

DRC

PZ25- 12000013

SURVEYORS No. 6487
12/03/2025

ALL MEASUREMENTS ARE BASED ON THE US SURVEY FOOT.

The property described on this Sketch of ALTA/NSPS Land Title Survey is the same property as described in Exhibit "A" under Commitment Order Number: 7341700, with a Commitment Date of 11/19/2018 at 11:00 PM issued by Chicago Title Insurance Company.

Note: No updated Title Commitment and/or Opinion of Title was provided at the time of this Survey. This Survey No. 24-8007 is a revision and update of the original Survey No. 18-4716. Not all property corners were not recovered at the time of the updated survey work. Original Survey done on December 6th, 2018.

There are no visible encroachments on the subject property or upon adjacent land abutting said property.

At the time of survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120055 (City of Pompano Beach) 12011 C, 0170 H, FIRM Date 08/18/2014 and Revised with an effective date of 08/18/2014, published by the United States Department of Housing and Urban Development, designated by the Federal Emergency Management Agency (FEMA), delineates the herein described property within the following Flood Zones:

- Zone "X" (shaded), areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood;
- Zone "X", areas determined to be outside the 0.2% annual chance floodplain;
- Flood Hazard Zone "AH", Base Flood Elevation 13 feet (the Base Flood Elevation "AH" 13' refer to the NAVD, 1988).

All elevations as shown on this survey drawing are referred to the North American Vertical Datum, 1988 (NAVD).

The elevations as shown hereon are referred to the North American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1928 to NAVD 1988 datum is (+) 1.51 feet or (minus) 1.51 feet. The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:

BENCHMARK REFERENCES:

LABINS NGS BENCHMARK
- BM DESIGNATION - 007
PID - D02646
STATE/COUNTY- FL/BROWARD
COUNTRY - US
USGS QUAD - WEST DIXIE BEND (2018)
BM Elevation: 13.35(feet) NAVD (1988) Datum
MARKER: DB = BENCH MARK DISK
STAMPING: 008 2011
TO REACH THE MARK FROM THE INTERSECTION OF WEST ATLANTIC BOULEVARD AND NORTH DIXIE HIGHWAY IN POMPAÑO BEACH, GO WEST ON WEST ATLANTIC BOULEVARD FOR 1.9 MI (3.1 KM) TO THE INTERSECTION OF POWER LINE ROAD. TURN RIGHT ON NORTH POWER LINE ROAD AND GO NORTHEAST FOR 3.1 MI (5.0 KM) TO A THE MARK ON THE RIGHT. SET IN THE TOP OF A 10-INCH (25 CM) ROUND CONCRETE MONUMENT RECESSED 0.2 FT (6 CM) BELOW THE LEVEL OF THE GROUND AND LEVEL WITH NORTH POWER LINE ROAD.

LABINS NGS BENCHMARK
- BM DESIGNATION - 008
PID - D02647
STATE/COUNTY- FL/BROWARD
COUNTRY - US
USGS QUAD - WEST DIXIE BEND (2018)
BM Elevation: 13.27(feet) NAVD (1988) Datum
MARKER: DB = BENCH MARK DISK
STAMPING: 008 2011
THE MARK IS ABOUT 6.8 MI (10.6 KM) SOUTH-SOUTHWEST OF BOCA RATON, 4.9/7.9 KM SOUTHEAST OF WEST DIXIE BEND, 2.7 MI (4.3 KM) NORTH-NORTHWEST OF POMPAÑO BEACH, IN SECTION 15, TOWNSHIP 48 SOUTH, RANGE 42 EAST. OWNERSHIP IS THE FLORIDA DEPARTMENT OF TRANSPORTATION. TO REACH THE MARK FROM THE INTERSECTION OF WEST ATLANTIC BOULEVARD AND NORTH DIXIE HIGHWAY IN POMPAÑO BEACH, GO NORTH ON NORTH DIXIE HIGHWAY FOR 3.1 MI (5.0 KM) TO THE INTERSECTION OF SAMPLE ROAD. TURN LEFT ON WEST SAMPLE ROAD AND GO WEST FOR 1.45 MI (2.3 KM) TO THE MARK ON THE RIGHT. SET IN THE TOP OF A 10-INCH (25 CM) ROUND CONCRETE MONUMENT RECESSED 0.2 FT (6 CM) BELOW THE LEVEL OF THE GROUND AND 1.0 FT (0.3 M) ABOVE THE LEVEL OF WEST SAMPLE ROAD.

