

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)

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.

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 SOUTH20 WEST 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 SOUTH20 WEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3, 200 FEET TO THE POINT OF BEGINNING, 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 BOUNDARY OF THE SAID SECTION 3, 200 FEET TO THE POINT OF BEGINNING, AS SAME IS DESCRIBED IN THE SAID DEED; THENCE CONTINUE NORTH 87 DEGREES 58'24" WEST, ALONG THE LAST DESCRIBED LINE, 270 FEET TO A POINT; THENCE SOUTH 00 DEGREES 07'20" WEST, ALONG THE EAST BOUNDARY OF THE SAID SECTION 3, 200 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 58'24" WEST, 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, 173.5 FEET TO A POINT; THENCE NORTH 87 DEGREES 58'24" WEST, 110 FEET TO A POINT; THENCE SOUTH 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 SOUTHWEST 1/4 OF SAID SECTION 3; THENCE NORTH 00 DEGREES  
 00 MINUTES 00 SECONDS, 58.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES  
 58, 58.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 13TH COURSE  
 AS SAME AS DESCRIBED IN DEED TO BROWARD COUNTY, DATED AUGUST 25, 1959 AND  
 RECORDED IN PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 87 DEGREES 58'24" WEST, ALONG THE SOUTH  
 RIGHT-OF-WAY LINE OF SAID SOUTHWEST 13TH COURSE, 563.00 FEET TO THE POINT OF  
 BEGINNING; THENCE SOUTH 87 DEGREES 58'24" WEST, 100.00 FEET TO A POINT PARALLEL  
 TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/2 OF SAID SECTION -  
 A DISTANCE OF 200.00 FEET; THENCE NORTH 87 DEGREES 58'24" WEST, PARALLEL WITH THE  
 EAST BOUNDARY OF SAID SECTION, 100.00 FEET TO THE POINT OF BEGINNING; THENCE  
 NORTH 00 DEGREES 00'20" WEST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 87 DEGREES  
 58'24" WEST, ALONG THE SOUTH RIGHT-OF-WAY OF SOUTHWEST 13TH COURSE, A DISTANCE OF  
 100.00 FEET TO THE POINT OF BEGINNING.

7 — INTENTIONALLY DELETED

8 — INTENTIONALLY DELETED

9 — INTENTIONALLY DELETED

10 — INTENTIONALLY DELETED

11 — INTENTIONALLY DELETED

12 — ORDINANCE OF THE CITY OF  
RECORDS BOOK 5046, PAGE 10  
(NOT A SURVEY MATTER)

13 — INTENTIONALLY DELETED

14 — INTENTIONALLY DELETED

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.2
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)

