DRC
PZ25-12000025
11/19/2025

ALTA/NSPS LAND TITLE SURVEY

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

SITE INFORMATION

N/F: 1660 SW 13 COURT LLC
1660 SW 13TH CT, POMPANO BEACH, FL 33069
APN: 4942 03 00 0646
127,522 ± SQUARE FEET, OR 2.927 ± ACRES

LINE TABLE

LINE	BEARING	DISTANCE
L1	S87°58'24"E	17.00'(R)
L1	N89°32'10"E	17.00'(M)
L2	S88°44'39"W	17.03'(M)
L2	N87°58'24"W	17.00'(R)

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, 587.08 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

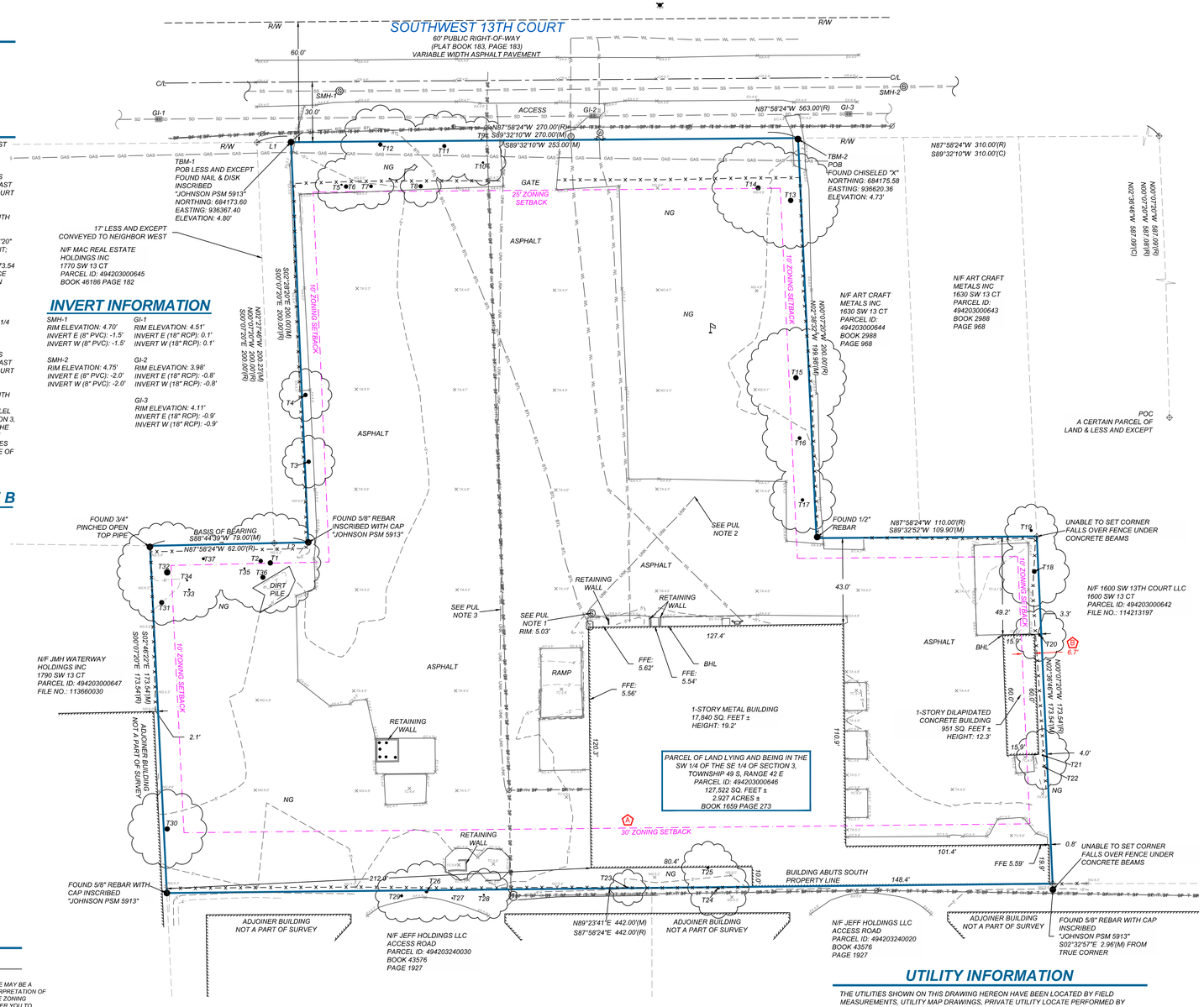
(10) — INTENTIONALLY DELETED

(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



INVERT INFORMATION

SMH-1
RIM ELEVATION: 4.70'
INVERT E (6" PVC): -1.5'
INVERT W (8" PVC): -1.5'

SMH-2
RIM ELEVATION: 4.75'
INVERT E (8" PVC): -2.0'
INVERT W (8" PVC): -2.0'