Elevations were not updated at the time of the latest survey work. Elevations as shown hereon have not been revised or updated since the original survey work on December 6th, 2018.

Some elevations as shown hereon were obtained by using RTK - GPS measurements and are subject to variations due equipment vertical displacement.

Delineation between Flood Zone lines were determine by the scale factor only and are noted and plotted within this survey drawing. These lines are the result of an approximation extracted from FEMA maps and are not depicted on any exact location with reference tied points or geometry. In the event of a design, obtaining a FEMA Elevation Certificate for

Flood Insurance, construction purposes or exact location where the dividing flood zone line is, insurance agents, architect or engineer should seek additional information or permission directly from FEMA agents for clarification.

Bearings are based/referred to an assumed meridian where the centerline of West Sample Road bears N 89° 41' 47" E, as shown on Plat Book 111, Page 33, Public Records of Broward County, Florida.

The total area of the surveyed parcels combined as described herein contains 48,531.95 square feet or (1.11) acres more or less.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with the legal description and calculated values unless otherwise noted.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Broward County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

Obstructed property corners are witnessed by improvements.

There is no visible evidence of any kind of any earth moving or building construction within recent months. Nor is there any observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence of recent street or sidewalk construction and or repairs within the Public Right of Way.

There are no additional changes in street right of way lines completed or proposed which have been made known to the Surveyor and are disclosed on the survey drawing.

Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances.

Adjacent properties were not investigated at the time of this Survey.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshine811.com before digging.

There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions could be found in the Public Records or Building and Zoning Department of Broward County, Florida and the City of Pompano Beach.

Only the easements provided to the surveyor and those shown on the recorded plat are noted or plotted hereon. This office has not performed any title search or any search within the Public or Private Records for easements.

Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership are made or implied.

Legal description subject to any dedications, limitations, reservations or easements of records; search of the Public Records not performed by this office. Code Restrictions not reflected on this survey.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments for Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.

Only the visible above ground surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible apertures/enclosures as shown on this sketch. Underground utility references (if any) is based on limited information provided by the utility company or construction as-builts provided to the surveyor. Owner of his agent should verify all utility locations with the appropriate utility provider before using.

The scope of this survey is to define the boundary lines as defined by the deed and referenced plats, and show all above ground improvements.

No encroachments were noted by this survey.

There are no party walls.

No underground footings were located and no subsurface investigation was performed at the time of survey.

The legal ownership of the fences and walls (if any) as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

SKETCH OF BOUNDARY SURVEY TOPOGRAPHIC SURVEY

This survey is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity.

This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This survey does not reflect or determine ownership.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.b.i of 1 foot in 10,000 feet for Commercial / High Risk Areas.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format. Each individual page indicates the scale that applies to that specific page. This survey consist of 3 pages. One page not valid without the others.

Surveyor did not perform the Tree Survey or the location of the trees. Smart-Sciences, Environmental Consulting provided a report with the approximate location of the existing trees and wetlands within this site. The location of the Trees and Wetlands as noted and shown within this survey drawing were determined by using the scale factor only based on the report provided.

