

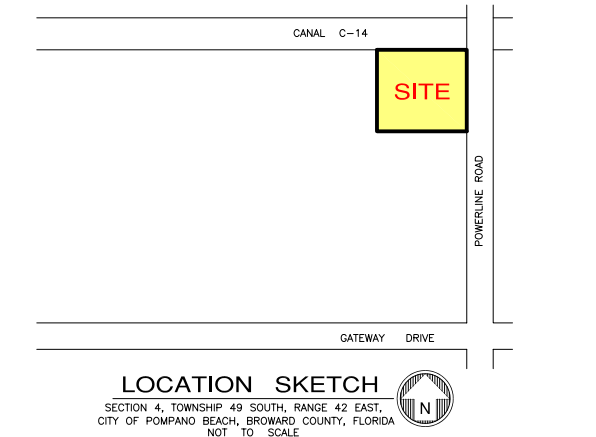
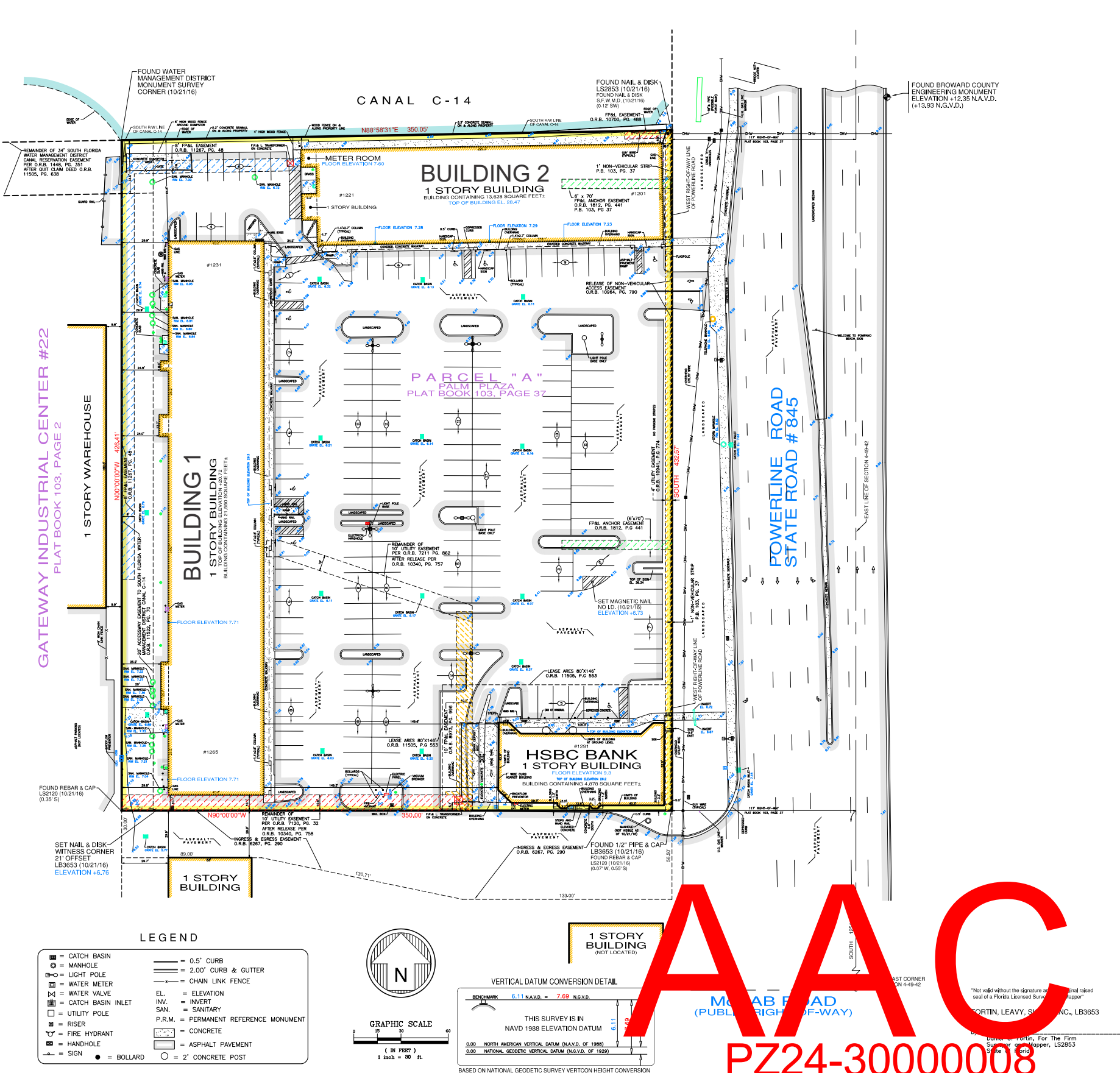
notes	
1. x	
2. x	
3. x	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
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ALTANSPS LAND TITLE SURVEY
PALM SQUARE SHOPPING CENTER
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

