

SITE INFORMATION

N/F: 1660 SW 13 COURT LLC
1660 SW 13TH CT, POMPANO BEACH, FL 33069
APN: 4942 03 00 0646
127522 ± SQUARE FEET, OR 2.927 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT #16-24-0237, DATED DECEMBER 20, 2024 AT 8:00 AM.

SCHEDULE A DESCRIPTION

A CERTAIN PARCEL OF LAND LYING AND BEING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE NORTH 00 DEGREES 07'20" WEST, ALONG THE EAST BOUNDARY OF THE SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 587.09 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 13TH COURT AS SAME IS DESCRIBED IN DEED TO BROWARD COUNTY, DATED AUGUST 25, 1959, AND RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 273, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 87 DEGREES 58'24" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHWEST 13TH COURT, 310 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 87 DEGREES 58'24" WEST, ALONG THE LAST DESCRIBED LINE, 270 FEET TO A POINT; THENCE SOUTH 00 DEGREES 07'20" EAST, 200 FEET TO A POINT; THENCE NORTH 87 DEGREES 58'24" WEST, 62 FEET TO A POINT; THENCE SOUTH 00 DEGREES 07'20" EAST, 173.54 FEET TO A POINT; THENCE SOUTH 87 DEGREES 58'24" EAST, 442 FEET TO A POINT; THENCE NORTH 00 DEGREES 07'20" WEST, 173.54 FEET TO A POINT; THENCE NORTH 87 DEGREES 58'24" WEST, 110 FEET TO A POINT; THENCE NORTH 00 DEGREES 07'20" WEST, 200 FEET TO THE POINT OF BEGINNING, ALL LOCATED IN BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A CERTAIN PARCEL OF LAND LYING AND BEING THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE NORTH 00 DEGREES 07'20" WEST, ALONG THE EAST BOUNDARY OF THE SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 587.09 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 13TH COURT AS SAME AS DESCRIBED IN DEED TO BROWARD COUNTY, DATED AUGUST 25, 1959 AND RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 273, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 87 DEGREES 58'24" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHWEST 13TH COURT, 563.00 FEET TO THE POINT OF BEGINNING OF THIS SAID DESCRIPTION; THENCE SOUTH 00 DEGREES 07'20" EAST, PARALLEL TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/2 OF SAID SECTION 3, A DISTANCE OF 200.00 FEET; THENCE NORTH 87 DEGREES 58'24" WEST, PARALLEL WITH THE SOUTH RIGHT-OF-WAY OF SOUTHWEST 13TH COURT, A DISTANCE OF 17.00 FEET; THENCE NORTH 00 DEGREES 07'20" WEST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 87 DEGREES 58'24" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SOUTHWEST 13TH COURT, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

NOTES CORRESPONDING TO SCHEDULE B

- ⑦ — INTENTIONALLY DELETED
⑧ — INTENTIONALLY DELETED
⑨ — INTENTIONALLY DELETED
⑩ — INTENTIONALLY DELETED
⑪ — INTENTIONALLY DELETED
⑫ — ORDINANCE OF THE CITY OF POMPANO BEACH RECORDED IN OFFICIAL RECORDS BOOK 5046, PAGE 939. (NOT A SURVEY MATTER)
⑬ — INTENTIONALLY DELETED
⑭ — INTENTIONALLY DELETED

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED: I-1 "GENERAL INDUSTRIAL DISTRICT"			NOTES:
ITEM	REQUIRED	OBSERVED	
PERMITTED USE	BUILDING SUPPLY	BUILDING SUPPLY	BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO BROWARD COUNTY FOR ZONING LAWS AND APPLICABLE CODES.
MIN. LOT AREA	10,000 SQ. FT.	2,927 ACRES	
MIN. LOT WIDTH	100'	442.00'	
MAX. BLDG COVERAGE	65%	14.9%	
MIN. SETBACKS FRONT	25'	49.2'	
MIN. SETBACKS STREET SIDE	10'	N/A	ZONING PROVIDED BY: GLOBAL ZONING CONTACT: BRITTANY LABUS BRITTANY@GLOBALZONING.COM 405-593-3475 GLOBAL ZONING JOB# GZ 29216 DATED DECEMBER 31, 2024
MIN. SETBACKS INTERIOR SIDE	10'	0.8'	
MIN. SETBACKS REAR	30'	0.0'	
MAX. BUILDING HEIGHT	45'	19.2'	
PARKING REGULAR	24	0	
PARKING HANDICAP	0	0	
PARKING TOTAL	24	0	

