

5. Reservations for oil, gas and minerals, canals and state and county road right-of-way by the Board of Commissioners of Everglades Drainage District recorded in Official Records Book 15443, Page 836, and in Official Records Book 123833, Page 542 (which release contains road reservation along the West section line), and as affected by the Non-Use Commitment recorded in Official Records Book 124234, Page 142 (releasing canal and state and county road right-of-way).

AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE; ALL OF THE LAND COVERED BY THE RESERVATIONS HAS EITHER BEEN RELEASED OR IS SUBJECT TO THE NON-USE COMMITMENT.

7. Reservations for oil, gas and minerals and state road right of way contained in No. 2052-EDD-J by the Trustees of the Internal Improvement Fund of the State of Florida, recorded in Deed Book 464, Page 296 [DOCUMENT NOT LEGIBLE], the right of entry and exploration having been released by the Release as the oil, gas and mineral reservations recorded in Official Records Book 23919, Page 349. [AFFECTS SUBJECT PROPERTY; BLANKET IN NATURE; NOT PLOTTABLE]

AFFECTS SUBJECT PROPERTY; BLANKET IN NATURE; NOT PLOTTABLE; ALL OF THE LAND AFFECTED BY SAID RESERVATIONS HAS BEEN RELEASED

10. Sewer Agreement between the City of Pompano Beach, Florida and South Florida Harness Raceways, Inc. and Tourist Attractions, Inc., recorded in Official Records Book 8282, Page 41.

11. INTENTIONALLY DELETED.

13. Restrictions, conditions, dedications, reservations, easements and other matters contained on the Plat of "POMPANO PARK RACINO PLAT", as recorded in Plat Book 181, Page 22, as affected by the Agreement for Amendment of Notation on Plat recorded May 19, 2023 in Instrument# 119182999, and as affected by the Resolution recorded October 20, 2023 in Instrument# 119180111, and as affected by the Agreement for Amendment of Notation on Plat recorded October 26, 2023, in Instrument# 119194357, and as affected by the Amendment to Nonvehicular Access Line, recorded October 23, 2022 in Instrument# 119182999, and Resolution recorded July 19, 2024 in Instrument# 119173914 , of the Public Records of Broward County, Florida.

14. Declaration in Lieu of Unity of Title by Pompano Park Holdings, LLC, and PPI, Inc., and Pompano Park JV Northwest Corner, LLC, recorded in Instrument Number 116849221 on November 6, 2020, as partially released as to certain turn lanes and sidewalk easements, in Instrument# 119550063 recorded May 1, 2024.

15. INTENTIONALLY DELETED.

16. Covenants, conditions, easements and possible assessments contained in the Master Declaration of Easements, Covenants and Restrictions for Live! Resorts Pompano, recorded December 27, 2022, in Instrument# 118591390, as affected by the First Amendment to Master Declaration of Easements, Covenants and Restrictions for Live! Resorts Pompano recorded November 15, 2023, in Instrument# 119232646, and further amended by the Second Amendment recorded July 23, 2024 in Instrument# 120000000.

17. INTENTIONALLY DELETED.

18. Traffic Signalization Agreement between Pompano Park JV Land Holdings, LLC, and Pompano Park JV Northwest Corner LLC, and PPI, Inc., and Topgolf USA PPB, LLC, recorded October 23, 2023, in Instrument# 119182997.

19. Security/Lien Agreement, Installation of Required Improvements, between Pompano Park JV Land Holdings, LLC, and Pompano Park JV Northwest Corner LLC, and PPI, Inc., and Topgolf USA PPB, LLC, recorded October 23, 2023, in Instrument# 119182998.

20. INTENTIONALLY DELETED.

21. The nature, extent or existence of riparian rights is not insured.

22. INTENTIONALLY DELETED.

23. Ordinance No. 87-60 and Development Order recorded in Official Records Book 14661, Page 180 as re-recorded in Official Records Book 14747, Page 485, as amended in Official Records Book 14661, Page 176 and further amended by Ordinance No. 87-60, recorded in Official Records Book 14661, Page 176, as amended by the Arvida Pompano Park Development of Regional Impact (DRI) adopted by Ordinance No. 87-60, recorded in Official Records Book 16252, Page 904, as amended by Notice of Adoption of a DRI Amendment for Arvida Pompano Park, recorded in Official Records Book 27521, Page 485, as affected by the amendment contained in Ordinance No. 98-20 recorded in Official records Book 27422, Page 519.

DOES NOT AFFECT

24. INTENTIONALLY DELETED.

25. The following matters disclosed by survey prepared by Caulfield & Wheeler, Inc., dated June 7, 2024, under Job No. 10940:

a) Drainage structures encroach over the southeast and south boundary lines.

