

TITLE NOTES:

- THERE ARE NO OTHER EASEMENTS, ROAD RESERVATIONS OR RIGHTS-OF-WAYS OF RECORD AFFECTING THIS PROPERTY PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1231143-ATL, DATED MAY 22, 2025 AT 7:30 A.M. AND REVISION DATED 06-09-2025.
10. MATTERS SHOWN ON THE PLAT OF ARVIDA POMPAÑO PARK, RECORDED IN PLAT BOOK 137, PAGE 33; AS AFFECTED BY AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT RECORDED IN BOOK 30414, PAGE 563 OF OFFICIAL RECORDS; AS AFFECTED BY AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT RECORDED IN BOOK 38277, PAGE 1733 OF OFFICIAL RECORDS; AS AFFECTED BY AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT RECORDED IN INSTRUMENT NO. 11648665, AS AFFECTED BY AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT RECORDED IN INSTRUMENT NO. 118164397, AS AFFECTED BY AMENDMENT TO NONVEHICULAR ACCESS LINE RECORDED IN INSTRUMENT NO. 119181600; AS AFFECTED BY AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT RECORDED IN INSTRUMENT NO. 119191324 AND ORDINANCE 2022-41 PER INSTRUMENT NO. 118104176, B.C.R., AFFECTS THIS PROPERTY AND AS SHOWN.
11. RESTRICTIONS, EASEMENTS AND DEDICATIONS SHOWN ON THE PLAT OF POMPAÑO PARK RACINO PLAT, RECORDED IN PLAT BOOK 181, PAGE 22; AS AFFECTED BY AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT RECORDED IN INSTRUMENT NO. 116442553; AS AFFECTED BY AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT RECORDED IN INSTRUMENT NO. 118158987; AS AFFECTED BY AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT RECORDED IN INSTRUMENT NO. 119194357; AS AFFECTED BY THAT CERTAIN ORDINANCE NO. 2022-69 RECORDED IN INSTRUMENT NO. 118439351; AS AFFECTED BY THAT CERTAIN RESOLUTION NO. 2024-296 RECORDED IN INSTRUMENT NO. 119713914, AND SAID EASEMENTS TO INCLUDE 114X324' ACCESS EASEMENT.
12. RESERVATIONS IN FAVOR OF THE BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT CONTAINED IN DEED RECORDED IN DEED BOOK 458, PAGE 187, AS AFFECTED BY RELEASE OF RESERVATIONS NO. 16593 RECORDED IN OFFICIAL RECORDS BOOK 23833, PAGE 542 AND AS AFFECTED BY NON-USE COMMITMENT NO. 1048 RECORDED IN OFFICIAL RECORDS BOOK 23833, PAGE 546, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTS THIS PROPERTY (NOTHING PLOTTABLE) NOW RELEASED.
13. RESERVATIONS IN FAVOR OF THE BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT CONTAINED IN DEED RECORDED IN DEED BOOK 458, PAGE 481, AS AFFECTED BY RELEASE OF RESERVATION NO. 16593 RECORDED IN OFFICIAL RECORDS BOOK 23833, PAGE 542 AND AS AFFECTED BY NON-USE COMMITMENT NO. 1048 RECORDED IN OFFICIAL RECORDS BOOK 23833, PAGE 546 AND AS AFFECTED BY NON-USE COMMITMENT NO. 1293 RECORDED IN OFFICIAL RECORDS BOOK 32234, PAGE 1865 AND AS AFFECTED BY RELEASE OF RESERVATIONS NO. 17416 RECORDED IN OFFICIAL RECORDS BOOK 32234, PAGE 1868, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTS THIS PROPERTY (NOTHING PLOTTABLE) NOW RELEASED.
14. RESERVATIONS IN FAVOR OF THE BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT CONTAINED IN DEED RECORDED IN DEED BOOK 463, PAGE 476, AS CORRECTED BY DEED RECORDED IN DEED BOOK 562, PAGE 254, AS AFFECTED BY RELEASE OF RESERVATIONS NO. 16593 RECORDED IN OFFICIAL RECORDS BOOK 23833, PAGE 542 AND AS AFFECTED BY NON-USE COMMITMENT NO. 1048 RECORDED IN OFFICIAL RECORDS BOOK 23833, PAGE 546 AND AS AFFECTED BY NON-USE COMMITMENT NO. 1293 RECORDED IN OFFICIAL RECORDS BOOK 32234, PAGE 1865 AND AS AFFECTED BY RELEASE OF RESERVATIONS NO. 17416 RECORDED IN OFFICIAL RECORDS BOOK 32234, PAGE 1868, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTS THIS PROPERTY (NOTHING PLOTTABLE) NOW RELEASED.
15. RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA CONTAINED IN DEED RECORDED IN DEED BOOK 464, PAGE 296, AS AFFECTED BY RELEASE OF RIGHT OF ENTRY AND EXPLORATION BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 23818, PAGE 349, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTS THIS PROPERTY (NOTHING PLOTTABLE) NOW RELEASED.
16. RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA CONTAINED IN DEED RECORDED IN DEED BOOK 464, PAGE 395, AS AFFECTED BY RELEASE OF RIGHT OF ENTRY AND EXPLORATION BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 15786, PAGE 518 AND AS AFFECTED BY RELEASE OF RESERVATIONS RECORDED IN OFFICIAL RECORDS BOOK 15786, PAGE 521 AND AS AFFECTED BY RELEASE OF RESERVATIONS RECORDED IN OFFICIAL RECORDS BOOK 15786, PAGE 529 AND AS AFFECTED BY RELEASE OF RIGHT OF ENTRY AND EXPLORATION FOR PETROLEUM, PHOSPHATE, MINERAL AND METAL RESERVATIONS AND RELEASE OR ROAD RESERVATION RECORDED IN OFFICIAL RECORDS BOOK 23818, PAGE 349, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTS THIS PROPERTY (NOTHING PLOTTABLE) NOW RELEASED.
17. CONSTRUCTION EASEMENT IN FAVOR OF THE STATE OF FLORIDA, FOR THE USE AND BENEFIT OF THAT STATE ROAD DEPARTMENT OF FLORIDA, WHICH CONTAINS A RIGHT OR REVERSION, RECORDED IN OFFICIAL RECORDS BOOK 2290, PAGE 225, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA DOES NOT AFFECT THIS PROPERTY.
18. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 2350, PAGE 537, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTS THIS PROPERTY AND AS SHOWN.
19. CITY OF POMPAÑO BEACH ORDINANCE NO. 87-60 AND THE DEVELOPMENT ORDER ESTABLISHED THEREUNDER, RECORDED IN OFFICIAL RECORDS BOOK 14661, PAGE 180 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 14747, PAGE 485 AND AS AMENDED BY NOTICE OF ADOPTION OF DEVELOPMENT ORDER AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 14661, PAGE 176 AND FURTHER AMENDED BY ORDINANCE NO. 98-20 RECORDED IN OFFICIAL RECORDS BOOK 27422, PAGE 515 AND FURTHER AMENDED BY NOTICE OF ADOPTION OF A DEVELOPMENT ORDER FOR ARVIDA POMPAÑO PARK RECORDED IN OFFICIAL RECORDS BOOK 27521, PAGE 486, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTS THIS PROPERTY (NOTHING PLOTTABLE).
20. CITY OF POMPAÑO BEACH RESOLUTION NO. 87-210 AND THE ATTACHED UTILITY EASEMENT IN FAVOR OF THE CITY OF POMPAÑO BEACH, A MUNICIPAL CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 14669, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTS THIS PROPERTY AS TO USE.
21. THE 1989 BROWARD COUNTY COMPREHENSIVE PLAN ADOPTED ON MARCH 1, 1989, AS AMENDED AND/OR REVISED, INCLUDING ORDINANCE NO. 2002-61 RECORDED IN OFFICIAL RECORDS BOOK 34145, PAGE 1891, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTS THIS PROPERTY (NOTHING PLOTTABLE) NOT A SURVEY MATTER.
22. INTENTIONALLY DELETED
23. DECLARATION OF RESTRICTIVE COVENANTS AND ALL EXHIBITS AND ATTACHMENTS THERETO RECORDED IN OFFICIAL RECORDS BOOK 45585, PAGE 1197, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTS THIS PROPERTY (NOTHING PLOTTABLE).
24. SECURITY/UTLIE AGREEMENT INSTALLATION OF REQUIRED IMPROVEMENTS BY AND BETWEEN BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND PPI, INC., RECORDED IN OFFICIAL RECORDS BOOK 50454, PAGE 1895, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTS THIS PROPERTY NOT A SURVEY MATTER.
25. DECLARATION OF RESTRICTIVE COVENANTS BY AND BETWEEN POMPAÑO PARK HOLDINGS L.L.C. AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RECORDED JULY 8, 2019 IN OFFICIAL RECORDS INSTRUMENT NO. 115913209, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTS THIS PROPERTY AND AS SHOWN.
26. DECLARATION IN LIEU OF UNITY OF TITLE RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 116849221, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTS THIS PROPERTY (OVERALL) (NOTHING PLOTTABLE).