The Tree Table Inventory, the Wetlands area and the location of the trees as shown hereon was prepared by Jimmy Lange, Senior Scientist from Smart-Sciences, Environmental Consulting under Smart-Science Project No. 361-001 issued March 28th, 2024. See information below:

Jimmy Lange
Senior Scientist
ISA FL-9955A
Smart-Sciences, Environmental Consulting
330 SW 27th Avenue, Suite 504
Miami, Florida 33135
O: 786-313.3977 | C: 954.254.1020 | F: 305.356.4333
jlange@smart-sciences.com
www.smart-sciences.com
Florida CBE | FDOT DBE | Miami-Dade SBE | Federal WOSB | SFWMD SBE

The easements, encumbrances and restrictions evidenced by Recorded Documents and/or other title exceptions provided to the Surveyor and noted in Schedule B, Section II of the Chicago Title Insurance Company, Commitment Order Number: 7341700, with a Commitment Date of 11/19/2018 at 11:00 PM, are a matter of survey and have been plotted hereon or noted below:

Item 1) Not a Survey matter, not noted or plotted hereon.

Item 2) Not a Survey matter, not noted or plotted hereon.

Item 3.a) See Sketch of ALTA/ACSM Land Title Survey. No encroachments were noted by this survey.

Item 3.b) Not a Survey matter, not noted or plotted hereon.

Item 3.c) Not a Survey matter, not noted or plotted hereon.

Item 3.d) Not a Survey matter, not noted or plotted hereon.

Item 4) Not a Survey matter, not noted or plotted hereon.

Item 5) Property is subject to the restrictions, covenants, conditions, easements and other matters as contained on the Plat of Pompano Industrial Park Third Addition, recorded in Plat Book 111, Page 33, as affected by Ordinance No. 85-11 recorded December 10, 1984 in Official Records Book 12186, Page 68; Ordinance No. 86-36 recorded January 29 1986 in Official Records Book 13144, Page 580; by Resolution No. 85-1993 recorded in Official Records Book 12054, Page 341; by Resolution No. 21-V-86 recorded September 25, 1986 in Official Records Book 13760, Page 404; by Ordinance No. 89-56 recorded May 23, 1989 in Official Records Book 16457, Page 47; by Resolution recorded April 7, 1997 in Official Records Book 26252, Page 251 and by Agreement to Place a Notation on Plat, recorded October 11, 2000 in Official Records Book 30325, Page 1266, of the Public Records of Broward County, Florida.
All easements noted on the Plat and the Non-Vehicular access line are noted and plotted on this survey drawing.
Plat also contains blanket conditions affecting the subject property.

Item 6) Subject property lies within the lands as described in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements, recorded July 1, 1981 in Official Records Book 9669, Page 892; as amended by instrument recorded January 18, 1985 in Official Records Book 12269, Page 623. These are blanket documents affecting the subject property and contains no plottable matters.

Item 7) Not a Survey matter, not noted or plotted hereon.

Item 8) Not a Survey matter, not noted or plotted hereon.

Item 9) Not a Survey matter, not noted or plotted hereon.

Item 10) Not a Survey matter, not noted or plotted hereon.

Item 11) Not a Survey matter, not noted or plotted hereon.

Item 12) Subject property lies outside the lands as described in the Resolution No. 86-67 of the City o Pompano Beach accepting a Declaration of Limited Access Line Easement recorded January 29, 1986 in Official Records Book 13144, Page 604; as deeded to Broward County by Quit Claim Deed recorded September 11, 1986 in Official Records Book 13721, Page 594. Not plotted hereon.

Item 13) Not a Survey matter, not noted or plotted hereon.

