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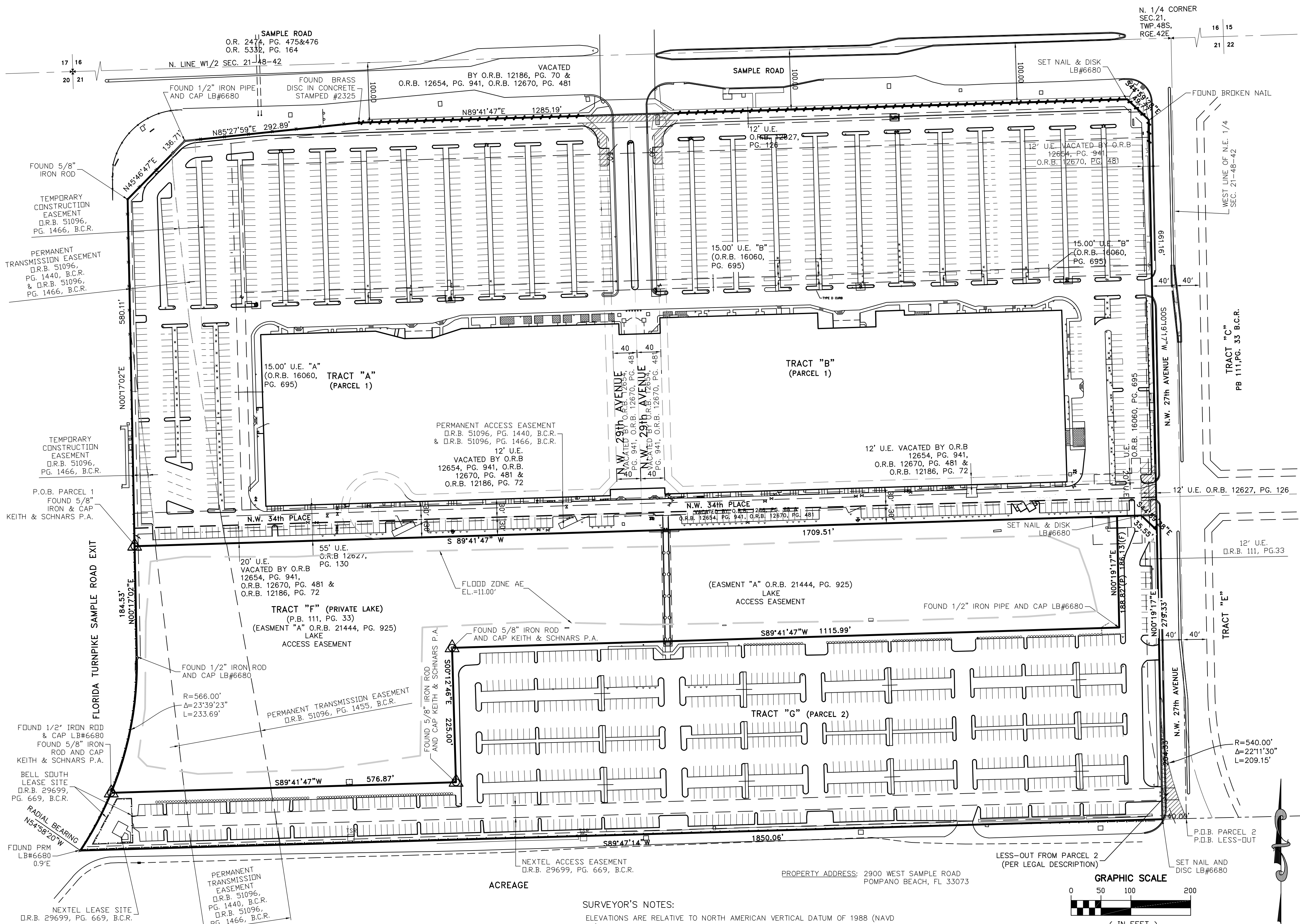
PZ22-12000027

07/02/2025

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PZ22-12000027

10/01/2025



PARCEL 1: (FEE TITLE)

TRACTS A AND B, POMPAÑO 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 POMPAÑO 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 POMPAÑO 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 POMPAÑO 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, POMPAÑO 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 1/4) 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 POMPAÑO 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 POMPAÑO 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" POMPAÑO 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.

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

SURVEYOR'S NOTES:

ELEVATIONS ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) ARE SHOWN THIS 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 GEODETIC 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

PARCEL 1
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

FLOOD INSURANCE NOTES:

FLOOD ZONES: X, AE
BASE FLOOD ELEVATION: ZONE AE - 100' ZONE X - N/A
COMMUNITY PANEL NO.: 120055 0170 H
DATE OF FIRM INDEX: 08/18/2014
MAP NUMBER 12011C0170H

SURVEYOR'S CERTIFICATE

- 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;
- 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.
- THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE OR INGRESS AND EGRESS.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROAD RIGHT-OF-WAY, BEING SAMPLE ROAD AND N.W. 27TH AVENUE.
- THE SUBJECT PROPERTY CONSISTS OF ONE CONTIGUOUS PARCEL, WITHOUT OVERLAPS, GAPS OR GORES.
- THE SUBJECT PROPERTY WAS LAST SURVEYED ON 6/16/06
- COMPLIES WITH LENDER'S "REQUIREMENTS FOR SURVEYS TO BE FURNISHED IN CONNECTION WITH MORTGAGE LOANS" (REQUIREMENT 7), INCLUDING TABLE A ITEMS PROVIDED BY CLIENT.
- BASED UPON THE LATEST APPLICABLE ACCURACY STANDARDS ADOPTED BY ALTA AND NSPS.
- ACCURATELY REFLECTS THAT THE PROPERTY CONTAINS 37.35 ACRES.

- 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
 - CHAIN LINK FENCE
 - WOOD FENCE
 - 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=FIREFIGHTER
 - MH=MANHOLE
 - WFP=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
 - ROP = REINFORCED CONCRETE PIPE
 - INV. = INVERT
 - B.O.S. = BOTTOM OF STRUCTURE

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 BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
DATED THIS 9th DAY OF JULY, 2019.
MARTIN P. ROSSI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 3527
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FESTIVAL FLEA MARKET
POMPAÑO BEACH - FLORIDA

MILLER LEGG
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West Palm Beach, FL 33411
561-698-1138 Fax: 561-698-8108
www.millerlegg.com

CERTIFICATE OF AUTHORIZATION
EB7318 186600 LC0337
PROJECT / FILE NO.
1-00051
DRAWING NO.
1
DATE
8/17/2022