17'39" WEST, A DISTANCE OF 42.64 FEET, ALONG A CHORD WHICH IS BASED ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET, TANGENT TO A LINE 72.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SAID SECTION 26, AND ALSO TANGENT TO A LINE 80.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 26; THENCE SOUTH 88°24'46" WEST ALONG A LINE 72.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NORTHWEST 1/4) OF SAID SECTION 26, A DISTANCE OF 150.00 FEET; THENCE NORTH 78°48'58" WEST, A DISTANCE OF 76.90 FEET TO THE POINT OF BEGINNING, SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THAT PROPERTY DESCRIBED IN EXHIBIT "A" CONVEYED IN OFFICIAL RECORDS BOOK 17446, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 30311, PAGE 1580, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 31275, PAGE 1854 AND AS RE-RECORDED IN OFFICIAL RECORDS BOOK 31739, PAGE 664, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL C:

THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

ALL OF THE ABOVE LANDS ALSO DESCRIBED AS OVERALL DESCRIPTION AS FOLLOW:

A PORTION OF TRACT "A", "COPANS ACRES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 21 AND A PORTION OF PARCEL "A", COPAN'S CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 135, PAGE 37, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY SOUTHEAST CORNER OF SAID PARCEL "A", COPAN'S CENTER, THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A", SOUTH 88°26'44" WEST, 589.76 FEET TO A CORNER OF SAID PARCEL "A", THENCE ALONG THE EAST LINE OF SAID PARCEL "A" AND ITS SOUTHERLY PROLONGATION THEREOF, SOUTH 11°01'01" EAST, 1025.48 FEET TO THE SOUTH LINE OF THE NORTHERLY ONE-QUARTER (N.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 26, THENCE ALONG SAID LINE, SOUTH 88°30'44" WEST, 666.72 FEET THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 26; THENCE ALONG SAID LINE, NORTH 1°20'12" WEST, 332.43 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF (N. 1/2) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 26, NORTH 88°29'41" EAST, 140.14 FEET; THENCE NORTH 1°20'12" WEST, 170.00 FEET; THENCE NORTH 88°26'44" WEST, 518.24 FEET; THENCE NORTH 1°33'13" WEST, 522.37 FEET; THENCE NORTH 88°27'02" WEST, 50.46 FEET; THENCE NORTH 1°07'51" WEST, 632.19 FEET; THENCE NORTH 87°12'09" EAST, 341.91 FEET; THENCE NORTH 1°35'14" WEST, 275.75 FEET TO A POINT BEING 55 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 26; THENCE ALONG SAID LINE, NORTH 88°24'46" EAST, 60.80 FEET; THENCE SOUTH 78°48'58" EAST, 73.75 FEET; THENCE SOUTH 1°22'37" EAST, 42.75 FEET; THENCE NORTH 88°24'46" EAST, 52.50 FEET; THENCE SOUTH 1°22'37" EAST, 204.82 FEET; THENCE NORTH 88°24'46" EAST, 129.25 FEET TO A POINT ON THE EAST LINE OF AFORESAID TRACT "A", "COPANS ACRES"; THENCE ALONG SAID EAST LINE AND ALONG THE EAST LINE OF AFORESAID PARCEL "A", COPAN'S CENTER, SOUTH 00°59'50" EAST, 651.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 783,793 SQUARE FEET, 17.993 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.

2. RADIUS PROFESSIONAL SURVEYOR & MAPPER LLC RESERVES THE RIGHT TO UTILIZE ANY AND ALL INFORMATION OBTAINED IN THE PREPARATION OF THIS SURVEY, INCLUDING THIS MAP OF SURVEY, FOR ANY OTHER PURPOSES.

3. THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF RADIUS PROFESSIONAL SURVEYOR & MAPPER LLC. ADDITIONS OR DELETIONS TO THE SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

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

5. THE CERTIFICATION CONTAINED HEREIN IS FOR THE LATEST DATE OF FIELD SURVEY OR LATEST REVISION DATE, WHICHEVER APPLICABLE.

6. SOME FEATURES SHOWN HEREON MAY BE DRAWN "OUT OF SCALE" FOR THE PURPOSES OF CLARITY. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.

7. SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS MAP OF SURVEY ARE AS FOLLOWS:
- A. RECORD PLAT ENTITLED COPANS ACRES, PLAT BOOK 66, PAGE 21, BROWARD COUNTY PUBLIC RECORDS
  - B. RECORD PLAT ENTITLED PORSCHE-AUDI PLAT, PLAT BOOK 130, PAGE 45, BROWARD COUNTY PUBLIC RECORDS
  - C. RECORD PLAT ENTITLED COPAN CENTER, PLAT BOOK 135, PAGE 37, BROWARD COUNTY PUBLIC RECORDS
  - D. RECORD PLAT ENTITLED LIBERTY PARK SECTION 2, PLAT BOOK 53, PAGE 34, BROWARD COUNTY PUBLIC RECORDS
  - E. RECORD PLAT ENTITLED LIBERTY PARK SECTION 3, PLAT BOOK 61, PAGE 32, BROWARD COUNTY PUBLIC RECORDS
  - F. RECORD PLAT ENTITLED KENDALL LAKE ADDITION, PLAT BOOK 117, PAGE 15, BROWARD COUNTY PUBLIC RECORDS
  - G. RECORD PLAT ENTITLED NORTH COUNTY MULTI PURPOSE CENTER, PLAT BOOK 118, PAGE 31, BROWARD COUNTY PUBLIC RECORDS

8. THE HORIZONTAL ACCURACY OF FIELD MEASURED CONTROL MEETS THE APPLICABLE REQUIREMENTS OF CHAPTER 51-17.052(1)(VIII). THE ACCURACY OBTAINED IS 1:28,339 AND IS BASED ON A CLOSED GEOMETRIC FIGURE. THE EXPECTED USE OF THE PROPERTY IS COMMERCIAL/HIGH RISK, MANDATING A MAXIMUM ALLOWABLE ERROR OF CLOSURE OF 1:10,000.

9. RADIUS PROFESSIONAL SURVEYOR & MAPPER LLC IS AUTHORIZED TO PROVIDE SURVEYING AND MAPPING SERVICES BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, LICENSE NO. LB.7733, PURSUANT TO THE PROVISIONS OF CHAPTER 472, FLORIDA STATUTES.

10. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE SUBJECT PROPERTY OR ITS ADJOINERS. OWNERSHIP INFORMATION, IF SHOWN, WAS OBTAINED FROM A PUBLIC RECORD SEARCH OF THE BROWARD COUNTY PROPERTY APPRAISER'S OFFICE.

11. THE UNDERSIGNED SURVEYOR HAS BEEN PROVIDED A COPY OF A PROPERTY INFORMATION REPORT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED APRIL 26, 2023 AT 11:00 P.M., FILE NO. 11093995 AND ALL PLOTTABLE MATTERS OF A NATURE RELATING TO THE LAND SURVEY OF THE SUBJECT PROPERTY CONTAINED THEREIN HAVE BEEN SHOWN HEREON. IT IS POSSIBLE THAT THERE ARE ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, DEEDS OR ENCUMBRANCES ON THE SUBJECT PREMISES WHICH ARE NOT SHOWN AND ARE UNKNOWN TO THE REVIEWING SURVEYOR AND ARE NOT SHOWN HEREON.

12. THE PURPOSE OF THIS MAP OF SURVEY IS TO DEPICT THE RESULTS OF A BOUNDARY SURVEY PURSUANT TO CHAPTER 51-17.052(2) FLORIDA ADMINISTRATIVE CODE. USES INCONSISTENT WITH ITS INTENDED PURPOSE ARE PROHIBITED.

13. CONTRACTUAL CONSIDERATIONS AND OBLIGATIONS BETWEEN THE SURVEYOR AND CLIENT MAY BE ADDRESSED IN THE PREPARATION OF THIS SURVEY. UNDERGROUND UTILITIES, IF SHOWN, WERE LOCATED BASED ON MARKINGS PROVIDED BY UTILITY SERVICES AND OTHER SOURCES OF INFORMATION. UNDERGROUND FOOTERS, FOUNDATIONS OR SUBTERRANEAN STRUCTURES WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.

14. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF N.W. 3RD AVENUE BEARING SOUTH 00°59'50" EAST, THE SAME BEING AN ESTABLISHED AND MONUMENTED LINE (SEE SURVEY).

