DRC
PZ25-12000023
02/04/2026

POMPANO PARK PLACE
(A.K.A. S.W. 3rd ST. & RACE TRACK ROAD)
(VARIABLE WIDTH PUBLIC R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

PALM AIRE MARKETPLACE
(P.B. 164, PG. 35, B.C.R.)

TRACT "A"
ATLANTIC COMMERCIAL CENTER
(PLAT BOOK 170, PAGES 102 TO 104, B.C.R.)

AREA UNDER CONSTRUCTION

812,283 SQ. FT.
18.647 AC.±

TRACT "A"
ARVIDA POMPANO PARK
(PLAT BOOK 137, PAGE 33, B.C.R.)

POWERLINE ROAD
(A.K.A. POMPANO PARKWAY & S.R. 845)
(VARIABLE WIDTH PUBLIC R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

PALM AIRE DRIVE NORTH
(73' PUBLIC R.O.W.)
(ASPHALT ROADWAY)
(O.R. 3976, PG. 379, B.C.R.)

ISLE OF CAPRI BLVD
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

SW 23RD AVENUE
(VARIABLE WIDTH PRIVATE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

NOT INCLUDED

STORMWATER FEATURE RESTRICTION AREA
(PER INSTRUMENT # 115912209, B.C.R.)

APPROXIMATE LOCATION OF FLOOD ZONE "X" 0.2% ANNUAL CHANCE OF FLOOD HAZARD

APPROXIMATE LOCATION OF FLOOD ZONE "X" 0.2% ANNUAL CHANCE OF FLOOD HAZARD

APPROXIMATE LOCATION OF FLOOD ZONE "AE" ELEVATION=10'

APPROXIMATE LOCATION OF FLOOD ZONE "AE" ELEVATION=9'

APPROXIMATE LOCATION OF FLOOD ZONE "AE" ELEVATION=10'

AMENDED NON-VEHICULAR ACCESS LINE (PER O.R. 50243, PG. 1158, B.C.R.)

NON-VEHICULAR ACCESS LINE NOW VACATED PER INSTRUMENT #119318010, B.C.R.

NON-VEHICULAR ACCESS LINE (PER O.R. 50243, PG. 1158, B.C.R.)

83' X 65' TRAFFIC CONTROL DEVICES EASEMENT (PER O.R. 50376, PG. 1158, B.C.R.)

80' OPENING (RIGHT TURNS ONLY) (PER O.R. 50243, PG. 1158, B.C.R.)

110' ACCESS OPENING (PER PLAT)

80' ACCESS & INGRESS EASEMENT (160/20)

80' (TOTAL) ACCESS OPENING

P.O.B. SOUTHWEST CORNER TRACT "A" (PER PLAT BOOK 137, PAGE 33, B.C.R.)

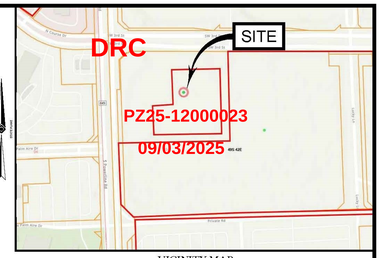
P.O.C. SOUTHWEST CORNER TRACT "A" (PER PLAT BOOK 137, PAGE 33, B.C.R.)

PARCEL "1" PALM AIRE PLAT (P.B. 165, PG. 42, B.C.R.)