27. MASTER EASEMENT AGREEMENT IN FAVOR OF PPI, INC., A FLORIDA CORPORATION RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 117063176, AS AFFECTED BY PARTIAL RELEASE OF MASTER EASEMENT AGREEMENT RECORDED AUGUST 24.
28. ORDINANCE NO. 2021-29 RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 117336829, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTS THIS PROPERTY (NOTHING PLOTTABLE).
29. INTENTIONALLY DELETED
30. INTENTIONALLY DELETED
31. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED IN INSTRUMENT NO. 118591390; AS AFFECTED BY FIRST AMENDMENT TO MASTER DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR LIVE RESORTS POMPAÑO RECORDED IN INSTRUMENT NO. 119232646; AS AFFECTED BY SECOND AMENDMENT TO MASTER DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR LIVE RESORTS POMPAÑO RECORDED IN INSTRUMENT NO. 119699492, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c) - AFFECTS THIS PROPERTY - NOT A SURVEY MATTER
32. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED IN INSTRUMENT NO. 118591686, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c) - AFFECTS THIS PROPERTY - NOT A SURVEY MATTER
33. TERMS AND CONDITIONS OF THE SECURITY/UTLIE AGREEMENT INSTALLATION OF REQUIRED IMPROVEMENTS BETWEEN BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND POMPAÑO PARK JV LAND HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, POMPAÑO PARK JV NORTHWEST CORNER LLC AND TOPGOLF USA PPB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS RECORDED IN INSTRUMENT NO. 119181598 - AFFECTS THIS PROPERTY - NOT A SURVEY MATTER
34. TERMS AND CONDITIONS OF THE TRAFFIC SIGNALIZATION AGREEMENT BETWEEN BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND POMPAÑO PARK JV LAND HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, POMPAÑO PARK JV NORTHWEST CORNER LLC AND TOPGOLF USA PPB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS RECORDED IN INSTRUMENT NO. 119181599 - AFFECTS THIS PROPERTY - NOT A SURVEY MATTER
35. TERMS AND CONDITIONS OF THE TRAFFIC SIGNALIZATION AGREEMENT BETWEEN BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND POMPAÑO PARK JV LAND HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, POMPAÑO PARK JV NORTHWEST CORNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, PPI, INC., A FLORIDA CORPORATION AND TOPGOLF USA PPB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS RECORDED IN INSTRUMENT NO. 119182997 - AFFECTS THIS PROPERTY - NOT A SURVEY MATTER
36. TERMS AND CONDITIONS OF THE SECURITY/UTLIE AGREEMENT INSTALLATION OF REQUIRED IMPROVEMENTS BETWEEN BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND POMPAÑO PARK JV LAND HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, POMPAÑO PARK JV NORTHWEST CORNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, PPI, INC., A FLORIDA CORPORATION AND TOPGOLF USA PPB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS RECORDED IN INSTRUMENT NO. 119182998 - AFFECTS THIS PROPERTY - NOT A SURVEY MATTER
37. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED IN INSTRUMENT NO. 119232645, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c) - AFFECTS THIS PROPERTY - NOT A SURVEY MATTER
38. INTENTIONALLY DELETED
39. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT, RECORDED IN INSTRUMENT NO. 119790829.
40. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT, RECORDED IN INSTRUMENT NO. 119817822.
41. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT NO. 120127316.
42. DECLARATION OF RESTRICTIVE COVENANTS FOR PRIVATE PAVED ROADWAYS AND ACCESS BY POMPAÑO PARK HOLDINGS, L.L.C. RECORDED IN BOOK 50243, PAGE 1188 OF OFFICIAL RECORDS.
43. EASEMENT FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN BOOK 9606, PAGE 370 OF OFFICIAL RECORDS.

EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 6322, PAGE 523, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTS THIS PROPERTY AND AS SHOWN.

EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORD BOOK 9606, PAGE 370, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTS THIS PROPERTY AND AS SHOWN.

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", "POMPAÑO 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 POMPAÑO 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 AT THE SOUTHERNMOST 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 (POMPAÑO 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 NORTHERNMOST 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 (POMPAÑO PARK PLACERACE 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 TO A NON-TANGENT LINE; THENCE SOUTH 02°30'15" EAST, 75.06 FEET; THENCE SOUTH 05°19'06" EAST, 165.38 FEET; THENCE SOUTH 02°30'15" EAST, 172.61 FEET TO A POINT ON A CURVE TO THE LEFT (A RADIAL LINE FROM SAID POINT BEARS SOUTH 85°10'24" WEST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 37.03 FEET, THROUGH A CENTRAL ANGLE OF 89°13'23", AN ARC DISTANCE OF 57.67 FEET TO A NON-TANGENT LINE; THENCE SOUTH 87°29'48" WEST, 230.85 FEET TO A POINT ON A CURVE TO THE LEFT (A RADIAL LINE FROM SAID POINT BEARS SOUTH 02°30'15" EAST); THENCE SOUTHWESTERLY AND 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 NON-TANGENT 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 TO THE LEFT (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 NON-TANGENT LINE; THENCE SOUTH 02°30'15" EAST, 133.89 FEET; THENCE SOUTH 87°29'45" WEST, 783.35 FEET TO THE POINT OF CURVATURE OF 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°08'09", AN ARC DISTANCE OF 30.75 FEET TO A NON-TANGENT 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 POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 812,283 SQUARE FEET OR 18.647 ACRES MORE OR LESS. OR 18.647 ACRES MORE OR LESS.

NOTES:

1. A PORTION OF PARCEL "A", "POMPAÑO PARK RACINO PLAT", PLAT BOOK 181, PAGE 22, BROWARD COUNTY, FLORIDA & A PORTION OF TRACT A, ARVIDA POMPAÑO PARK, PLAT BOOK 137, PAGE 33, BROWARD COUNTY, FLORIDA
2. AREA= 921,735 SQUARE FEET OR 21.1601 ACRES, MORE OR LESS.
3. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. BASED ON OBSERVED EVIDENCE, THE PROPERTY APPEARS TO CONTAIN THE NECESSARY UTILITIES TO PERFORM NORMAL OPERATIONS.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES FL, LLC, AND OTHER RELEVANT MATERIAL AS LISTED HEREON.
5. THIS PROPERTY LIES IN FLOOD ZONES "AE" ELEVATIONS 9 & 10, "AH" ELEVATIONS 9 & 10 & "X", 0.2% ANNUAL CHANCE OF FLOOD HAZARD PER FLOOD INSURANCE RATE MAP NO. 12011C0357 J, DATED JULY 31, 2024, COMMUNITY PANEL NO. 120055.
6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) BASED ON BROWARD COUNTY ENGINEERING DEPT. BENCH MARK # 3220, ELEVATION=13.927 (NGVD29), CONVERTED TO 12.327 (NAV88) B.C.E.D BRASS DISK IN TOP OF CONC. WALL AT S.E. END OF THE POWER LINE BRIDGE OVER THE C-14 CANAL.
8. BEARINGS SHOWN HEREON REFER TO RECORD PLAT "ARVIDA POMPAÑO PARK" (137/33) AND ASSUME THE WEST LINE OF SECTION 3-49-42 AS S00°00'00"E.
9. THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE RAISED IMPRESSION OR PDF OF DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1231143-ATL, WITH AN EFFECTIVE DATE OF AUGUST 23, 2024 AT 7:30 AM
11. THERE IS DIRECT VEHICULAR ACCESS TO POWERLINE ROAD, ISLE OF CAPRI BLVD, SW 23rd AVE & SW 3rd STREET.
12. THERE IS NO VISIBLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
14. NO VISIBLE EVIDENCE OF ANY CEMETERIES.
15. THERE ARE NO GAPS, GORES OR STRIPS ALONG BOUNDARY LINES.
16. TAX ID FOLIO NO. 494203410050.

