

ALTA/NSPS LAND TITLE SURVEY

SITE INFORMATION

N/F- 1660 SW 13 COURT LLC
1660 SW 13TH CT, POMPANO BEACH, FL 33069
APN: 4942 03 00 0646
127522 ± SQUARE FEET, OR 2.927 ± ACRES

TITLE COMMITMENT INFORMATION

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.

SCHEDULE A DESCRIPTION

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 SOUTHWEST 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 SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, 173.54 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 13TH COURT AS SAID AS SHOWN ON THE BROWARD COUNTY DEEDS BOOK 1559, PAGE 272, RECORDED IN OFFICIAL RECORDS BOOK 1559, PAGE 272, ON THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE NORTH 87 DEGREES 58'24" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHWEST 13TH COURT, 310 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE NORTH 87 DEGREES 58'24" WEST, ALONG THE LAST DESCRIBED LINE, 270 FEET TO A POINT, THENCE SOUTH 00 DEGREES 07'20" EAST, 270 FEET TO A POINT, THENCE NORTH 87 DEGREES 58'24" WEST, 270 FEET TO A POINT, THENCE SOUTH 00 DEGREES 07'20" EAST, 173.54 FEET TO A POINT, THENCE NORTH 87 DEGREES 58'24" EAST, 442 FEET TO A POINT, THENCE NORTH 00 DEGREES 07'20" WEST, 173.54 FEET TO A POINT, THENCE SOUTH 00 DEGREES 07'20" WEST, 110 FEET TO A POINT, THENCE NORTH 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 SOUTHEAST 1/4 OF SAID SECTION 3, THENCE NORTH 00 DEGREES 07'20" WEST, ALONG THE EAST BOUNDARY OF THE SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, 173.54 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 13TH COURT AS SAID AS SHOWN ON THE BROWARD COUNTY DEEDS BOOK 1559, PAGE 272, RECORDED IN OFFICIAL RECORDS BOOK 1559, PAGE 272, ON THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE NORTH 87 DEGREES 58'24" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHWEST 13TH COURT, 563.00 FEET TO THE POINT OF BEGINNING OF THIS SAID DESCRIPTION, THENCE SOUTH 00 DEGREES 07'20" EAST, PARALLEL TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3, 173.54 FEET TO A POINT, THENCE NORTH 87 DEGREES 58'24" WEST, A DISTANCE OF 17.00 FEET, THENCE NORTH 00 DEGREES 07'20" WEST, A DISTANCE OF 200.00 FEET, THENCE SOUTH 87 DEGREES 58'24" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SOUTHWEST 13TH COURT, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

NOTES CORRESPONDING TO SCHEDULE B

- (7) — INTENTIONALLY DELETED
- (8) — INTENTIONALLY DELETED
- (9) — INTENTIONALLY DELETED
- (10) — INTENTIONALLY DELETED
- (11) — INTENTIONALLY DELETED
- (12) — ORDINANCE OF THE CITY OF POMPANO BEACH RECORDED IN OFFICIAL RECORDS BOOK 5046, PAGE 939. (NOT A SURVEY MATTER)
- (13) — INTENTIONALLY DELETED
- (14) — INTENTIONALLY DELETED

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED: I-1 "GENERAL INDUSTRIAL DISTRICT"

ITEM	REQUIRED	OBSERVED	NOTES:
PERMITTED USE	BUILDING SUPPLY	BUILDING SUPPLY	BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE CHICAGO TITLE INSURANCE COMPANY CODES, WE REFER YOU TO BROWARD COUNTY FOR ZONING LAWS AND APPLICABLE CODES.
MIN. LOT AREA	10,000 SQ FT	2.927 ACRES	
MIN. LOT WIDTH	100'	442.00'	
MAX. BLDG COVERAGE	65%	14.9%	
MIN. SETBACKS FRONT	25'	49.2'	ZONING PROVIDED BY: GLOBAL ZONING
MIN. SETBACKS STREET SIDE	10'	N/A	CONTACT: BRITANY LABUS BRITANY@GLOBALZONING.COM
MIN. SETBACKS INTERIOR SIDE	10'	0.8'	GLOBAL ZONING JOB# GZ 29216 DATED DECEMBER 31, 2024
MIN. SETBACKS REAR	30'	0.0'	
MAX. BUILDING HEIGHT	45'	19.2'	
PARKING REGULAR	24	0	
PARKING HANDICAP	0	0	
PARKING TOTAL	24	0	

FLOOD ZONE INFORMATION

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.

