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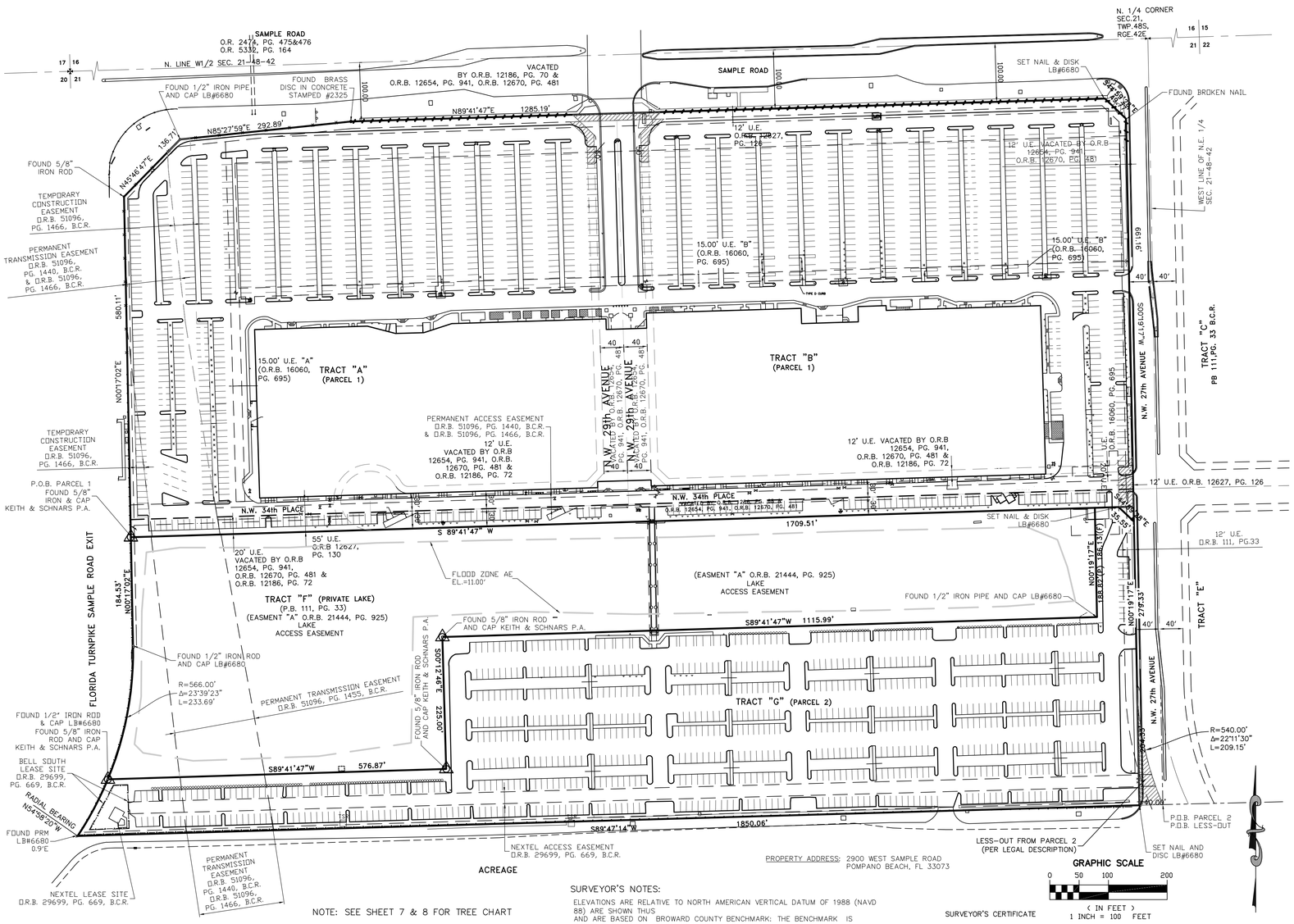

PROPERTY ADDRESS: 2900 WEST SAMPLE ROAD
POMPANO BEACH, FL 33073

PARCEL 1: (FEE TITLE)

