

EXHIBIT "A" (legal description and survey)

LAND DESCRIPTION – MIXED-USE PORTION OF HIDDEN HARBOUR PD-I AS PROPOSED TO BE AMENDED:

(Parcel 1B)

Lots 1 and 2, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida;

Together with the South 1/2 of the vacated N.E. 15th Street, lying North of Lot 1, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida, as vacated by Ordinance No. 2000-14 recorded November 18, 1999 in Official Records Book 30028, Page 2011, of said Public Records.

(Parcel 1D)

Lots 1, 2, 6, 7 and 8, in Block 1; and all of Tract "A" of SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida;

Together with the North 1/2 of the vacated N.E. 15th Street, lying South of Lot 8, Block 1 of SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida.

(Parcel 1F)

Lots 3 and 4 of CALIBAN, according to the Plat thereof as recorded in Plat Book 27, at Page 12 of the Public Records of Broward County, Florida.

(Parcel 2)

Lots 3, 4 and 5, Block 1, of SEA BARGE YACHT CENTER, according to the Plat thereof, as recorded in Plat Book 38, Page 27, of the public records of Broward County, Florida.

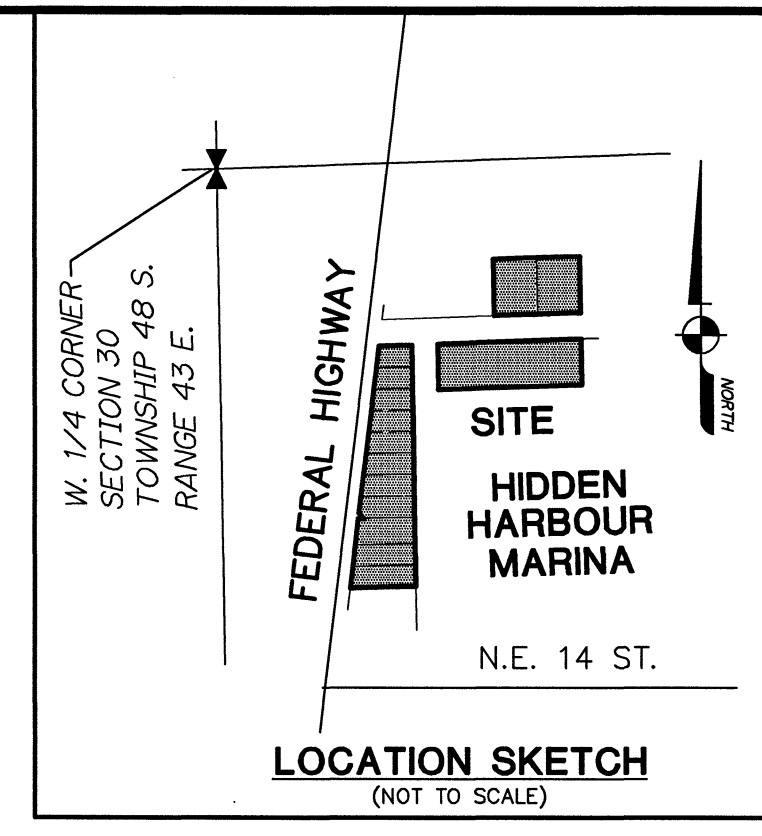
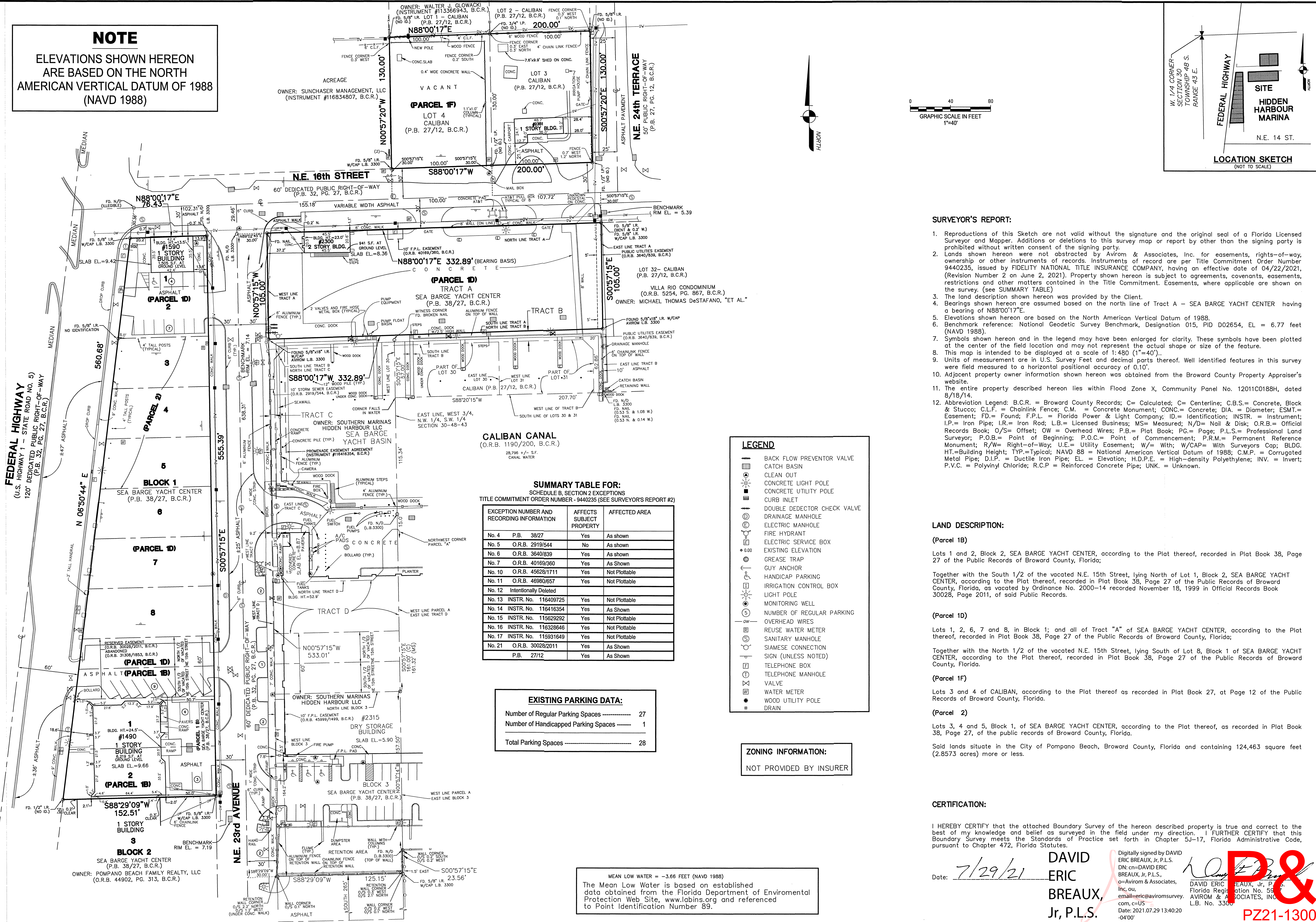
Said lands situate in the City of Pompano Beach, Broward County, Florida and containing 124,463 square feet (2.8573 acres) more or less.