15. THE BASIS OF THIS SURVEY IS A LEGAL DESCRIPTION AS PROVIDED BY THE CLIENT AND SUPPLEMENTED BY THIS OFFICE.

16. THE REVIEWING SURVEYOR ENCOUNTERED NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS ON THE SUBJECT PREMISES.

17. THE REVIEWING SURVEYOR ENCOUNTERED NO OBSERVABLE EVIDENCE OF THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

18. THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), AND ARE RELATIVE TO THE FOLLOWING DESCRIBED BENCHMARK: BROWARD HIGHWAY CONSTRUCTION & ENGINEERING DIVISION BENCHMARK NO. 121, SOUTH EDGE OF METAL LIGHT POLE, NORTH SIDE OF COPANS ROAD, FIRST METAL LIGHT POLE EAST OF LEISURE BOULEVARD, ELEVATION=19.763, NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29), ELEVATION 18.203, NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88).

19. THE REVIEWING SURVEYOR ENCOUNTERED NO OBSERVABLE EVIDENCE OF WETLANDS, NOR WAS INFORMED OF ANY HISTORIC WETLANDS ON THE SUBJECT PREMISES.

20. THE VERTICAL ACCURACY OF FIELD MEASURED CONTROL MEETS THE APPLICABLE REQUIREMENTS OF CHAPTER 51-17.050(10)(K). THE VERTICAL ACCURACY OF THE CLOSED LEVEL LOOP OBTAINED IS 0.01'. A MAXIMUM ALLOWABLE ERROR OF ACCURACY FOR THIS SURVEY IS 0.05' TIMES THE SQUARE ROOT OF THE DISTANCE OF THE LEVEL CIRCUIT IN MILES [(√0.2282) X 0.05 = 0.239].

KEY TO ABBREVIATIONS

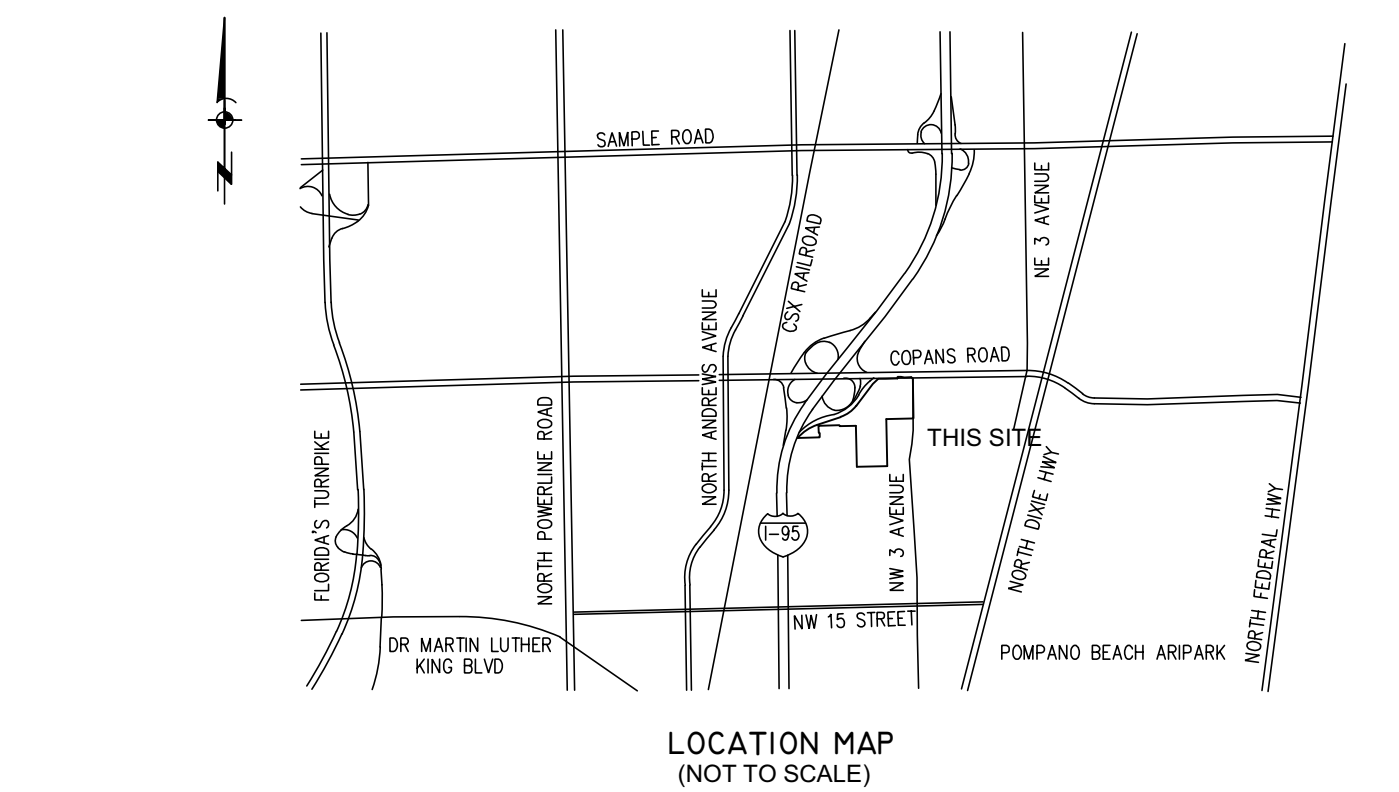
- ALTA = American Land Title Association
- B.C.R. = Broward County Records
- C. = Centerline
- CONC. = Concrete
- EL. = Elevation
- ELEV. = Elevation
- (D) = Per Deed Description
- HDPE = High Density Polyethylene Pipe
- I.D. = Invert
- INV. = Identification
- R = Radius
- Δ = Central Angle
- L = Arc Length
- FD. = Found
- F.D.O.T. = Florida Department of Transportation
- F.P.&L.CO. = Florida Power & Light Company
- I.P. = Iron Pipe
- I.R. = Iron Rod
- LB = Licensed Business
- NSPS = National Society of Professional Surveyors
- O.R.B. = Official Records Book
- P.B. = Plat Book
- P.R.M. = Permanent Reference Monument
- PG. = Page
- P.S.M. = Professional Surveyor & Mapper
- RCP = Reinforced Concrete Pipe
- R/W = Right-of-Way
- (S) = As Surveyed in the field
- TOPB = Top of Baffle
- TYP. = Typical
- W/ = With
- (P) = per plat