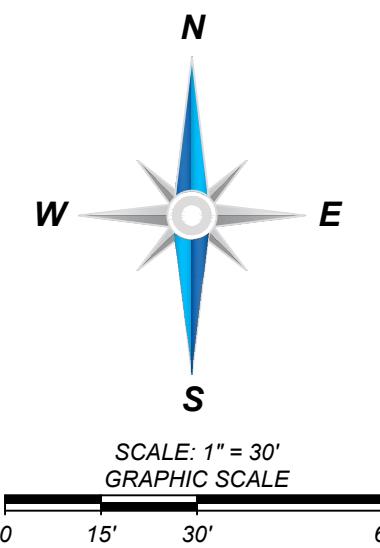
PARKING INFORMATION:
MINIMUM NUMBER OF PARKING SPACES REQUIRED:
1 PARKING SPACE PER 750 SQUARE FEET (SECTION 155.510) (18,036 SQUARE FEET = 750 SQUARE FEET = 24-04 PARKING SPACES)

MAXIMUM NUMBER OF PARKING SPACES ALLOWED: NO MAXIMUM

1660 SW 13TH COURT

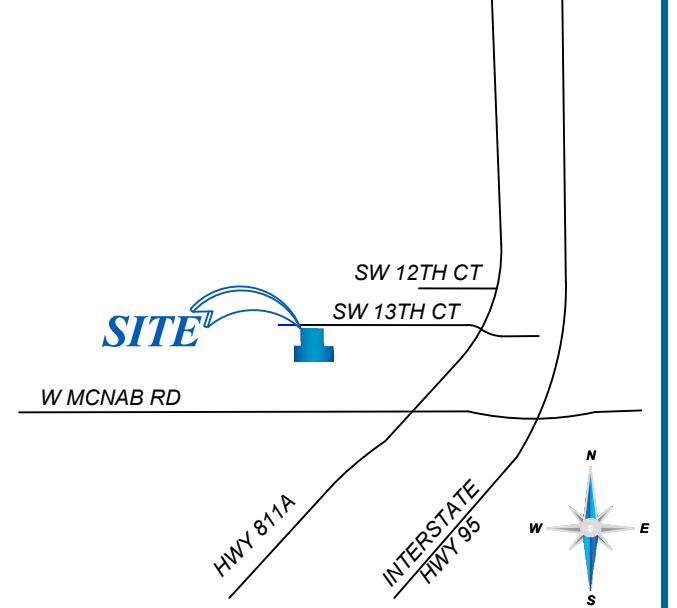
POMPANO BEACH, FLORIDA 33069

BROWARD COUNTY



VICINITY MAP

NOT TO SCALE



SOUTHWEST 13TH COURT

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
VARIABLE WIDTH ASPHALT PAVEMENT
NO DOCUMENT PROVIDED

POB LESS AND EXCEPT
FOUND NAIL & DISK
INSCRIBED
"JOHNSON PSM 5913"

R/W

POB
FOUND CHISELED "X"

ASPHALT

NG

ACCESS

17' LESS AND EXCEPT
CONVEYED TO NEIGHBOR WEST

N/F MAC REAL ESTATE
HOLDINGS INC
1770 SW 13 CT
PARCEL ID: 49420300645
BOOK 48168 PAGE 182

N/F ART CRAFT
METALS INC
1630 SW 13 CT
PARCEL ID:
49420300643
BOOK 2988
PAGE 968

N/F ART CRAFT
METALS INC
1630 SW 13 CT
PARCEL ID:
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BOOK 2988
PAGE 968

N/F ART CRAFT
METALS INC
1630 SW 13 CT
PARCEL ID:
49420300642
FILE NO.: 114213197

POC
A CERTAIN PARCEL
OF LAND & LESS AND EXCEPT

PARCEL OF LAND LYING AND BEING IN THE
SW 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3,
TOWNSHIP 49 S, RANGE 42 E
PARCEL ID: 49420300646
127522 SQ. FEET ±
BOOK 1659 PAGE 273

POC
A CERTAIN PARCEL
OF LAND & LESS AND EXCEPT

ASPHALT

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POC

UNABLE TO SET CORNER
FALLS OVER FENCE UNDER
CONCRETE BEAMS

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