26. Declaration of Covenants, Conditions, Restrictions and Easements between Pompano Park JV Land Holdings, LLC, as Declarant, and Pompano Industrial Owner 1, LLC, Pompano Industrial Owner 2, LLC, and Pompano Industrial Owner 3, LLC, recorded November 15, 2023 in Instrument# 119232645.

27. Easements, covenants and rights in favor of Topgolf USA, LLC, contained in the Declaration of Covenants, Conditions, Restrictions and Easements recorded December 27, 2022, in Instrument# 118591686 .
need to review

A PORTION OF PARCEL "A", "POMPAÑO PARK RACINO PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 22 THROUGH 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", THENCE ALONG THE WEST LINE OF SAID PARCEL "A", ALSO BEING THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (STATE ROAD 845), THE FOLLOWING SEVEN (7) COURSES: (1) THENCE NORTH 02°17'48" WEST, 243.52 FEET; (2) THENCE SOUTH 87°42'12" WEST, 12.00 FEET; (3) THENCE NORTH 02°17'48" WEST, 180.03 FEET; (4) THENCE NORTH 87°42'12" EAST, 3.00 FEET; (5) TO THE POINT OF TANGENCY, THENCE 87°42'12" WEST, 12.00 FEET; (6) THENCE SOUTH 87°42'12" WEST, 12.00 FEET; (7) THENCE NORTH 02°17'48" WEST, 63.08 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 02°17'48" WEST, 63.08 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°29'45" EAST, 359.79 FEET; THENCE SOUTH 02°30'15" EAST, 74.29 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 82°23'51" EAST, 88.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 24°54'19" EAST, 133.97 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 25°16'39" EAST, 112.43 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 42°52'03" EAST, 12.43 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 46°34'33" EAST, 112.43 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT (A RADIAL LINE FROM SAID POINT BEARS NORTH 43°22'55" EAST); THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 78.00 FEET, THROUGH A CENTRAL ANGLE OF 84°29'20" EAST, 87.79 FEET TO A POINT OF TANGENCY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 133.97 FEET, THROUGH A CENTRAL ANGLE OF 80°35'46" EAST, 188.45 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 133.97 FEET, THROUGH A CENTRAL ANGLE OF 84°17'21" EAST, 133.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 65°18'00" EAST, 35.69 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 138.51 FEET, THROUGH A CENTRAL ANGLE OF 59°28'14" EAST, 143.77 FEET TO A POINT OF TANGENCY; THENCE NORTH 05°04'46" EAST, 30.72 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 49.00 FEET, THROUGH A CENTRAL ANGLE OF 14°56'08" EAST, 128.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 20°45'54" EAST, 37.40 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 32.00 FEET, THROUGH A CENTRAL ANGLE OF 84°22'30" EAST, 32.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 63°37'20" WEST, 33.18 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 164°23'56" EAST, 315.62 FEET TO A POINT OF TANGENCY; THENCE SOUTH 91°33'24" EAST, 190.63 FEET; THENCE SOUTH 89°33'46" WEST, 92.92 FEET TO A POINT OF TANGENCY WITH A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 582.00 FEET THROUGH A CENTRAL ANGLE OF 77°08'46" EAST, 783.64 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 87°55'38" WEST, 285.86 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 984.00 FEET, THROUGH A CENTRAL ANGLE OF 10°51'01" EAST, 186.34 FEET TO A POINT OF TANGENCY; THENCE NORTH 81°13'21" WEST, 126.47 FEET TO A POINT ON A CURVE TO THE RIGHT (A RADIAL LINE FROM SAID POINT BEARS NORTH 08°47'11" EAST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 78°42'32" EAST, 49.86 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 02°30'15" WEST, 31.33 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2.33 FEET, THROUGH A CENTRAL ANGLE OF 45°00'00", AN ARC DISTANCE OF 1.83 FEET TO A POINT OF TANGENCY; THENCE NORTH 42°29'45" EAST, 9.98 FEET; THENCE NORTH 02°30'15" WEST, 62.213 FEET; THENCE NORTH 47°30'15" WEST, 1.83 FEET TO A POINT OF TANGENCY WITH A CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 0.33 FEET, THROUGH A CENTRAL ANGLE OF 45°00'00", AN ARC DISTANCE OF 1.83 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 02°31'42" WEST, 7.91 FEET TO A POINT ON A CURVE TO THE RIGHT (A RADIAL LINE FROM SAID POINT BEARS NORTH 87°29'45" EAST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 98.00 FEET, THROUGH A CENTRAL ANGLE OF 41°20'35" EAST, 10.70 FEET TO A POINT OF TANGENCY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 98.00 FEET, THROUGH A CENTRAL ANGLE OF 35°23'29" EAST, 60.50 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 872,640 SQUARE FEET OR 20.033 ACRES, MORE OR LESS.