P&Z

PZ21-13000006

1/26/2022

NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)



SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. Lands shown hereon were not abstracted by Avrom & Associates, Inc. for easements, rights-of-way, ownership or other instruments of records. Instruments of record are per Title Commitment Order Number 9440235, issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY, having an effective date of 04/22/2021, (Revision Number 2 on June 2, 2021). Property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment. Easements, where applicable are shown on the survey. (see SUMMARY TABLE)
3. The land description shown hereon was provided by the Client.
4. Bearings shown hereon are assumed based on the north line of Tract A - SEA BARGE YACHT CENTER having a bearing of N88°00'17"E.
5. Elevations shown hereon are based on the North American Vertical Datum of 1988. Benchmark reference: National Geodetic Survey Benchmark, Designation 015, PID D02654, EL = 6.77 feet (NAVD 1988).
6. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
7. This map is intended to be displayed at a scale of 1:480 (1"=40').
8. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
9. Adjacent property owner information shown hereon was obtained from the Broward County Property Appraiser's website.
10. The entire property described hereon lies within Flood Zone X, Community Panel No. 12011C0188H, dated 8/18/14.
11. Abbreviation Legend: B.C.R. = Broward County Records; C = Calculated; C.M. = Concrete Monument; C.B.S. = Concrete, Block & Stucco; C.L.F. = Chainlink Fence; C.M. = Concrete Monument; CONC. = Concrete; DIA. = Diameter; ESMT. = Easement; FD. = Found; F.P.L. = Florida Power & Light Company; ID. = Identification; INSTR. = Instrument; I.P. = Iron Pipe; I.R. = Iron Rod; L.B. = Licensed Business; MS = Measured; N/D = Not Disclosed; N.P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.R.M. = Permanent Reference Monument; R/W = Right-of-Way; U.E. = Utility Easement; W/= With; W/CAP = With Surveyors Cap; BLDG. = Building Height; TYP. = Typical; NAVD 88 = National American Vertical Datum of 1988; C.M.P. = Corrugated Metal Pipe; D.I.P. = Ductile Iron Pipe; EL = Elevation; H.D.P.E. = High-density Polyethylene; INV. = Invert; P.V.C. = Polyvinyl Chloride; R.C.P. = Reinforced Concrete Pipe; UNK. = Unknown.