TRACTS A AND B, POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL OF VACATED NORTHWEST 29TH AVENUE AND A PORTION OF VACATED NORTHWEST 34TH PLACE ADJOINING SAID TRACTS A AND B, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT A, NORTH 00 DEGREES 17' 02" EAST, 580.10 FEET; THENCE ALONG THE NORTHWEST BOUNDARY OF SAID TRACT A, NORTH 45 DEGREES 46' 47" EAST, 136.71 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT A, NORTH 85 DEGREES 27' 59" EAST, 292.89 FEET; THENCE CONTINUING ALONG SAID NORTH BOUNDARY, THE NORTH BOUNDARY OF NORTHWEST 29TH AVENUE VACATED BY ORDINANCE NO. 85-11 OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND RECORDED IN OFFICIAL RECORDS BOOK 12186, PAGE 68, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE NORTH BOUNDARY OF SAID TRACT B, NORTH 89 DEGREES 41' 47" EAST, 1285.19 FEET; THENCE ALONG THE NORTHEAST BOUNDARY OF SAID TRACT B, SOUTH 44 DEGREES 59' 28" EAST, 49.77 FEET; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT B AND THE EAST BOUNDARY OF NORTHWEST 34TH PLACE VACATED BY SAID ORDINANCE NO. 85-11 OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND RECORDED IN OFFICIAL RECORDS BOOK 12186, PAGE 68, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SOUTH 00 DEGREES 19' 17" WEST 661.16 FEET; THENCE SOUTH 89 DEGREES 41' 47" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VACATED NORTHWEST 34TH PLACE, AND ALONG THE SOUTH BOUNDARY OF SAID TRACT A, 1709.50 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (FEE TITLE)

TRACT G OF POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
LESS AND EXCEPT THE FOLLOWING:
A PORTION OF TRACT G OF, POMPANO INDUSTRIAL PARK THIRD ADDITION, AS RECORDED IN PLAT BOOK 111.1, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT G;
THENCE SOUTH 89 DEGREES 47' 14" WEST, ALONG THE SOUTH LINE OF SAID TRACT G, FOR A DISTANCE OF 40.00 FEET TO A POINT 40.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 21;
THENCE NORTH 00 DEGREES 19' 17" EAST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 204.33 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF BLOUNT ROAD AND TO A POINT OF CUSP OF A CURVE CONCAVE TO THE NORTHEAST;
THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 22 DEGREES 11' 30", FOR AN ARC DISTANCE OF 209.15 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

EASEMENT PARCELS:

("EASEMENT -A")

EASEMENT FROM POWERLINE PARK SERVICE ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION TO R/S ASSOCIATES OF FLORIDA, A PENNSYLVANIA LIMITED PARTNERSHIP, DATED NOVEMBER 19, 1993, RECORDED NOVEMBER 30, 1993, IN OFFICIAL RECORDS BOOK 21444, PAGE 925, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR THE PURPOSES DESCRIBED IN SAID EASEMENT, OVER, UNDER AND ACROSS THE LAND DESCRIBED BELOW, SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID EASEMENT:

TRACT F (PRIVATE LAKE) OF POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

("EASEMENT -B")

EASEMENT FROM POWERLINE PARK SERVICE ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION TO R/S ASSOCIATES OF FLORIDA, A PENNSYLVANIA LIMITED PARTNERSHIP, DATED FEBRUARY 9, 2001, RECORDED FEBRUARY 12, 2001 IN OFFICIAL RECORDS BOOK 31268, PAGE 1866, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR THE PURPOSES DESCRIBED IN SAID EASEMENT, OVER, UNDER AND ACROSS THE LAND DESCRIBED BELOW, SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID EASEMENT:

A PORTION OF TRACT "F" POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PLAT; THENCE NORTH 89 DEGREES 47'14" EAST ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 981.25 FEET; THENCE NORTH 00 DEGREES 21'30" EAST 321.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "F", ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 21'30" EAST 186.13 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "F"; THENCE NORTH 89 DEGREES 41'47" EAST, ALONG SAID NORTH LINE, 15.00 FEET; THENCE SOUTH 00 DEGREES 21'30" WEST, 186.13 FEET TO A POINT ON THE SOUTH LINE TRACT "F", THENCE SOUTH 89 DEGREES 41'47" WEST, ALONG THE SOUTH LINE OF SAID TRACT "F", 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LEGEND:

- IRON ROD PIPE
- BELLSOUTH BOX
- TELEPHONE SERVICE RISER
- CABLE TV SERVICE BOX
- DRAINAGE MANHOLE
- BOLLARD
- ELECTRIC SERVICE BOX
- CONCRETE LIGHT POLE
- GUY ANCHOR
- POWER POLE
- CATCH BASIN
- MANHOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- TRAFFIC SIGN
- GATE VALVE
- BACKFLOW PREVENTER
- ALUMINUM LIGHT POLE
- GREASE TRAP MANHOLE
- CLEAN OUT
- SANITARY SEWER VALVE
- X — CHAIN LINK FENCE
- WOOD FENCE
- OHW — OVERHEAD WIRE
- NON-VEHICULAR ACCESS

ABBREVIATIONS:
U.E.=UTILITY EASEMENT
P.B.=PLAT BOOK
ORB=OFFICIAL RECORDS BOOK
PROBC=PUBLIC ROAD OF BROWARD COUNTY
PG=PAGE
FIP=FOUND IRON PIPE
TYP.=TYPICAL
ELEC=ELECTRICAL
FH=FIRE HYDRANT
MH=MANHOLE
WPP=WOOD POWER POLE
CLP=CONCRETE LIGHT POLE
ALP=ALUMINUM LIGHT POLE
ICV=IRRIGATION CONTROL VALVE
GV=GATE VALVE
FPL=FLORIDA POWER & LIGHT
CONC=CONCRETE
A/C=AIR CONDITIONED
CLF=CHAIN LINK FENCE
W/=WITH
SEC=SECTION
LP=LIQUID PROPANE
FMC=FOUND CONCRETE MONUMENT
F.F. EL.=FINISHED FLOOR ELEVATION
TYP. = TYPICAL
PVC = POLYVINYL CHLORIDE PIPE
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
INV. = INVERT
B.O.S. = BOTTOM OF STRUCTURE