Original Date	12/5/01
Scale	1" = 30'
Drawn By	PAH
CAD No.	011560
Plotted	11/18/16 9:05a
Ref. Dwg.	283-297
Field Book	345-32
Job No.	831545
Dwg. No.	2001D-227-NAVD
Sheet	1 of 1

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LEGAL DESCRIPTION:
Parcel "A" PALM PLAZA, according to the plat thereof as recorded in Plat Book 103, Page 37 together with that certain easement contained in the deed recorded in Official Records Book 6267, Page 290 of the Public Records of Broward County, Florida.

SURVEYOR'S NOTES:
- This site lies in Section 4, Township 49 South, Range 42 East, City of Pompano Beach, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida, unless otherwise noted.
- With reference to the First American Title Insurance Company, No. 5011612-1062-3593373 with an effective date of October 14, 2016. All easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA/NSPS Land Title Survey".

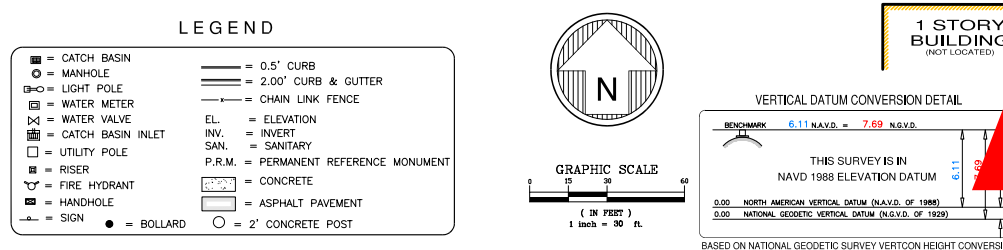
- SCHEDULE BII PART II:
- Standard Exceptions not addressed.
 - Dedications, easements, notes and other matters shown on the plat of PALM PLAZA, as recorded in Plat Book 103, Page 37.
 - One foot wide non-vehicular strip encumbers parcel and shown on survey.
 - Easement in favor of Central and Southern Florida Flood Control District recorded in O.R.B. 1448, page 351; and as affected by that certain Quit Claim Deed recorded in O.R.B. 11505, Page 638.
 - Easement encumbers parcel and Quit Claim Deed benefits parcel and both are shown on survey.
 - Easement in favor of Florida Power & Light Company recorded in O.R.B. 1812, Page 441.
 - Easement encumbers parcel and shown on survey.
 - Terms and provisions of that certain Resolution No. 73-106 regarding a Tri-Party Water and Sewer Agreement recorded May 25, 1973, in O.R.B. 5298, Page 262.
 - Easement in favor of Florida Power & Light Company recorded in O.R.B. 7120, Page 32; as affected by Partial Release of Easement recorded in O.R.B. 10340, Page 758.
 - Easement encumbers parcel and partial release benefits parcel and both are shown on survey.
 - Easement in favor of Florida Power & Light Company recorded in O.R.B. 7211, Page 862; as affected by Partial Release of Easement recorded in O.R.B. 10340, Page 757.
 - Terms of that certain Developer's Agreement recorded in O.R.B. 7507, Page 834.
 - Benefits parcel but not subject to location. Blanket in nature.
 - Terms of that certain Agreement to Dedicate recorded in O.R.B. 8687, Page 576.
 - Encumbers parcel but not subject to location. Blanket in nature. May no longer be valid.
 - Easement in favor of Florida Power & Light Company recorded in O.R.B. 8973, Page 996.
 - Encumbers parcel and shown on survey.
 - Easement in favor of Florida Power & Light Company recorded in O.R.B. 10700, Page 488.
 - Encumbers parcel and shown on survey.
 - Easement in favor of Broward County, a political subdivision of the State of Florida recorded in O.R.B. 10941, Page 774.
 - Encumbers parcel and shown on survey.
 - Easement in favor of Florida Power & Light Company recorded in O.R.B. 11267, Page 48.
 - Encumbers parcel and shown on survey.
 - Access Road Easement in favor of South Florida Water Management District recorded in O.R.B. 11522, Page 70.
 - Encumbers parcel and shown on survey.
 - Terms and provisions of that certain unrecorded lease between Amit-Pompano, Inc., a Florida corporation, and Shamira-Pompano Holding, Inc., a Florida corporation, Yorkland Palm Square, Inc., a Florida corporation, Muffler Corporation of America, a Georgia corporation, and Hill of Pompano, Inc., a Florida corporation (Landlord), and SAFRACORP, a Maryland corporation as evidenced by that certain Memorandum of Lease recorded February 27, 1984, in O.R.B. 11505, Page 553.
 - Lease Area encumbers parcel and shown on survey.
 - Rights of tenants in possession, if any, under written leases unrecorded in the Public Records. Standard Exception. Document not provided. Not a survey matter.