GI-1
RIM ELEVATION: 4.51'
INVERT E (18" RCP): 0.1'
INVERT W (18" RCP): 0.1'

GI-2
RIM ELEVATION: 3.98'
INVERT E (18" RCP): -0.8'
INVERT W (18" RCP): -0.8'

GI-3
RIM ELEVATION: 4.11'
INVERT E (18" RCP): -0.9'
INVERT W (18" RCP): -0.9'

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:
I-1 "GENERAL INDUSTRIAL DISTRICT"

ITEM	REQUIRED	OBSERVED
PERMITTED USE	BUILDING SUPPLY	BUILDING SUPPLY
MIN. LOT AREA	10,000 SQ FT	127,522 SQ. FEET±
MIN. LOT WIDTH	100'	442.00'
MAX. BLDG COVERAGE	65%	14.7%
MIN. SETBACKS FRONT	25'	49.2'
MIN. SETBACKS STREET SIDE	10'	N/A
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:
1 PARKING SPACE PER 750 SQUARE FEET (SECTION 155.5101) (18,036 SQUARE FEET ÷ 750 SQUARE FEET = 24.04 PARKING SPACES)

MAXIMUM NUMBER OF PARKING SPACES ALLOWED: NO MAXIMUM

NOTES:
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.

ZONING PROVIDED BY:
GLOBAL ZONING
CONTACT: BRITTANY LABUS
BRITTANY@GLOBALZONING.COM
405-593-3415
GLOBAL ZONING JOB# GZ 29216
DATED DECEMBER 31, 2024

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 DENOTED AS S88°44'39"W PER GPS COORDINATE OBSERVATIONS FLORIDA STATE PLANE, FLORIDA EAST ZONE NAD83.
LATITUDE = N26°12'46.2214"
LONGITUDE =W80°08'44.1194"
CONVERGENCE ANGLE = N 00°22'38.7201" W

PARKING INFORMATION

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

SIGNIFICANT OBSERVATIONS

(A) — BUILDING APPEARS TO EXTEND OVER ZONING SETBACK BY AS MUCH AS 30'

(B) — BUILDING APPEARS TO EXTEND OVER ZONING SETBACK BY AS MUCH AS 6.7'

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, PRIVATE UTILITY LOCATE PERFORMED BY BLEW & ASSOCIATES ON JUNE 26, 2025, AND FLORIDA 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 178506639

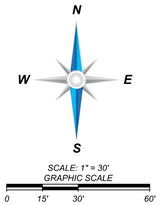
COMPANY:	CONTACT:
COMCAST CABLE	800-778-9140
CITY OF FT. LAUDERDALE	954-828-7829
CITY OF POMPANO BEACH WATER / SEWER	305-412-0891
FLORIDA POWER & LIGHT OF BROWARD COUNTY	800-778-9140
TECO PEOPLES GAS SOUTH FLORIDA	813-460-1432
AT&T DISTRIBUTION	888-357-1922

PRIVATE UTILITY LOCATE NOTES:
1. MANHOLE WAS FILLED WITH DEBRIS AT TIME OF SURVEY UNABLE TO DETERMINE PIPE TYPE/SIZE, DIRECTION OR CONNECTION LOCATION AT SANITARY MAIN TO THE NORTH.

2. THIS LINE IS PLACED PER A CUT IN ASPHALT OBSERVED AT TIME OF SURVEY. WE WERE UNSUCCESSFUL IN PRODUCING A SIGNAL OR RECEIVING A RESPONSE VIA (EM) OR (GPR) AT THIS LOCATION.

3. LINE LOCATED VIA GPR UNABLE TO CONFIRM UTILITY LINE TYPE. SUSPECTED TO BE A FIBER OPTICAL DROP AT POWER POLE.

4. UNKNOWN WATERLINE PIPE TYPE/SIZE, NO GIS MAPS PROVIDED TO SURVEYOR.



TREE TABLE

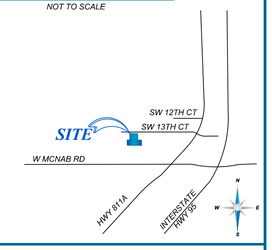
TAG	TRUNK	TREE TYPE
T1	30"	FIG
T2	24"	PALMETTO
T3	24"	PALMETTO
T4	24"	PALMETTO
T5	10"	PALMETTO
T6	24"	PALMETTO
T7	20"	PALM
T8	24"	PALMETTO
T9	10"	PALM
T10	12"	PALM
T11	22"	MANGROVE
T12	24"	MANGROVE
T13	30"	MAHOGANY
T14	28"	MAHOGANY
T15	30"	MAHOGANY
T16	21"	MAHOGANY
T17	19"	MAHOGANY
T18	26"	PEPPER
T19	16"	PEPPER
T20	18"	PEPPER
T21	10"	PEPPER
T22	6"	PEPPER
T23	12"	BIRCH
T24	18"	BIRCH
T25	16"	PALMETTO
T26	20"	VA CREEPER
T27	8"	VA CREEPER
T28	10"	VA CREEPER
T29	16"	VA CREEPER
T30	30"	PALMETTO
T31	28"	PALMETTO
T32	36"	FIG
T33	10"	BIRCH
T34	10"	FIG
T35	10"	PEPPER
T36	28"	PALMETTO
T37	16"	PALMETTO