PARKING INFORMATION:
MINIMUM NUMBER OF PARKING SPACES REQUIRED:
PARKING SPACE PER 750 SQUARE FEET (SECTION 155.51(1)) (18,036 SQUARE FEET = 750 SQUARE FEET = 24.04 PARKING SPACES)

MAXIMUM NUMBER OF PARKING SPACES ALLOWED: NO MAXIMUM

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12011C0359J, WHICH BEARS AN EFFECTIVE DATE OF 7/31/2024 AND IS ENTIRELY IN A SPECIAL FLOOD HAZARD AREA

ZONE "AE" - THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED. "AE" ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF A1-A30 ZONES.

BASIS OF BEARING

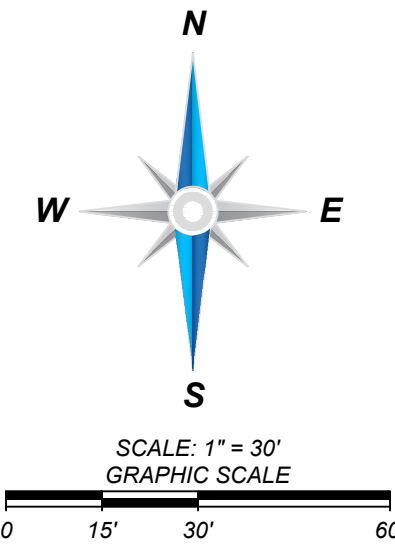
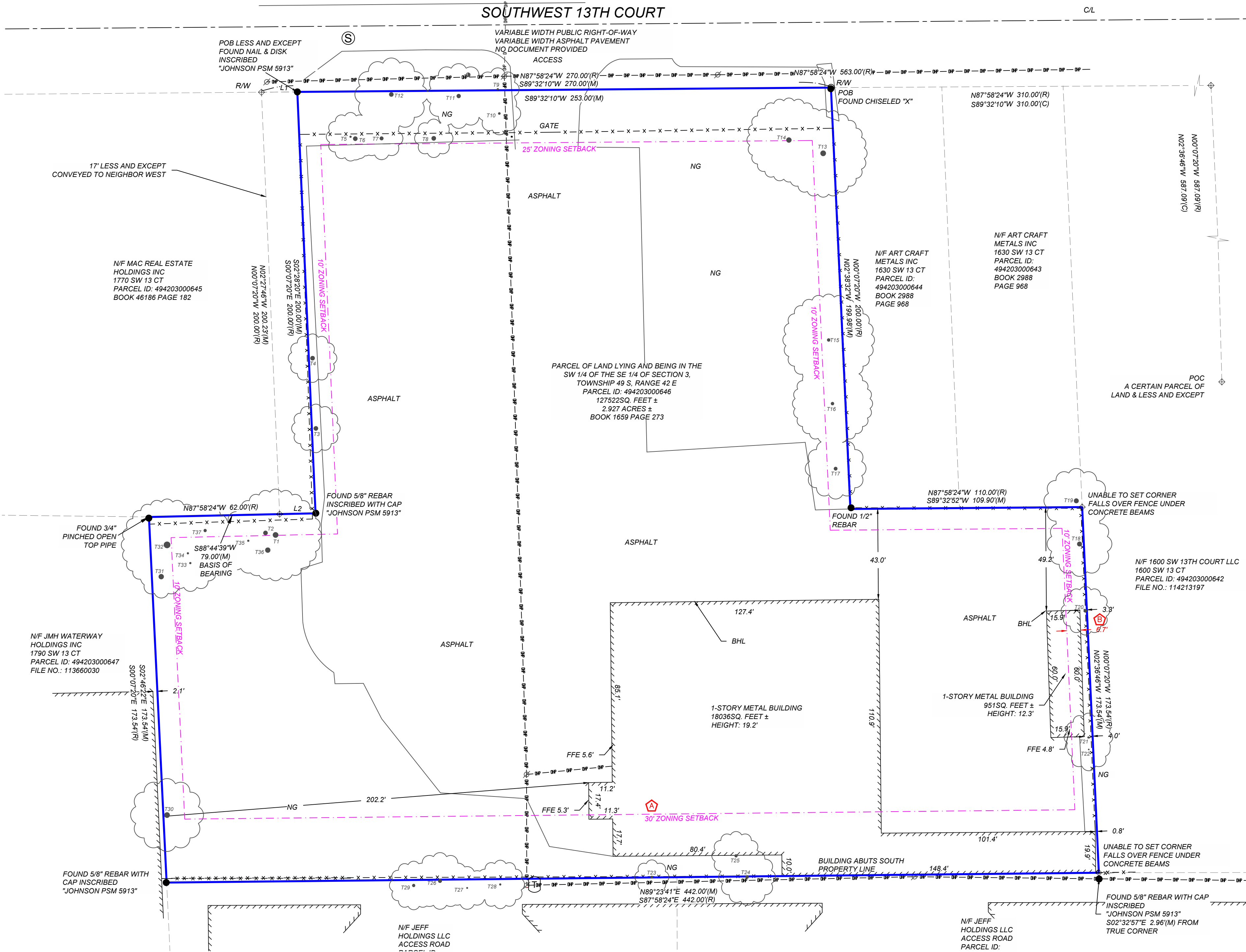
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON WESTERN NORTH PROPERTY LINE. THE BEARING IS DEVOTED AS S88°44'39"W PER GPS COORDINATE OBSERVATIONS FLORIDA STATE PLANE, FLORIDA EAST ZONE NAD83.
LATITUDE = N26°12'46.2214"
LONGITUDE = W80°09'44.1194"
CONVERGENCE ANGLE = N 00°22'38.7201" W