CHICAGO TITLE INSURANCE COMPANY

ISSUING OFFICE FILE NUMBER: 4428 ORDER NUMBER: 6757264 COMMITMENT DATE:03/28/2018 AT 11:00 PM

NO.	DOCUMENT TYPE	DESCRIPTION	RECORDING DATA	AFFECTS	PLOTTED
1-3	STANDARD EXCEPTIONS	N/A	N/A	N/A	N/A
4	PLAT BOOK	POMPANO INDUSTRIAL PARK THIRD ADDITION	P.B. 111, PG. 33, B.C.R.	YES	YES
	OFFICIAL RECORD BOOK	ORDINANCE NO. 85-13	O.R.B. 12186, PG. 70, B.C.R.	YES	YES
	OFFICIAL RECORD BOOK	ORDINANCE NO. 85-12	O.R.B. 12186, PG. 72, B.C.R.	YES	YES
	OFFICIAL RECORD BOOK	RESOLUTION NO. 85-1993	O.R.B. 12654, PG. 941, O.R.B. 12670, PG. 481 O.R.B. 12670, PG. 481, B.C.R.	YES	YES
	OFFICIAL RECORD BOOK	ORDINANCE NO. 95-25	O.R.B. 23018, PG. 932, B.C.R.	YES	NO (AFFECTS THE WHOLE PROPERTY)
5	EASEMENTS	EASEMENTS FOR POWERLINE PARK	O.R.B. 9669, PG. 892, B.C.R.	YES	NO (AFFECTS THE WHOLE PROPERTY
	AMENDMENT	AMENDMENT FOR EASEMENTS	O.R.B. 12269, PG. 623, B.C.R.	YES	NO (AFFECTS THE WHOLE PROPERTY
6	EASEMENTS	EASEMENTS IN FAVOR OF BROWARD COUNTY	O.R.B. 12627, PG. 126, B.C.R.	YES	YES
7	EASEMENTS	EASEMENTS IN FAVOR OF BROWARD COUNTY	O.R.B. 12627, PG. 130, B.C.R.	YES	YES
8	EASEMENTS	EASEMENTS IN FAVOR OF BROWARD COUNTY	O.R.B. 13744, PG. 308, B.C.R.	YES	YES
9	EASEMENTS	EASEMENTS IN FAVOR OF BROWARD COUNTY	O.R.B. 16060, PG. 695, B.C.R.	YES	YES
10	AGREEMENT	DEVELOPER'S AGREEMENT	O.R.B. 17132, PG. 186, B.C.R.	YES	NO (AFFECTS THE WHOLE PROPERTY
11	EASEMENT	EASEMENT	O.R.B. 21444, PG. 925, B.C.R.	YES	YES
		CONSENT TO EASEMENT	O.R.B. 51096, PG. 1455, B.C.R.	YES	YES
12	EASEMENT	GRANT OF EASEMENT	O.R.B. 31268, PG. 1866, B.C.R.	YES	YES
13	SUB-LEASE AGREEMENT	MEMORANDUM OF LEASE	O.R.B. 29699, PG. 669, B.C.R.	YES	YES
	CORRECTED AGREEMENT	CORRECTED SUB-LEASE	O.R.B. 43412, PG. 1296, B.C.R.	YES	NO (TRACT "G")
14	EASEMENT AGREEMENT	FP & L EASEMENT SUBORDINATION OF INTEREST	O.R.B. 51096, PG. 1440, B.C.R. O.R.B. 51096, PG. 1466, B.C.R.	YES	YES
15	UNRECORDED LEASE(S)	N/A	N/A	N/A	N/A
16	TITLE COMMITMENT	RIPARIAN & LITTORIAL RIGHTS	N/A	N/A	N/A
17	LIEN	N/A	N/A	N/A	N/A

SURVEYOR'S NOTES:

ELEVATIONS ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) ARE SHOWN THUS
AND ARE BASED ON BROWARD COUNTY BENCHMARK: THE BENCHMARK IS BROWARD COUNTY BENCHMARK # 260/2752C,

ELEVATION = 19.646 (N.G.V.D. 1929). - 1.56' = 18.086' (NAVD88)

ELEVATIONS AS SHOWN WERE CONVERTED FROM THE NATIONAL GEOGETIC VERTICAL DATUM OF 1929 (NGVD 29) TO THE NORTH AMERICAN VERTICAL DATUM (NAVD 88) USING THE FOLLOWING CONVERSION: NGVD 29 VERTICAL DATUM (IN FEET) - 1.56' = NAVD 88 VERTICAL DATUM. THE CONVERSION FACTOR WAS OBTAINED FROM THE NATIONAL GEODETIC SURVEY WEBSITE ORTHOMETRIC HEIGHT CONVERSION PROGRAM USING THE LATITUDE AND LONGITUDE OF THE PROJECT LOCATION TO DETERMINE A CONVERSION FACTOR FOR THIS SPECIFIC LOCATION.

ZONING INFORMATION

PARCEL1
ZONED B3 (GENERAL BUSINESS)
SETBACK REQUIREMENTS:
FRONT: NONE
SIDE: NONE
REAR: 30 FEET

PARCEL 2
ZONED I-1/PCI (GENERAL BUSINESS/COMMERCIAL/ INDUSTRIAL OVERLAY
SETBACK REQUIREMENTS NOT APPLICABLE (NO STRUCTURES)

PROPERTY AREA 1,627,209 SQUARE FEET (37.35 ACRES) MORE OR LESS

PARKING COUNT:

REGULAR = 2213
HANDICAP = 64
BUS = 4

TOTAL = 2281

FLOOD INSURANCE NOTES:

FLOOD ZONES: X, AE
BASE FLOOD ELEVATION: ZONE AE- .00' ZONE - N/A
COMMUNITY PANEL NO.: 120055 0170 H
DATE OF FIRM INDEX: 08/18/2014
MAP NUMBER 12011C0170H