ACREAGE

FLORIDA EAST STATE PLANE COORDINATE SYSTEM

VICINITY MAP
NOT TO SCALE



LEGEND

A PORTION OF PARCEL "A", "POMPANO PARK RACINO PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 22 THROUGH 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF TRACT A, ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING THAT THE SOUTHERN MOST SOUTHWEST CORNER OF SAID TRACT A; THENCE ALONG THE WEST LINE OF SAID TRACT A, ALSO BEING THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (POMPANO PARKWAY/STATE ROAD 845) THE FOLLOWING FIVE (5) COURSES; (1) THENCE NORTH 47°24'29" WEST, 63.50 FEET; (2) THENCE NORTH 02°17'48" WEST, 746.34 FEET; (3) THENCE NORTH 43°41'45" EAST, 50.34 FEET; (4) THENCE NORTH 89°40'35" EAST, 8.79 FEET; (5) THENCE NORTH 02°17'48" WEST, 7.00 FEET TO THE NORTHERN MOST NORTHWEST CORNER OF SAID TRACT A; THENCE NORTH 89°40'35" EAST ALONG THE NORTH LINE OF SAID TRACT A, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SW 3RD STREET (POMPANO PARK PLACE/RACE TRACK ROAD) 217.25 FEET; THENCE SOUTH 79°00'55" EAST, 74.71 FEET TO A POINT ON A LINE LYING 14.65 SOUTH OF AND PARALLEL WITH SAID NORTH LINE, AND SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 89°40'35" EAST ALONG SAID PARALLEL LINE, 275.67 FEET; THENCE NORTH 00°25'02" WEST, 14.65 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT A AND SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 89°40'35" EAST ALONG SAID NORTH LINE AND SAID SOUTH RIGHT OF WAY LINE, 222.22 FEET; THENCE SOUTH 78°59'42" EAST, 65.37 FEET TO A POINT ON A LINE LYING 12.84 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT A, AND SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 89°40'35" EAST ALONG SAID PARALLEL LINE, 221.72 FEET TO A POINT ON A CURVE TO THE RIGHT (A RADIAL LINE FROM SAID POINT BEARS SOUTH 35°41'29" WEST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 33.00 FEET, THROUGH A CENTRAL ANGLE OF 51°50'44", AN ARC DISTANCE OF 29.86 FEET; THENCE SOUTH 02°30'15" EAST, 75.06 FEET; THENCE SOUTH 06°19'06" EAST, 165.38 FEET; THENCE SOUTH 02°30'15" EAST, 172.61 FEET TO A POINT ON A CUSP (A RADIAL LINE FROM SAID POINT BEARS SOUTH 85°10'24" WEST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CUSP, HAVING A RADIUS OF 37.03 FEET, THROUGH A CENTRAL ANGLE OF 89°13'23", AN ARC DISTANCE OF 57.67 FEET TO A POINT ON A NON-TANGENCY WITH A LINE; THENCE SOUTH 87°29'48" WEST, 230.85 FEET TO A POINT ON CURVE TO THE LEFT (A RADIAL LINE FROM SAID POINT BEARS SOUTH 02°30'13" EAST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'57", AN ARC DISTANCE OF 39.28 FEET TO A POINT OF NON-TANGENCY WITH A LINE; THENCE SOUTH 02°28'41" EAST, 130.26 FEET; THENCE SOUTH 08°39'31" EAST, 46.43 FEET TO A POINT ON A CURVE (A RADIAL LINE FROM SAID POINT BEARS SOUTH 75°09'49" WEST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 205.00 FEET, THROUGH A CENTRAL ANGLE OF 12°46'38", AN ARC DISTANCE OF 45.72 FEET TO A POINT OF NON-TANGENCY WITH A LINE; THENCE SOUTH 02°30'15" EAST, 133.89 FEET; THENCE SOUTH 87°29'45" WEST, 783.35 FEET TO A POINT OF TANGENCY WITH A CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 103.00 FEET, THROUGH A CENTRAL ANGLE OF 17°06'09", AN ARC DISTANCE OF 30.75 FEET TO A POINT OF NON-TANGENCY ON A LINE; THENCE NORTH 02°31'10" WEST, 0.15 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT A; THENCE SOUTH 87°28'50" WEST ALONG SAID SOUTH LINE, 1.69 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 812,283 SQUARE FEET OR 18.647 ACRES MORE OR LESS. OR 18.647 ACRES MORE OR LESS.

