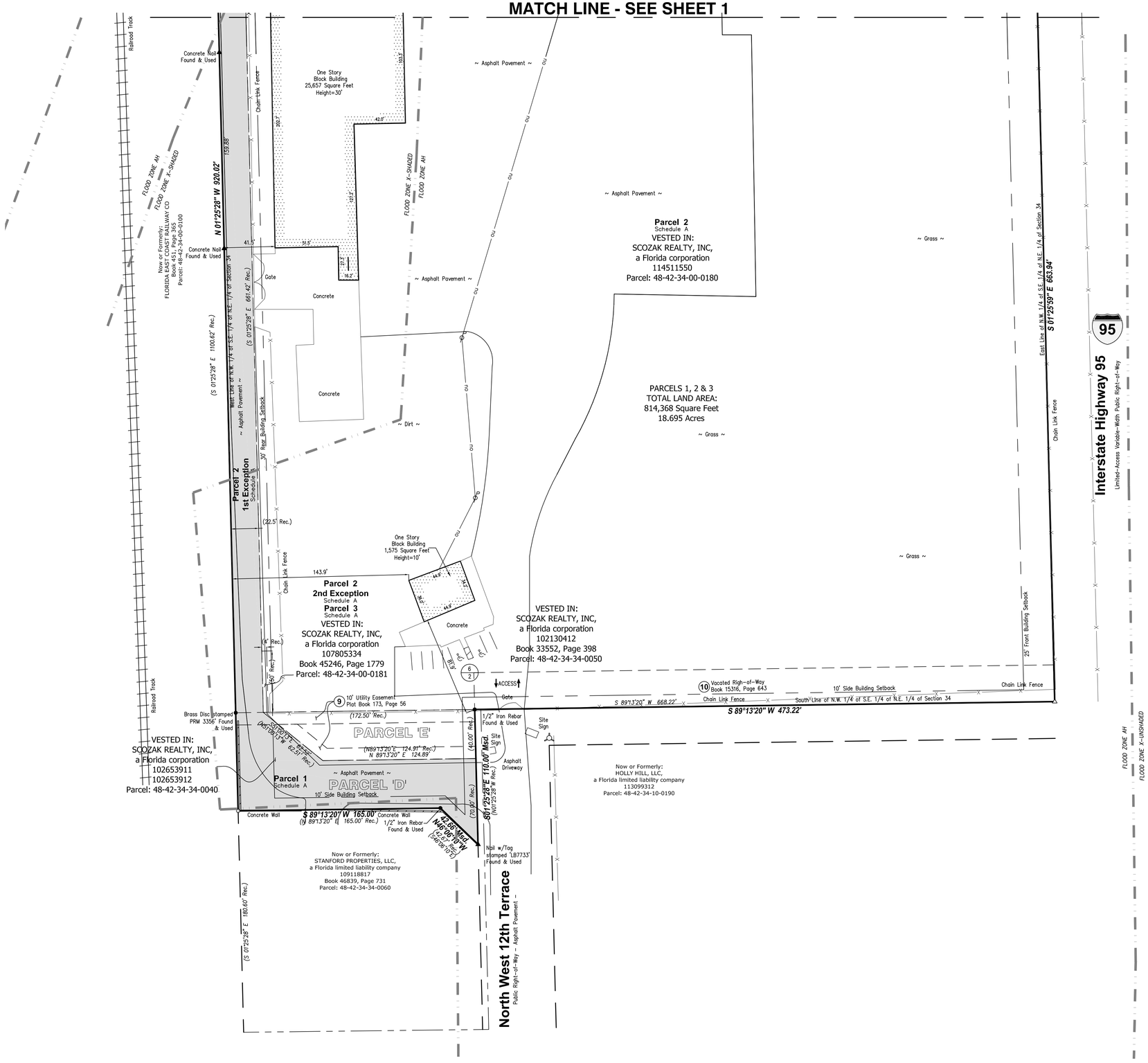

SYMBOL LEGEND

R/W	– Right-of-Way
P/L	– Adjoiner Property Line
℄	– Centerline
P.O.B.	– Place/Point of Beginning
(X)	– Schedule B-II Item
Rad	– Radius
Arc	– Arc Length
Δ	– Delta Angle
ChL	– Chord Length
ChB	– Chord Bearing
Msd.	– Measured
Rec.	– Record
(Record)	Actual
●	– Monumentation Found as Noted
○	– 5/8" Iron Pin w/Cap Set Stamped "PSM 5730"
▲	– PK/MAG Nail or Railroad Spike Found as Noted
XX	– No. of Regular Parking Spaces
XX	– No. of Handicap Parking Spaces
	– Handicap Space
	– Curb Inlet Basin w/ Grate
	– Catch Basin
	– Fire Hydrant
	– Utility Pole
	– Bollard Post
IRR	– Irrigation Vault
MH	– Manhole
E	– Electric Manhole
	– Guy Wire
	– Light Pole
	– Fence (As Noted)
OU	– Overhead Utilities
	– Wall (As Noted)
	– No Parking Area
	– Building Area
	– Shaded Easement Area
	– Dark Shaded Easement Area

BILLBOARD EASEMENT - NOT PART OF THE SUBJECT PROPERTY:

THE LAND DESCRIBED IN INSTRUMENT NO. 115378198, BEING A PORTION OF PARCEL "A", BUDGET PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE 57 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", THENCE SOUTH 00°49'55" EAST, ALONG THE EAST LINE OF SAID PARCEL "A" TO A DISTANCE OF 60 FEET, THENCE SOUTH 88°46'41" WEST, A DISTANCE OF 68.04 FEET; THENCE NORTH 01°13'19" WEST A DISTANCE OF 60.00 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 88°46'41" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL "A" A DISTANCE OF 68.45 FEET TO THE POINT OF BEGINNING.

ZONING:

Zoning Classification: I-1 (General Industrial)
Building Setbacks:
Front=25 feet minimum
Side=10 feet minimum, including street side
Rear=30 feet minimum
Maximum Building Height: 45 feet
Parking Ratio: Warehouse distribution or storage: 1 space/750 sq. ft. for the 1st 3,000 sq. f.t of floor area, then 1 space/2,500 sq. ft. for additional floor area Office: 1 space/300 sq. ft.
Maximum: 125% of minimum
Required Parking: Warehouse: 18 spaces (Based on estimated 30,286 sq. ft.)
Office: 24 spaces (Based on estimated 7,200 sq. ft.)
Total: 42 spaces minimum; 53 spaces maximum

This zoning information is taken from a zoning report compiled by NV5 under Project No. 7201901518 dated July 24, 2019.

millman
National Land Services
Transforming the Industry
Surveying
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Environmental
Real Support - Title Review
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Phone: 800-520-1010
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www.millmanland.com
landsurveyors@millmanland.com

BOUNDARY AND ALTA/NSPS
LAND TITLE SURVEY
PREPARED FOR:

FIRST INDUSTRIAL REALTY TRUST, INC.

One North Wacker Drive
Suite 200
Chicago, Illinois 60606

1001 & 1021 NW 12th Terrace
City of Pompano Beach
County of Broward
State of Florida

NORTH

GRAPHIC SCALE
0 40 80
1 INCH = 40 FT.

Not valid without the signature and raised original seal of a Florida Licensed Surveyor and Mapper.

TIMOTHY L FISH
LICENSE NUMBER
No. 6819
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER
3-11-2020
Surveyor's Seal

Sheet No. 2 of 2

Project No. 45202

JLO

P&Z
PZ20-14000002
10/28/2020