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

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

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

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

812,283 SQ. FT.
18.647 AC.±

NOT INCLUDED

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

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

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

PARCEL "1"
PALM AIRE PLAT
(P.B. 163, PG. 42, B.C.R.)

AREA UNDER CONSTRUCTION

ACREAGE

FLORIDA EAST STATE PLANE COORDINATE SYSTEM

SITE

VICINITY MAP
NOT TO SCALE

LEGEND

A PORTION OF PARCEL "A", "POMPANO PARK RACING PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 191, 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 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 (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 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 (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 TO A NON-TANGENT LINE; 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 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 A POINT ON A CURVE TO THE LEFT (A RADIAL LINE FROM SAID POINT BEARS SOUTH 02°30'13" 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°06'09", 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 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	UPLESP 1	UTILITY POLE/LIGHT POLE/SOLAR PANEL
	EXISTING SPOT ELEVATION		TRAFFIC SIGNAL POLE
	EXIST. TOP OF CURB ELEVATION		TRAFFIC SIGNAL
	EXIST. BOTTOM OF CURB ELEVATION		PAINTED BIKE LANE
	EXIST. TOP OF WALL ELEVATION		PAINTED ARROWS
	EXIST. BOTTOM OF WALL ELEVATION		DETECTABLE WARNING PAD
OH	OVERHEAD WIRES		SIGN
	DEPRESSED CURB		BOLLARD
	HYDRANT		LAMP
	WATER VALVE		TREE & TRUNK SIZE
	ELECTRIC BOX	CLF	CHAIN LINK FENCE
	UNKNOWN VALVE	DWE	DASHED WHITE LINE
	DRAINAGE/STORM MANHOLE	DC	DEPRESSED CURB
	UNKNOWN MANHOLE	DYL	DOUBLE YELLOW LINE
	SANITARY/SEWER MANHOLE	EOP	EDGE OF PAVEMENT
	TELEPHONE MANHOLE	SB	STOP BAR
	CATCH BASINS		EVIDENCE FOUND
	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.

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
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

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 908.668.0099
CHARLFONT, PA 215.712.3000
MT. LAUREL, NJ 609.857.2099
NEW YORK, NY 212.951.7854
LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.3000
ALBANY, NY 518.217.7010
ROCHESTER, NY 585.250.1764
PHILADELPHIA, PA 267.803.0476
HUDSON VALLEY, NY 845.691.7339
1901 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	07-24-2025	1"=60'	15-230407-01	2 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.

Digitally signed by Jerald A McLaughlin
DN: C=US, O=Control Point Associates FL, ou=Qualifier-A01410C000001907900EB90000C0D6E, CN=Jerald A McLaughlin
Date: 2025.07.24 10:24:55 -04'00'

NOT VALID WITHOUT RAISED IMPRESSION OR PDF OF DIGITAL SEAL

07-24-2025
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.

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DRC
#Z25-12000023
12/03/2025

T:\surveys\2025\15-230407-01 Thomas\Engineering\Engr Pompano Park - Public - S Powerline Road, Pompano Beach, FL\230407001-15-230407-01-SRVY.dwg, 7/24/2025 10:24:44 AM, DWG To PDF.pc3