LEGEND

124 / 125	EXISTING CONTOUR	UP/SP	UTILITY POLE/LIGHT POLE/SOLAR PANEL
× 123.45	EXISTING SPOT ELEVATION		TRAFFIC SIGNAL POLE
× TC 123.45	EXIST. TOP OF CURB ELEVATION		TRAFFIC SIGNAL
× BC 122.95	EXIST. BOTTOM OF CURB ELEVATION		PAINTED BIKE LANE
× TW 123.45	EXIST. TOP OF WALL ELEVATION		PAINTED ARROWS
× BW 122.95	EXIST. BOTTOM OF WALL ELEVATION		DETECTABLE WARNING PAD
OH	OVERHEAD WIRES		SIGN
	DEPRESSED CURB		BOLLARD
	HYDRANT		LAMP
	WATER VALVE		DECIDUOUS TREE & TRUNK SIZE
EB	ELECTRIC BOX	CLF	CHAIN LINK FENCE
UV	UNKNOWN VALVE	DWL	DASHED WHITE LINE
	DRAINAGE/STORM MANHOLE	DC	DEPRESSED CURB
UM	UNKNOWN MANHOLE	DYL	DOUBLE YELLOW LINE
S	SANITARY/SEWER MANHOLE	EOP	EDGE OF PAVEMENT
T	TELEPHONE MANHOLE	SB	STOP BAR
	CATCH BASINS		EVIDENCE FOUND
CO	CLEAN OUT		ANCHOR BOLT

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION:

TO:
FIRST AMERICAN TITLE INSURANCE COMPANY;
COSTCO WHOLESALE CORPORATION, A WASHINGTON CORPORATION;
POMPANO PARK JV NORTHWEST CORNER, 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, 6(B)(AS SUPPLIED BY CLIENT), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 24, 2025.

FIELD DATE	04-25-2025
FIELD BOOK NO.	501
FIELD BOOK PG.	65
FIELD CREW	D.J/T.S
DRAWN:	RDR
REVIEWED:	B.E

ALTA/NSPS LAND TITLE SURVEY
THOMAS ENGINEERING GROUP
S POWERLINE ROAD
A PORTION OF PARCEL A , POMPANO PARK RACINO PLAT (188/22)
A PORTION OF TRACT A , ARVIDA POMPANO PARK (137/33)
CITY OF POMPANO BEACH , BROWARD COUNTY , STATE OF FLORIDA

CONTROL POINT ASSOCIATES FL, LLC
WARREN, NJ 908.668.1099 CHALFONT, PA 215.712.8460 ATLANTIC, NJ 609.817.2000 MANCHESTER, NH 603.782.4911 LOWELLVILLE, OH 330.862.2843 SOUTHBOROUGH, MA 508.948.3000 ALBANY, NY 518.217.3010 ROCHESTER, NY 585.203.1784 BINGHAMTON, NY 607.341.7008 HUDSON VALLEY, NY 845.881.7050
1981 WEST CYPRESS CREEK ROAD (AKA NW 62nd St) SUITE 501
FT. LAUDERDALE, FL 33309
954.763.7611
WWW.CPASURVEY.COM

APPROVED:	DATE	SCALE	FILE NO.	SHEET
J.A.M	04-29-2025	1"=60'	15-230407-01	2 OF 2

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, 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.

NOT VALID WITHOUT RAISED IMPRESSION OR PDF OF DIGITAL SEAL

04-29-2025
DATE

JERALD A. McLAUGHLIN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #LS5269
FLORIDA CERTIFICATE OF AUTHORIZATION LB #8137

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

DRC
PZ25-12000023
12/03/2025

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THE DISTRIBUTION, REPRODUCTION, OR USE OF THIS PLAN IN WHOLE OR IN PART FOR ANY ORIGINAL PROJECT OR EXPANSION OF THE ORIGINAL PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES FL, LLC. AS PROVIDED