SURVEYOR'S CERTIFICATE

1.. THIS SURVEY

A. WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN THEREON AND CORRECTLY SHOWS THE LEGAL DESCRIPTION, BOUNDARY LINES AND DIMENSIONS AND AREAS OF THE SUBJECT PROPERTY INDICATED THEREON ("SUBJECT PROPERTY");

B. CORRECTLY SHOWS THE LOCATION OF ALL THE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS AND VISIBLE ITEMS ON THE SUBJECT PROPERTY;

C. CORRECTLY SHOWS THE LOCATION, DIMENSIONABLE ALLEYS, STREETS, ROADS AND ROAD RIGHTS-OF-WAY AND EXCEPTIONS REFERRED TO CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 300603705 ("TITLE WORK") AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION ON SUCH DOCUMENTS (WITH INSTRUMENT, BOOK AND PAGE NUMBER INDICATED);

D. CORRECTLY SHOWS ESTABLISHED BUILDING LINES AND SETBACK RESTRICTIONS;

E. CORRECTLY SHOWS ANY COASTAL BODY OF WATER OR NAVIGABLE WATERWAY WITHIN 150-FEET OF THE SUBJECT PROPERTY;

F. CORRECTLY SHOWS ALL APPLICABLE COASTAL CONSTRUCTION LINES, BULKHEAD LINES, MEAN HIGH WATER MARKS AND EROSION CONTROL LINES, IF APPLICABLE;

2. THERE ARE NO VISIBLE

A. EASEMENTS, RIGHTS-OF-WAY OR PARTY WALLS;

B. ENCROACHMENTS ONTO THE SUBJECT PROPERTY BY BUILDINGS, STRUCTURES OR OTHER GROUND IMPROVEMENTS FROM ADJOINING PROPERTIES;

C. ENCROACHMENTS FROM THE SUBJECT PROPERTY ONTO ANY ADJOINING PROPERTY; OR

D. ENCROACHMENTS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY ONTO ANY EASEMENTS LISTED IN THE TITLE WORK.

3. THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE OR INGRESS AND EGRESS.

4. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROAD RIGHT-OF-WAY, BEING SAMPLE ROAD AND N.W. 27th AVENUE.

5. THE SUBJECT PROPERTY CONSISTS OF ONE CONTIGUOUS PARCEL, WITHOUT OVERLAPS, GAPS OR GORES.

6. THE SUBJECT PROPERTY WAS LAST SURVEYED ON 6/16/06

7. COMPLIES WITH LENDER'S "REQUIREMENTS FOR SURVEYS TO BE FURNISHED IN CONNECTION WITH MORTGAGE LOANS" (REQUIREMENTS), INCLUDING TABLE A ITEMS PROVIDED BY CLIENT.

8. BASED UPON THE LATEST APPLICABLE ACCURACY STANDARDS ADOPTED BY ALTA AND NSPS.

9. ACCURATELY REFLECTS THAT THE PROPERTY CONTAINS 37.35 ACRES.

Martin P Rossi
Digitally signed by Martin P Rossi
Date: 2022.07.18 10:16:08 -04'00'

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (DACS) OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
DATED THIS 9th DAY OF MAY , 2019 A.D.

Martin P. Rossi
MARTIN P. ROSSI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 6562
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISIONS

FESTIVAL FLEA MARKET
POMPANO BEACH - FLORIDA

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

MILLER LEGG
Palm Beach Office: 2005 Vista Parkway - Suite 100
West Palm Beach, Florida - 33411-2719
561-688-1138 - Fax: 561-688-8108
www.millerlegg.com

CERTIFICATES OF AUTHORIZATION
EB7318 | P6680 LC0337

DR.	CH.	APP.
DWN		LP

PROJECT / FILE NO.
19-00051
DRAWING NO.
SHT 1
DATE 05/16/19
SHEET 1 OF 8

DRC
PZ22-12000027
10/5/2022

DRC
PZ22-12000027
8/17/2022

DRC
PZ22-12000027
10/01/2025

V:\PROJECTS\2019\19-00051 - FESTIVAL FLEA MARKET SVY 8X11\SURVEY\19-00051_TS_UPDATED.DWG