NOTE: All of the recording information contained herein refers to the Public Records of Broward County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Records Book of said county, unless indicated to the contrary.

- Bearings hereon are referred to an assumed value of South for the West right-of-way line of Powerline Road, said bearing is identical with the plat of record, and evidenced by one (1) found nail & cap LB2853 and one (1) found 1/2" pipe & cap LB3653.
- Elevations shown hereon are relative to the North American Vertical Datum of 1988 (NAVD), based on Broward County Bench Mark No. 3220, Elevation +12.35 N.A.V.D. (+13.93 N.G.V.D.), located at Powerline Road and Gateway Drive adjacent to Canal C-14 bridge.
- Lands shown hereon are located in Federal Flood Zone X based on Federal Emergency Management Agency Flood Insurance Rate Map, Community No. 120005 and Map Panel No. 1201103358H, dated August 18, 2014, relative to the National American Vertical Datum of 1988.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 150,338 square feet, or 3.45 acres, more or less.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.
- Location of utilities existing on or serving the surveyed property as determined by: observed evidence collected pursuant to Section 5.E.v. PER ALTA/NSPS.
- There is no visible observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.
- There is no visible evidence or knowledge of any location of wetlands, as delineated by the proper authorities.
- To the best of our knowledge there are no proposed changes in street right-of-way lines and there is no visible evidence of recent road construction work.
- The corners for lot easement as set forth in Official Record Book 6267, Page 290 of the Public Records of Broward County, Florida, were not set.
- Zoning: B-3 = General Business District.
- Existing Parking spaces: 179 Regular Spaces and 8 Handicap Spaces.
- Building Setbacks: Front: None
Side: None
Rear: 30 feet
- Based on Florida Code of Ordinances, Pompano Beach, Florida chapter 155.183
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.

CERTIFICATION TO:
Amit-Pompano, Inc., a Florida corporation, as to an undivided 30% interest; and Shamira-Pompano Holding, Inc., a Florida corporation, as to an undivided 30% interest; and Yorkland Palm Square, Inc., a Florida corporation, as to an undivided 40% interest.
RiverSource Life Insurance Co. of New York, its successors and/or assigns
Renner Vogel Mondler & Rodriguez PA
First American Title Insurance Company

SURVEYOR'S CERTIFICATION:
This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on November 11, 2001 and last updated October 21, 2016, in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 6(a), (b), (7)(a), (b), (c), 8-9, 11-14, 16-17 and 19 of Table A thereof, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The field work was completed on 10/21/16.



AAC
PZ24-300000008
09/03/2024