LEGEND	
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXIST. TOP OF CURB ELEVATION
	EXIST. BOTTOM OF CURB ELEVATION
	EXIST. TOP OF WALL ELEVATION
	EXIST. BOTTOM OF WALL ELEVATION
	OVERHEAD WIRES
	DEPRESSED CURB
	HYDRANT
	WATER VALVE
	ELECTRIC BOX
	UNKNOWN VALVE
	DRAINAGE/STORM MANHOLE
	UNKNOWN MANHOLE
	SANITARY/SEWER MANHOLE
	TELEPHONE MANHOLE
	CATCH BASINS
	CLEAN OUT
	UTILITY POLE/LIGHT POLE/SOLAR PANEL
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL
	PAINTED BIKE LANE
	PAINTED ARROWS
	DETECTABLE WARNING PAD
	SIGN
	BOLLARD
	LAMP
	TREE & TRUNK SIZE
	CHAIN LINK FENCE
	DASHED WHITE LINE
	DEPRESSED CURB
	DOUBLE YELLOW LINE
	EDGE OF PAVEMENT
	STOP BAR
	EVIDENCE FOUND
	ANCHOR BOLT

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION:

TO:  
FIRST AMERICAN TITLE INSURANCE COMPANY;  
COSTCO WHOLESALE CORPORATION, A WASHINGTON CORPORATION;  
POMPAÑO 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.

3	REVISED TO ADD ANCHOR	N/A	RDR	J.A.M.	07-24-2025
2	ARBORIST TREE EVALUATIONS AND NUMBERS ADDED	N/A	RDR	J.A.M.	06-23-2025
1	REVISED LEGAL DESCRIPTION ADDED	N/A	RDR	J.A.M.	05-29-2025
NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

FIELD DATE 04-25-2025	ALTA/NSPS LAND TITLE SURVEY THOMAS ENGINEERING GROUP
FIELD BOOK NO. 501	S POWERLINE ROAD A PORTION OF PARCEL A , POMPAÑO PARK RACINO PLAT (188/22)
FIELD BOOK PG. 65	A PORTION OF TRACT A , ARVIDA POMPAÑO PARK (137/33) CITY OF POMPAÑO BEACH , BROWARD COUNTY , STATE OF FLORIDA
FIELD CREW D.J./T.S.	CONTROL POINT ASSOCIATES FL, LLC 1901 WEST CYPRESS CREEK ROAD (AKA NW 62nd St) SUITE 501 ROCKHILL, NY 10851-2144 TEL: 516-751-7100 WWW.CPANSURVEY.COM
DRAWN RDR	WARREN, NJ 08066-0999 CHALFONTE, NJ 08815-1200 MT. LAUREL, NJ 08055-2599 MANASSAS, VA 20108-0001 CONY BROAD, NY 631-580-2545 SOUTHERN BEACH, NC 28586-0000 ROCHESTER, NY 14620-0000 HUNTON VALLEY, NY 14460-0000
REVIEWED: B.E	APPROVED: J.A.M
DATE 06-23-2025	SCALE 1"=60'
FILE NO. 15-230407-01	SHEET 1 OF 3

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.

JERALD A. McLAUGHLIN  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER RL55269  
FLORIDA CERTIFICATE OF AUTHORIZATION LB #8137

NOT VALID WITHOUT RAISED IMPRESSION OR PDF OF DIGITAL SEAL.

06-23-2025  
DATE



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