LEGEND

- BACK FLOW PREVENTOR VALVE
- CATCH BASIN
- CLEAN OUT
- CONCRETE LIGHT POLE
- CONCRETE UTILITY POLE
- CURB INLET
- DOUBLE DETECTOR CHECK VALVE
- DRAINAGE MANHOLE
- ELECTRIC MANHOLE
- FIRE HYDRANT
- ELECTRIC SERVICE BOX
- EXISTING ELEVATION
- GREASE TRAP
- GUY ANCHOR
- HANDICAP PARKING
- IRRIGATION CONTROL BOX
- LIGHT POLE
- MONITORING WELL
- NUMBER OF REGULAR PARKING
- OVERHEAD WIRES
- REUSE WATER METER
- SANITARY MANHOLE
- SIAMENSE CONNECTION
- SIGN (UNLESS NOTED)
- TELEPHONE BOX
- TELEPHONE MANHOLE
- VALVE
- WATER METER
- WOOD UTILITY POLE
- DRAIN

SUMMARY TABLE FOR: SCHEDULE B, SECTION 2 EXCEPTIONS TITLE COMMITMENT ORDER NUMBER - 9440235 (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 4 P.B. 38/27	Yes	As shown
No. 5 O.R.B. 2919/544	No	As shown
No. 6 O.R.B. 3640/839	Yes	As shown
No. 7 O.R.B. 40169/360	Yes	As shown
No. 10 O.R.B. 45628/1711	Yes	Not Plottable
No. 11 O.R.B. 46980/657	Yes	Not Plottable
No. 12 Intentionally Deleted		
No. 13 INSTR. No. 116409725	Yes	Not Plottable
No. 14 INSTR. No. 116416354	Yes	As Shown
No. 15 INSTR. No. 115629292	Yes	Not Plottable
No. 16 INSTR. No. 116328648	Yes	Not Plottable
No. 17 INSTR. No. 115931649	Yes	Not Plottable
No. 21 O.R.B. 30028/2011	Yes	As Shown
P.B. 27/12	Yes	As Shown

EXISTING PARKING DATA:

Number of Regular Parking Spaces	27
Number of Handicapped Parking Spaces	1
Total Parking Spaces	28

ZONING INFORMATION:
NOT PROVIDED BY INSURER

LAND DESCRIPTION:

(Parcel 1B)
Lots 1 and 2, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida;

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(Parcel 1F)
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(Parcel 2)
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Said lands situate in the City of Pompano Beach, Broward County, Florida and containing 124,463 square feet (2.8573 acres) more or less.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 50-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 7/29/21 **DAVID ERIC BREAUX, Jr., P.L.S.**
 Digitally signed by DAVID ERIC BREAUX, Jr., P.L.S. on 2021.07.29 13:40:20 -0400
 Eric Breaux, Jr., P.L.S.
 o=Avrom & Associates, Inc. ou=eric@avromsurvey.com, c=US
 DAVID ERIC BREAUX, Jr., P.L.S. Florida Registration No. 559 AVIROM & ASSOCIATES, INC. L.B. No. 3300

MEAN LOW WATER = -3.66 FEET (NAVD 1988)
The Mean Low Water is based on established data obtained from the Florida Department of Environmental Protection Web Site, www.flodps.org and referenced to Point Identification Number 89.

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
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BOUNDARY SURVEY
"HIDDEN HARBOUR MARINA"
A PORTION OF SEA BARGE YACHT CENTER (P.B. 38/27, B.C.R.)
LOTS 3 AND 4 - CALIBAN (P.B. 27/12, B.C.R.)
"RESIDENTIAL LAND"
CITY OF POMPAÑO BEACH
BROWARD COUNTY, FLORIDA

1"=40'
DATE: 7/29/21
JOB NO.: 20210729
DRAWN BY: JLB
CHECKED BY: JLB
DATE: 7/29/21
F.B. PG. 57-67
SHEET: 1 OF 1

P21-1300096
1/26/2022
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