PARKING INFORMATION

THERE WAS NO OBSERVED DESIGNATED STRIPED PARKING SPACES AT THE TIME OF THE SURVEY.

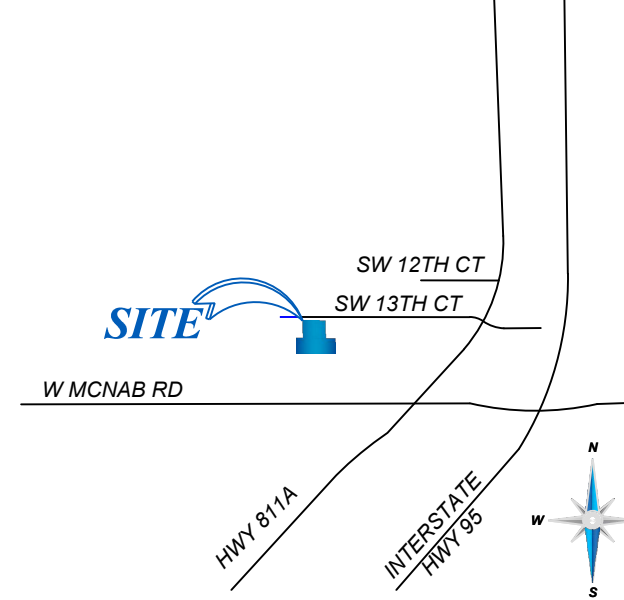
ALTA/NSPS LAND TITLE SURVEY

1660 SW 13TH COURT
POMPANO BEACH, FLORIDA 33069
BROWARD COUNTY



VICINITY MAP

NOT TO SCALE



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS 02/10/2025.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF SW 13TH CT AND HWY 81A (S ANDREWS AVE.), WHICH IS APPROXIMATELY 1600' FROM THE NE CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO SW 13TH CT, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED FLORIDA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"), THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-I EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BROWARD COUNTY PROPERTY APPRAISAL.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS, STRIPS, GORES, OR OVERLAPS.
- IN REGARD TO TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.

SIGNIFICANT OBSERVATIONS

- ① — BUILDING EXTENDS OVER ZONING SETBACK BY AS MUCH AS 30'
② — BUILDING EXTENDS OVER ZONING SETBACK BY AS MUCH AS 6.7'

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

SURVEYOR'S CERTIFICATE

TO: 1660 SW 13 - POMPANO LLC, A FLORIDA LIMITED LIABILITY COMPANY; 1660 SW 13 LLC, A FLORIDA LIMITED LIABILITY COMPANY; AXOS BANK, ITS SUCCESSORS AND/OR ASSIGNS; CHICAGO TITLE INSURANCE 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 2, 3, 4, 6A, 6B, 7A, 7B, 10, 13, 14, 16, 17, AND 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/10/2025.

DATE OF PLAT OR MAP: 02/24/2025

PETER G. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER LS5913
STATE OF FLORIDA
FLORIDA C.O.A. LB 8713



BLEW
Surveying | Engineering | Environmental
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
CELL: 479.582.1883

SURVEYOR JOB NUMBER: 24-5866.03
DATE: 02/24/2025

SURVEY REVIEWED BY: TS
SHEET: 1 OF 1

PZ25-12000025

08/06/2025