COMMONWEALTH LAND TITLE INSURANCE COMPANY  
FILE NO. 11093995, DATED APRIL 26, 2023 @ 11:00 P.M.

- ITEM 1: MORTGAGE AND ASSIGNMENT OF RENTS AND LEASES O.R.B. 48286, PAGE 991, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 2: UNIFORM COMMERCIAL CODE FINANCING STATEMENT FORM O.R.B. 48286, PAGE 1019, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 3: CENTER PORT MORTGAGE O.R.B. 51319, PAGE 679, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 4: DEALERSHIP AND SPREADER PROPERTY MORTGAGE O.R.B. 51319, PAGE 699, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 5: UNIFORM COMMERCIAL CODE FINANCING STATEMENT AMENDMENT FORM O.R.B. 51319, PAGE 726, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 6: NOTICE MODIFIES AN AMENDED AND RESTATED MORTGAGE ASSIGNMENT OF RENTS AND LEASES INSTRUMENT# 113717918, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 7: UNIFORM COMMERCIAL CODE FINANCING STATEMENT AMENDMENT FORM INSTRUMENT# 113717919, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 8: CONTINUATION UCC FINANCING STATEMENT AMENDMENT INSTRUMENT# 113731233, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 9: SECOND MORTGAGE MODIFICATION AGREEMENT INSTRUMENT# 118784117, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 10: MORTGAGE MODIFICATION AGREEMENT INSTRUMENT# 117866793, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 11: UCC FINANCING STATEMENT AMENDMENT INSTRUMENT# 117465170, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 12: CONTINUATION UCC FINANCING STATEMENT AMENDMENT INSTRUMENT# 117245658, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 13: PLAT P.B. 66, PAGE 21, APPLIES TO THIS SITE AS DEPICTED HEREON.
- ITEM 14: PLAT P.B. 135, PAGE 37, APPLIES TO THIS SITE AS DEPICTED HEREON.
- ITEM 15: RESOLUTION O.R.B. 1470, PAGE 51, APPLIES TO THIS SITE AS DEPICTED HEREON.
- ITEM 16: RESOLUTION O.R.B. 2490, PAGE 764, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 17: RESOLUTION O.R.B. 3843, PAGE 406, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 18: RESOLUTION O.R.B. 3883, PAGE 512, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 19: RESOLUTION O.R.B. 3886, PAGE 669, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 20: DEED O.R.B. 5464, PAGE 385, APPLIES TO THIS SITE AND IS SHOWN AS PARCEL 110, RIGHT OF WAY.
- ITEM 21: ORDINANCE NO. 82-47 O.R.B. 10255, PAGE 970, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 22: DECLARATION OF RESTRICTIVE COVENANTS, O.R.B. 10283, PAGE 882, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 23: WARRANTY DEED O.R.B. 11137, PAGE 303, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 24: RE-RECORDED WARRANTY DEED, PAGE 11707, PAGE 736, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 25: DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS O.R.B. 14336, PAGE 959, APPLIES TO THIS SITE AS DEPICTED HEREON.
- ITEM 26: ORDINANCE NO. 87-53 O.R.B. 14747, PAGE 157, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 27: EASEMENT O.R.B. 15111, PAGE 754, APPLIES TO THIS SITE AS DEPICTED HEREON.
- ITEM 28: EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND O.R.B. 17446, PAGE 52, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 29: EASEMENT O.R.B. 18130, PAGE 810, APPLIES TO THIS SITE AS DEPICTED HEREON.