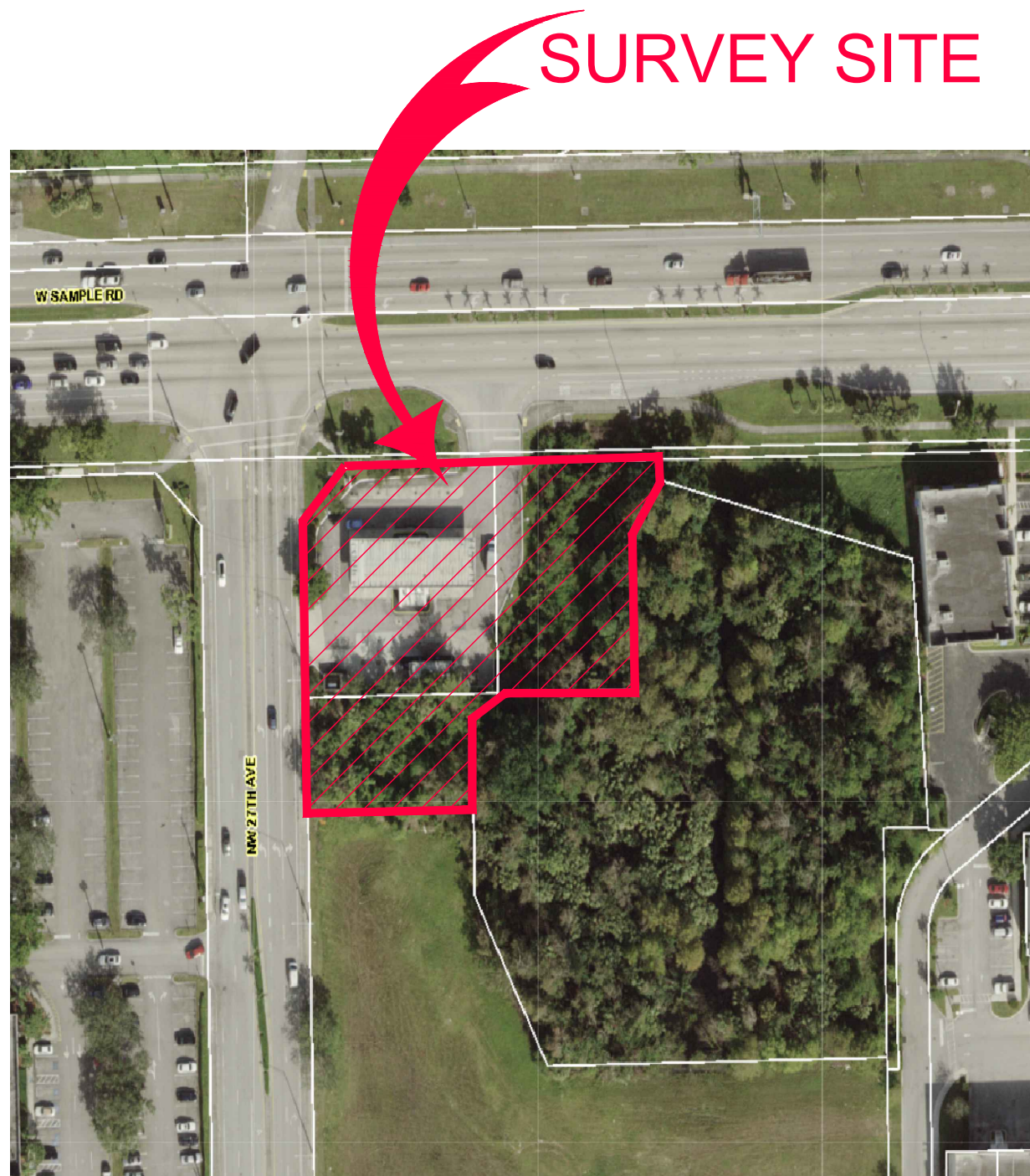
Item 14) Not a Survey matter, not noted or plotted hereon.

Item 15) Not a Survey matter, not noted or plotted hereon.

Item 16) Not a Survey matter, not noted or plotted hereon.

Note: No updated Title Commitment and/or Opinion of Title was provided at the time of this Survey.
This Survey No. 24-8007 is a revision and update of the original Survey No. 18-4716. Original Survey done on December 6th, 2018.

All recording references noted hereon are referring to the Broward County Public Records, unless otherwise noted.



