

# ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND LYING AND BEING A PORTION OF THE WEST 1/2 OF THE NE 1/4 OF THE SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST,  
CITY OF BROWARD COUNTY, FLORIDA



## 1 VICINITY MAP Not to Scale



Subject Property

## 2 PROPERTY ADDRESS

S.W. 14th Avenue, Pompano Beach, Florida 33069  
Parcel Id: 494203010260

## 3 LEGAL DESCRIPTION

Lots 26, 27 and 28, **RACE TRACK SUBDIVISION**, according to the plat thereof, as recorded Plat Book 47, Page 10, of the Public Records of Broward County, Florida.  
Less that portion included in the description of Parcel 103 of CA 89-10639-02-CB, recorded in Official Records Book 16627, Page 20, of the Public Records of Broward County, Florida.

## 4 AREA TABULATION

Net Area of subject parcel: 16,628.73 SqFt (+/-0.38 Acres)  
Gross Area of subject parcel: 30,457.10 SqFt (+/-0.70 Acres)

## 5 ZONING INFORMATION

Zoning District: I-1 (as per City of Pompano Beach, Official Zoning Map)

## 7 CERTIFICATIONS

I hereby certify to: Reganzani Group LLC  
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 Optional Items 1, 2, 3, 4, 5, 6 ((a) no zoning report provided), 11 (utilities by observed aboveground visible evidence), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof.

Date of Plat or Map: March 18th, 2024

Date of Completion: March 29th, 2024

Odalys C. Bello-Iznaga  
Professional Surveyor & Mapper # 6169  
State of Florida

## 6 SURVEYOR'S REPORT

- This ALTA/NSPS Survey has been made on the ground on March 18th, 2024 under my supervision and direction employing adequate instrumentation and survey personnel. Proper survey principles, field procedures and techniques were applied while conducting this survey. Field findings results and its relationship to instruments of record investigated are represented herein.
- This map of an ALTA Survey has been prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS) effective February 23, 2021.
- This ALTA Survey correctly depicts the lands contained within the subject property as herein described and accurately shows the location and type of all visible above-ground improvements, evidence of utilities and any other relevant matters affecting these lands. Underground utilities and footings have not been located. The legal description of this property forms a mathematically closed geometric figure. Distances and directions along the boundary lines as reestablished based on the horizontal position of survey monuments and control points recovered and traversed during the field site work are in consistency with distances and directions from records.
- Except as listed herein there are no other visible easements, right of ways and servitudes of which the undersigned has knowledge of that might affect these lands and there are no other observable above ground potential encroachments by the improvements on this property upon adjoining parcels, streets, easements or right of ways. Excavation and/or a private utility locate request might be necessary for a detailed location of underground utilities.
- There is no observable evidence of site usage as solid waste dump, swamp and/ or sanitary landfill on this lot and/or on the immediately adjoining parcels.
- This property has access to and from a duly dedicated and accepted public Right of Way: SW 14th Avenue - along the West property line, SW 3rd Street (Race Track Road)- along the North property line, Public Alley - along the East property line. The undersigned has no knowledge of proposed changes in street right of way lines for these roadways.
- No evidence of recent earth moving work, building construction or additions have been observed in the process of conducting the field work.
- No evidence of wetland field designations were present at the time of the survey.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120055 (City of Pompano Beach), Panel 0357, Suffix H, revised on Sept 11th, 2009, this real property falls in Zone "X" and Zone "AH" with Base Flood Elevation 8 feet (NAVD 1988). As defined by FEMA, Zone "X" is an area of minimal flood hazard, outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood. Mandatory flood insurance purchase requirements and floodplain management standards apply. Zone "AH", is a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equalled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. This designation had been obtained directly from FEMA - the undersigned assumes no responsibility for any flooding occurrence in this area.

This property is not included in the Storm Surge Risk Zone as per Broward County Planning for uncertainty preparedness, mitigation and resilience map, and National Hurricane Center Storm Surge Risk Maps.

- HORIZONTAL LOCATION AND ACCURACY:** The lands surveyed had been located on the ground with a precision that, based on a direct distance tested between two (2) corners, does not exceed the maximum allowable Relative Positional Precision for ALTA/NSPS Land Title Survey, which equals 2 cm (0.07 feet) plus 50 parts per million. The accuracy obtained by field measurements 9redundant measurements) and office calculations meets and exceeds the customary minimum horizontal feature accuracy (linear) for an urban area being equal to 1 foot in 7,500 feet.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:  
Bench Mark # 1: Broward County Engineering Department Bench Mark 1888, Elevation = 9.596 feet (NGVD29).  
Bench Mark # 2: Broward County Engineering Department Bench Mark 0711 Elevation =13.398 feet (NGVD29).
- This ALTA Survey meets and exceeds the minimum Standards of Practice as set forth by the Florida Board of Land Surveyors and Mappers, in the applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. As defined in Section 5J-17.050 this survey is a "Boundary Survey".
- This survey map and the copies thereof, are not valid without the original signature and raised seal of the undersigning Florida Licensed Land Surveyor & Mapper. Additions or deletions to this survey map are prohibited.
- The intended plotting scale for this survey map is 1": 20'. Data is expressed in U.S. Survey Foot.
- References to "Deed", "Record" or "Plat" pertain to documents and instruments of record as part of the pertinent information used for this survey work. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor or are not reflected on the Ownership & Encumbrance Report provided. The instruments of record investigated in the preparation of this survey are recorded in the Public Records of Broward County, unless otherwise shown.
- North arrow direction is based on an assumed Meridian. The bearing structure depicted herein is based on the assumed bearing along the Center Line of SW 14th Avenue being: N02°44'20"W.
- This survey has been made based on and upon an examination of a OWNERSHIP AND ENCUMBRANCE REPORT (O&E) issued by Kalis, Kleiman and Wolfe attorneys and Counselors at Law, with a search between October 10, 2023 @ 1:54 PM, to March 21, 2024 @ 8:00 AM. Upon review and examination of said report, the following applies:  
Address: SW 14th Avenue, Pompano Beach, FL 33069  
Owner of Record as per Warranty Deed recorded under Instrument No. 119156305 is Reganzani Group LLC, a Florida limited liability Company and, as disclosed in the Public Records.

Active Encumbrances listed: NONE

Restrictions/Easements listed:

Item # 1: All matters as contained on the Plat of **RACE TRACK ROAD SUBDIVISION** recorded in Plat Book 47, Page 10, Public Records of Broward County, Florida. (does apply, depicted on survey)

Item # 2: Order of Taking recorded in Official Records Book 16627, Page 20, of the Public Records of Broward County, Florida. (Refer to Survey Sketch)

### SURVEY LEGEND

- Vicinity Maps
- Property Address / Parcel Id
- Legal Description
- Area Tabulation
- Zoning Information
- Surveyor's Report
- ALTA/NSPS Certification
- Project / Survey Number.
- Tree Chart
- Survey Map

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

QA/QC BY: O.C.B.I	DRAWN BY: I.C
FIELD DATE: 03-18-2024	UPDATED DATE: N/A
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PZ23-12000055

08/19/2025

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