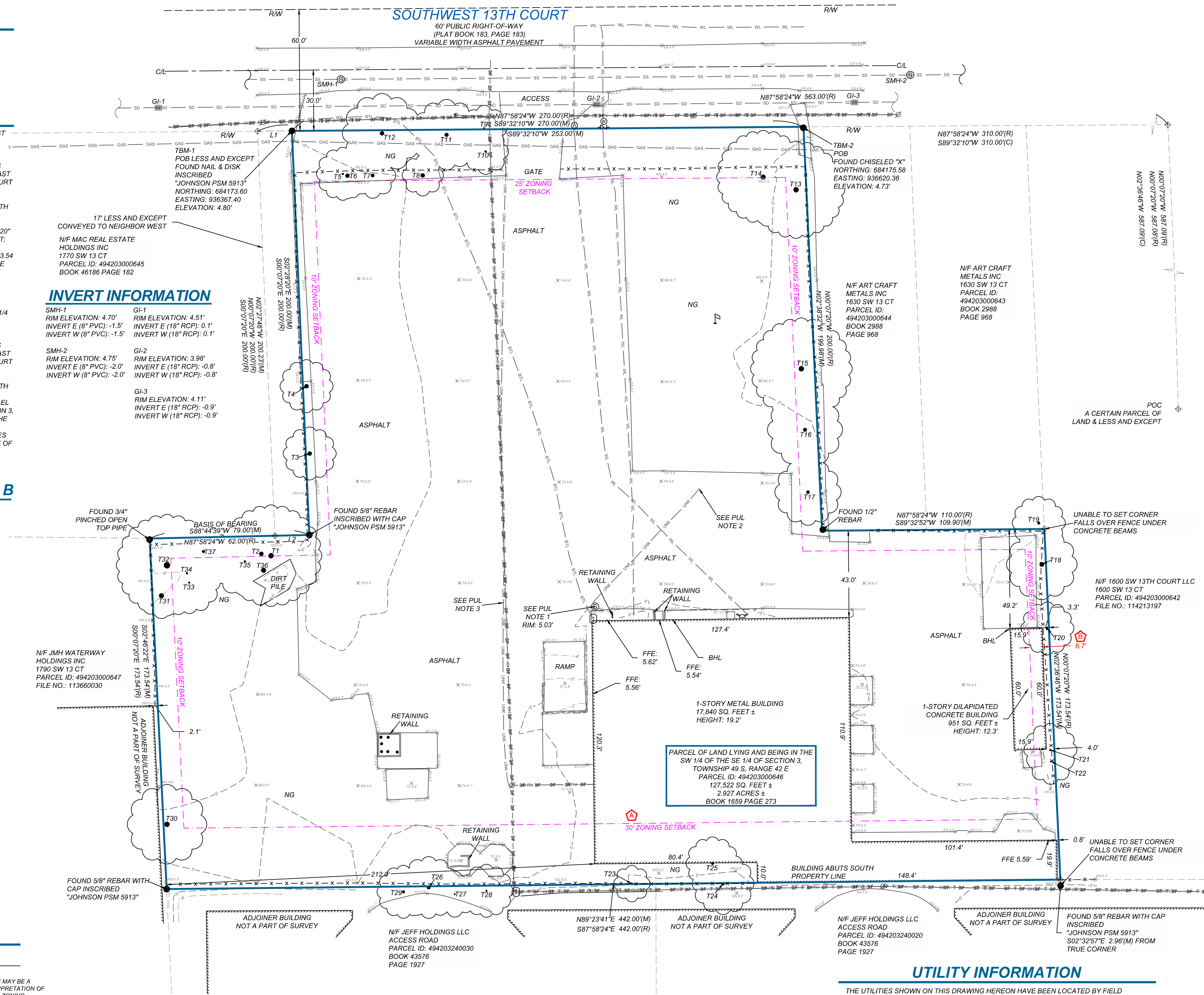
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12011C0359J, WHICH BEARS AN EFFECTIVE DATE OF 7/31/2024 AND IS ENTIRELY IN A SPECIAL FLOOD HAZARD AREA

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.

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.

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

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



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, 2023, AND FLORIDA #11 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

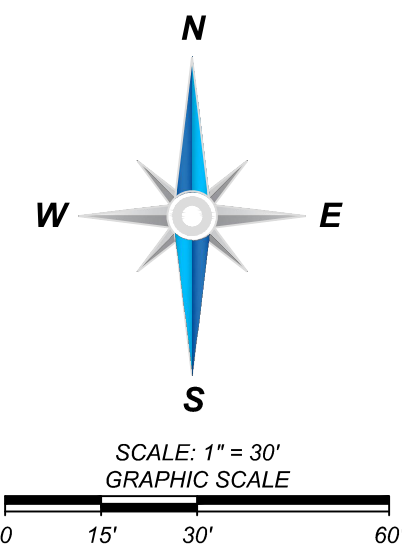
COMPANY:	CONTACT:
COMCAST CABLE	800-778-9140
CITY OF FT. LAUDERDALE	954-828-7829
CITY OF POMPAÑO BEACH WATER / SEWER	305-412-0891
FLORIDA POWER & LIGHT OF BROWARD COUNTY	800-778-9140
TECO PEOPLES GAS SOUTH FLORIDA	813-460-1432
AT&T DISTRIBUTION	888-357-1922

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.

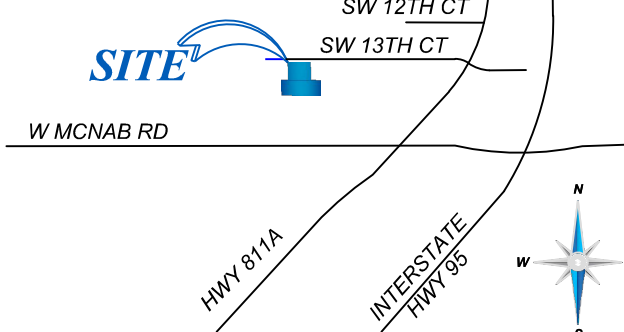
4. UNKNOWN WATERLINE PIPE TYPE/SIZE, NO GIS MAPS PROVIDED TO SURVEYOR.