LOCATION MAP NOT TO SCALE

REFERENCE PROPERTY ADDRESS / Broward County Public Records/Property Appraiser Office
2690 West Sample Road
Pompano Beach, FL 33069

REFERENCE FOLIO NUMBER(S) / Broward County Public Records/Property Appraiser Office
4842 21 07 0031 for Parcel 1
4842 21 07 0032 for Parcel 2
4842 21 07 0033 for Parcel 3

LEGAL DESCRIPTION:
PARCEL 1:

The North 150 feet of the West 150 feet of Tract C 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.

PARCEL 2:
A Parcel of land being a portion of Tract C 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, said parcel being more particularly described as follows:

Commencing at the Northerly most Northwest corner of said Tract C,
thence with a bearing of S 89°43'30" E, along the Southerly right-of-way line of Sample Road for a distance of 115.03 feet to the Point of Beginning;
thence continue with bearing of S 89°43'30" E, along the Southerly right-of-way line of Sample Road for a distance of 128.22 feet to a point;
thence with a bearing of S 00°19'17" W, for a distance of 13.45 feet to a point;
thence with a bearing of S 31°44'18" W, for a distance of 40.51 feet to a point;
thence with a bearing of S 00°19'17" W, for a distance of 102.09 feet to a point;
thence with a bearing of N 89°39'56" W, for a distance of 100.00 feet to a point;
thence with a bearing of S 60°58'51" W, for a distance of 8.16 feet to a point;
thence with a bearing of N 00°19'17" E, for a distance of 153.98 feet, more or less, to the Point of Beginning.
Said last course being contiguous with the Easterly boundary of the following described parcel of land,
The North 150 feet of the West 150 feet of Tract C 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.

PARCEL 3:
A Parcel of land being a portion of Tract C 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, said parcel being more particularly described as follows:

Commencing at the Northerly most Northwest corner of said Tract C;
thence with a bearing of S 45°17'53" W, for a distance of 49.48 feet to a point;
thence with a bearing of S 00°19'17" W, for a distance of 115.03 feet to the Point of Beginning;
thence with a bearing of S 60°58'51" W, for a distance of 58.50 feet to a point;
thence with a bearing of N 89°43'30" E, for a distance of 150.00 feet to a point, this course being contiguous with the Southerly boundary of the following described parcel:

The North 150 feet of the West 150 feet of Tract C 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,
thence with a bearing of S 00°19'17" W, a distance of 3.98 feet to a point;
thence with a bearing of S 60°58'51" W, for a distance of 23.55 feet to a point;
thence with a bearing of S 00°19'17" W, for a distance of 58.50 feet to a point;
thence with a bearing of N 89°43'30" W, for a distance of 129.47 feet to a point on the Easterly right-of-way line of NW 27th Avenue;
thence with a bearing of N 00°19'17" E, along said Easterly right-of-way line of NW 27th Avenue for a distance of 75.00 feet, more or less, to the Point of Beginning.

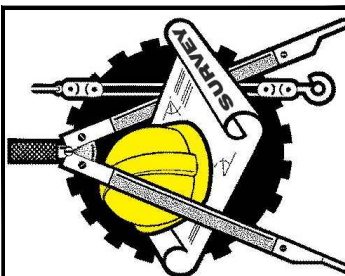
This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050.

JORGE L. CABRERA

No. 6487
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

Professional Surveyor & Mapper, # 6487
State of Florida

This drawing is the property of Jorge L. Cabrera Professional Surveyor & Mapper Reproductions of this drawing are not valid unless Signed and embossed with the surveyor's seal.



JORGE L. CABRERA
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No.	Date	Description
1	09/10/2025	LAST REVISION

Prepared for:

CHECKED BY:	JLC.
DRAWN BY:	JF / ELF
FIELD DATE:	04/30/2024
DATE:	05/09/2024
SCALE:	AS SHOWN
JOB No.	24-8007

SHEET:
1
OF 3



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