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- COMPUTED POINT
- FIRE HYDRANT
- LIGHT
- SEWER MANHOLE (SMH)
- BOLLARD
- POWER POLE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- BACKFLOW PREVENTION DEVICE
- FLAG POLE
- GRATED INLET (GI)
- FIBER OPTIC VAULT
- TELEPHONE PEDESTAL
- NG — NATURAL GROUND
- EC — EDGE OF CONCRETE
- TC — TOP OF CONCRETE
- EA — EDGE OF ASPHALT
- TA — TOP OF ASPHALT
- CR — CROWN OF ROAD
- (M) — MEASURED/CALCULATED DIMENSION
- (R) — RECORD DIMENSION
- N/F — NOW OR FORMERLY
- BHL — BUILDING HEIGHT LOCATION
- FFE — FINISHED FLOOR ELEVATION
- POC — POINT OF COMMENCEMENT
- POB — POINT OF BEGINNING
- RCP — REINFORCED CONCRETE PIPE
- PVC — POLYVINYL CHLORIDE PIPE
- BOUNDARY LINE
- EASEMENT LINE
- ZONING SETBACK LINE
- R/W — RIGHT-OF-WAY LINE
- C/L — CENTERLINE OF RIGHT-OF-WAY
- FENCE LINE
- OHP — OVERHEAD POWER LINE
- OHTV — OVERHEAD TELEVISION LINE
- T — OVERHEAD TELEPHONE LINE
- FO — OVERHEAD FIBER OPTIC LINE
- FOP — UNDERGROUND FIBER OPTIC LINE
- BTL — UNDERGROUND TELEPHONE LINE
- GAS — UNDERGROUND GAS LINE
- SS — UNDERGROUND SEWER LINE
- SD — UNDERGROUND STORM DRAIN LINE
- WL — UNDERGROUND WATER LINE
- UNK — UNKNOWN UNDERGROUND UTILITY LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE

VICINITY MAP

NOT TO SCALE



GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. 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.
4. 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.
5. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
6. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
7. COMPLETED FIELD WORK WAS 06/30/2025.
8. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF SW 13TH CT AND HWY 811A (S ANDREWS AVE.), WHICH IS APPROXIMATELY 1600' FROM THE NE CORNER OF THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO SW 13TH CT, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
11. 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.
12. 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-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS 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.
13. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BROWARD COUNTY PROPERTY APPRAISAL.
14. 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.
15. 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.
16. A PRIVATE UTILITY LOCATE WAS PERFORMED BY BLEW & ASSOCIATES ON JUNE 26, 2025.
17. ELEVATIONS ESTABLISHED WITH GPS OBSERVATIONS UTILIZING FDOT RTK NETWORK, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET. CONTOURS SHOWN ARE AT ONE FOOT INTERVALS.

SURVEYOR'S CERTIFICATE

TO: 1660 SW 13 – POMPANO LLC, A FLORIDA LIMITED LIABILITY COMPANY; 1660 SW 13 LLC, A FLORIDA LIMITED LIABILITY COMPANY; BREDS V LOAN HOLDINGS MS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, PARLEX 6 FINCO, LLC, A LIMITED LIABILITY COMPANY, AND SUCH OTHER CO-LENDERS AS MAY EXIST FROM TIME TO TIME, TOGETHER WITH EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS:

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, 5, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 11A, 11B, 13, 14, 16, 17, AND 19. OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 06/30/2025.

DATE OF PLAT OR MAP: 07/09/2025

Peter G Johnson

Digitally signed by Peter G Johnson
DN: CN=Peter G Johnson, E=SURVEY@BLEWINC.COM, OU=Professional Surveyor and Mapper, O=LS, L=Fayetteville, S=Florida, C=US
Location: Florida
Reason: I am the author of this document
Contact info: 4794794100
Date: 2025.08.29 09:47:54-05'00'

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

PETER G. JOHNSON
LICENSE NUMBER
5913
08/29/2025
STATE OF FLORIDA
Professional Surveyor and Mapper

DATE	REVISION HISTORY	BY

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

SURVEYOR JOB NUMBER:	SURVEY DRAWN BY:
24-5866.05	TJS - 07/09/2025
SURVEY REVIEWED BY:	SHEET:
JMC	1 OF 1

DRC
PZ25-12000025
10/01/2025