74	30"	FIG
75 <td>24"</td> <td>PALMETTO</td>	24"	PALMETTO
76 <td>24"</td> <td>PALMETTO</td>	24"	PALMETTO
77 <td>10"</td> <td>PALMETTO</td>	10"	PALMETTO
78 <td>24"</td> <td>PALMETTO</td>	24"	PALMETTO
79 <td>24"</td> <td>PALMETTO</td>	24"	PALMETTO
80 <td>12"</td> <td>PALM</td>	12"	PALM
81 <td>22"</td> <td>MANGROVE</td>	22"	MANGROVE
82 <td>24"</td> <td>MANGROVE</td>	24"	MANGROVE
83 <td>24"</td> <td>PAHAMU</td>	24"	PAHAMU
84 <td>28"</td> <td>MAHOAGNY</td>	28"	MAHOAGNY
85 <td>30"</td> <td>MAHOAGNY</td>	30"	MAHOAGNY
86 <td>18"</td> <td>MAHOAGNY</td>	18"	MAHOAGNY
87 <td>18"</td> <td>PEPPER</td>	18"	PEPPER
88 <td>16"</td> <td>PEPPER</td>	16"	PEPPER
89 <td>16"</td> <td>PEPPER</td>	16"	PEPPER
90 <td>6"</td> <td>PEPPER</td>	6"	PEPPER
91 <td>12"</td> <td>BIRCH</td>	12"	BIRCH
92 <td>12"</td> <td>BIRCH</td>	12"	BIRCH
93 <td>16"</td> <td>PALMETTO</td>	16"	PALMETTO
94 <td>8"</td> <td>VA CREEPER</td>	8"	VA CREEPER
95 <td>16"</td> <td>VA CREEPER</td>	16"	VA CREEPER
96 <td>16"</td> <td>VA CREEPER</td>	16"	VA CREEPER
97 <td>30"</td> <td>PEPPER</td>	30"	PEPPER
98 <td>28"</td> <td>PALMETTO</td>	28"	PALMETTO
99 <td>36"</td> <td>FIG</td>	36"	FIG
100 <td>10"</td> <td>BIRCH</td>	10"	BIRCH
101 <td>10"</td> <td>FIG</td>	10"	FIG
102 <td>10"</td> <td>PEPPER</td>	10"	PEPPER
103 <td>28"</td> <td>PALMETTO</td>	28"	PALMETTO
104 <td>16"</td> <td>PALMETTO</td>	16"	PALMETTO

●	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
⊗	GRADED INLET (G/I)
⊗	FIBER OPTIC VAULT
⊗	TELEPHONE REDESTRAL
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
POB	POINT OF COMMENCEMENT
PCB	POINT OF BEGINNING
ROP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
—	BOUNDARY LINE
—	EASEMENT LINE
—	ZONING SETBACK LINE
—	RIGHT-OF-WAY LINE
—	CENTERLINE OF RIGHT-OF-WAY
—	FENCE LINE
— HP — HP —	OVERHEAD POWER LINE
— HTV —	OVERHEAD TELEVISION LINE
— T —	OVERHEAD TELEPHONE LINE
— FB —	OVERHEAD FIBER OPTIC LINE
— FOP —	UNDERGROUND FIBER OPTIC LINE
— FTL —	UNDERGROUND TELEPHONE LINE
— GAS —	UNDERGROUND GAS LINE
— SS —	UNDERGROUND SEWER LINE
— SD —	UNDERGROUND STORM DRAIN LINE
— W —	UNDERGROUND WATER LINE
—	UNDERGROUND UTILITY/LINE
—	MAJOR CONTOUR LINE
—	MINOR CONTOUR LINE

NOT TO SCALE



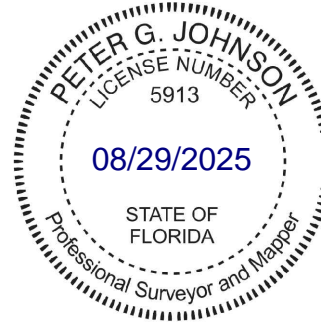
1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, EXCEPT OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARD TO TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH 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.

TO: 1660 SW 13 – POMPAÑO LLC, A FLORIDA LIMITED LIABILITY COMPANY; 1660 SW 13 LLC, 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 REQUIREMENT: 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  
PROFESSIONAL SURVEYOR AND MAPPER LS5913  
STATE OF FLORIDA  
FLORIDA C.O.A. LB 8713



# BLEW

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