- ITEM 30: AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND O.R.B. 26467, PAGE 43, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 31: MEMORANDUM OF LEASE O.R.B. 26726, PAGE 957, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 32: LAND LORD'S CONSENT AND AGREEMENT O.R.B. 26807, PAGE 42, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 33: RE-RECORDED LANDLORD'S CONSENT AND AGREEMENT O.R.B. 26996, PAGE 232, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 34: AMENDMENT TO DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS O.R.B. 28912, PAGE 807, APPLIES TO THIS SITE AS DEPICTED HEREON.
- ITEM 35: SECOND AMENDMENT TO DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS AND JOINDER OF 157TH POMPANO PARTNERS, LTD. O.R.B. 30311, PAGE 1540, APPLIES TO THIS SITE AS DEPICTED HEREON.
- ITEM 36: SECOND AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND AND JOINDER OF 157TH POMPANO PARTNERS, LTD. O.R.B. 30311, PAGE 1553, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 37: UNIFIED CONTROL AGREEMENT O.R.B. 30311, PAGE 1574, APPLIES TO THIS SITE AS DEPICTED HEREON.
- ITEM 38: CORPORATION WARRANTY DEED O.R.B. 30311, PAGE 1580, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 39: STORM WATER DRAINAGE AND UTILITY EASEMENT O.R.B. 30311, PAGE 1584, APPLIES TO THIS SITE AS DEPICTED HEREON.
- ITEM 40: SIGN EASEMENT O.R.B. 30311, PAGE 1591, APPLIES TO THIS SITE AS DEPICTED HEREON.
- ITEM 41: SETTLEMENT AGREEMENT O.R.B. 30403, PAGE 494, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 42: WAIVER OF DEED RESTRICTION CONDITION O.R.B. 30738, PAGE 1028, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 43: JOINDER OF 157TH POMPANO PARTNERS, IN SECOND AMENDMENT TO DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS O.R.B. 30738, PAGE 1035, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 44: DECLARATION OF COVENANTS O.R.B. 30738, PAGE 1037, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 45: CONSTRUCTION AND DRAINAGE EASEMENT AGREEMENT O.R.B. 31275, PAGE 1869, APPLIES TO THIS SITE AS DEPICTED HEREON.
- ITEM 46: CORRECTIVE CONSTRUCTION AND DRAINAGE EASEMENT AGREEMENT O.R.B. 31739, PAGE 680, APPLIES TO THIS SITE AS DEPICTED HEREON.
- ITEM 47: DECLARATION OF RESTRICTIONS RUNNING WITH THE LAND O.R.B. 33904, PAGE 247, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 48: EASEMENT O.R.B. 46183, PG. 450, APPLIES TO THIS SITE AS DEPICTED HEREON.
- ITEM 49: MEDIATED SETTLEMENT AGREEMENT O.R.B. 46227, PG. 1210, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 50: ORDINANCE NO. 2008-40 O.R.B. 46361, PG. 1574, APPLIES TO THIS SITE AS DEPICTED HEREON.
- ITEM 51: RESOLUTION TO ADOPTIVE O.R.B. 46973, PG. 1285, APPLIES TO THIS SITE AS DEPICTED HEREON.
- ITEM 52: TEMPORARY CONSTRUCTION ACCESS EASEMENT O.R.B. 47968, PG. 1296, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 53: DECLARATION OF COVENANTS AND RESTRICTIONS FOR POMPANO WATER MANAGEMENT ASSOCIATION, INC. O.R.B. 49166, PG. 704, APPLIES TO THIS SITE AS DEPICTED HEREON.

SITE AREA

17.993 ACRES, (783,793 SQUARE FEET)



**Radius**  
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