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON WERE ABSTRACTED BY CHICAGO TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 110041-000618-FL, COMMITMENT NUMBER: 11753351, EFFECTIVE DATE: 8/19/2024 AT 11:00 PM. SCHEDULE B-SECTION II EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N021°47'47"N. THE GRID LINE BEARING IS 3. TOWNSHIP 49 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS. BEARINGS ANNOTATED WITH (PLAT) REFER TO RECORD PLAT BEARINGS. THE ROTATION FROM GRID TO RECORD PLAT BEARINGS IS CLOCKWISE 217°47'.
6. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. FLOOD ZONES: "X", "AE (EL. 8')", "AE (EL. 10')", "AH (EL. 10')", AND "AH (EL. 11')".
10. COMMUNITY PANEL NO. 120055 0357 H; DATE: AUGUST 18, 2014
11. BENCHMARK ORIGIN DESCRIPTION: BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK # 1888. ELEVATION = 8.02'(NAVD88)
12. GROUNDRESEARCH AERIAL PHOTOGRAPHY BY GEOCUE TRUEVIEW 635 WITH DUAL 20 MEGAPIXEL DISTORTION CALIBRATED 1" CMOS SENSOR AND 2.8 WIDE-ANGLE LENS; DATE: 08/18/2024
13. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF CAULFIELD & WHEELER, INC. THIS SURVEY IS NOT TRANSFERABLE BY OWNERS AFFIDAVIT OF SURVEY OR SIMILAR INSTRUMENT.
14. THE SURVEY SATCHET SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. NO RESPONSIBILITY IS ASSUMED BY THIS SURVEYOR FOR THE CONSTRUCTION OF IMPROVEMENTS, FROM BUILDING TIES SHOWN ON THIS SURVEY.
16. REVISIONS SHOWN HEREON DO NOT REPRESENT A "SURVEY UPDATE" UNLESS OTHERWISE NOTED.
17. ALL DATES SHOWN WITHIN THE REVISIONS BLOCK HEREON ARE FOR INTEROFFICE FILING USE ONLY AND IN NO WAY AFFECT THE DATE OF THE FIELD SURVEY STATED HEREIN.
18. AT THE VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR, ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
19. THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
20. AT THE TIME OF THIS SURVEY THERE WAS OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION.
21. AT THE TIME OF THE SURVEY THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
22. AT THE TIME OF THIS SURVEY THERE WERE NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
23. AT THE TIME OF THIS SURVEY THERE WAS NO PARKING ON THE SUBJECT PROPERTY.
24. AT THE TIME OF THIS SURVEY THERE WERE NO TREES ON THE SUBJECT PROPERTY.

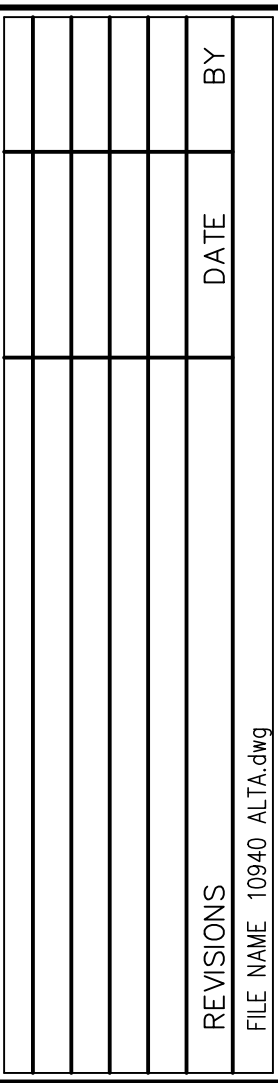
CERTIFY TO:

LENNAR HOMES, LLC
MILLROSE FLORIDA PROPERTIES, LLC
CHICAGO TITLE INSURANCE COMPANY
CALATLANTIC NATIONAL TITLE SOLUTIONS, LLC
GREENBERG TRAURIG, P.A.

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, 3, 4, 5, 7, 8, 9, 11 (OBSERVED EVIDENCE), 15, 16
AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JUNE 5, 2024

DATE OF PLAT OR MAP: SEPTEMBER 10, 2024



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

CORDISH 20.033 ACRE SITE
POMPANO BEACH, BROWARD COUNTY, FLORIDA
ALTA/NSPS LAND TITLE SURVEY

DATE	6/7/2024
DRAWN BY	RW
F.B./ PG.	HDS
SCALE	1"=60'

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 10940
SHT.NO. 1
OF 2 SHEETS

**Received after DRC Meeting
to address DRC comments
prior to the submission of a
Building Permit Application**

02/19/2025