



DRC

SITE

PZ25-42000023

09/03/2025

VICINITY MAP

NOT TO SCALE

**LEGEND**

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, AND PORTION OF TRACT A, ARVIDA POMPAÑO PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERMOST SOUTHWEST CORNER OF SAID TRACT A; THENCE ALONG THE WEST LINE OF SAID TRACT A, ALSO BEING THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (POMPAÑO PARKWAY/STATE ROAD 845) THE FOLLOWING (5) COURSES: (1) THENCE NORTH 47°22'50" WEST, 63.50 FEET; (2) THENCE NORTH 02°17'48" WEST, 746.34 FEET; (3) THENCE NORTH 43°11'45" EAST, 50.34 FEET; (4) THENCE NORTH 89°40'35" EAST, 8.79 FEET; (5) THENCE NORTH 02°17'48" WEST, 7.00 FEET TO THE NORTHERMOST NORTHWEST CORNER OF SAID TRACT A; THENCE NORTH 89°40'35" EAST ALONG THE NORTH LINE OF SAID TRACT A, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SW 3RD STREET (POMPAÑO PARK PLACERAGE TRACK ROAD) 217.28 FEET; THENCE SOUTH 79°00'55" EAST, 74.71 FEET TO A POINT ON A LINE LYING 14.85 SOUTH OF AND PARALLEL, WITH SAID NORTH LINE, AND SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 89°40'35" EAST ALONG SAID PARALLEL LINE, 275.67 FEET; THENCE SOUTH 02°50'22" WEST, 14.85 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT A AND SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 89°40'35" EAST ALONG SAID NORTH LINE AND SAID SOUTH RIGHT OF WAY LINE, 222.22 FEET; THENCE SOUTH 78°59'42" EAST, 65.37 FEET TO A POINT ON A LINE LYING 12.84 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT A, AND SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 89°40'35" EAST ALONG SAID PARALLEL LINE, 221.72 FEET TO A POINT ON A CURVE TO THE RIGHT (A RADIAL LINE FROM SAID POINT BEARS SOUTH 35°12'49" WEST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 33.00 FEET, THROUGH A CENTRAL ANGLE OF 51°50'44", AN ARC DISTANCE OF 20.86 FEET TO A NON-TANGENT LINE; THENCE SOUTH 02°30'15" EAST, 75.05 FEET; THENCE SOUTH 06°19'06" EAST, 165.38 FEET; THENCE SOUTH 02°30'15" EAST, 172.61 FEET TO A POINT ON A CURVE TO THE LEFT (A RADIAL LINE FROM SAID POINT BEARS SOUTH 85°10'24" WEST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 37.03 FEET, THROUGH A CENTRAL ANGLE OF 89°13'23", AN ARC DISTANCE OF 57.67 FEET TO A NON-TANGENT LINE; THENCE SOUTH 87°29'45" WEST, 220.86 FEET TO A POINT ON A CURVE TO THE LEFT (A RADIAL LINE FROM SAID POINT BEARS SOUTH 02°30'15" EAST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'57", AN ARC DISTANCE OF 39.28 FEET TO A NON-TANGENT LINE; THENCE SOUTH 02°28'41" EAST, 130.26 FEET; THENCE SOUTH 08°39'31" EAST, 46.43 FEET TO A POINT ON A CURVE TO THE LEFT (A RADIAL LINE FROM SAID POINT BEARS SOUTH 75°04'58" WEST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 205.00 FEET, THROUGH A CENTRAL ANGLE OF 12°46'38", AN ARC DISTANCE OF 45.72 FEET TO A NON-TANGENT LINE; THENCE SOUTH 02°30'15" EAST, 133.89 FEET; THENCE SOUTH 87°29'45" WEST, 783.35 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 103.90 FEET, THROUGH A CENTRAL ANGLE OF 17°08'07", AN ARC DISTANCE OF 30.75 FEET TO A NON-TANGENT LINE; THENCE NORTH 02°31'10" WEST, 0.15 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT A; THENCE SOUTH 87°28'50" WEST ALONG SAID SOUTH LINE, 1.69 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 812,283 SQUARE FEET OR 18.647 ACRES MORE OR LESS, OR 18.647 ACRES MORE OR LESS.

LEGEND

EXISTING CONTOUR

EXISTING SPOT ELEVATION

EXIST. TOP OF CURB ELEVATION

EXIST. BOTTOM OF CURB ELEVATION

EXIST. TOP OF WALL ELEVATION

EXIST. BOTTOM OF WALL ELEVATION

OVERHEAD WIRES

DEPRESSED CURB

HYDRANT

WATER VALVE

ELECTRIC BOX

UNKNOWN VALVE

DRAINAGE/STORM MANHOLE

UNKNOWN MANHOLE

SANITARY/SEWER MANHOLE

TELEPHONE MANHOLE

CATCH BASINS

CLEAN OUT

UTILITY POLE/LIGHT POLE/SOLAR PANEL

TRAFFIC SIGNAL POLE

TRAFFIC SIGNAL

PAINTED BIKE LANE

PAINTED ARROWS

DETECTABLE WARNING PAD

SIGN

BOLLARD

LAMP

TREE & TRUNK SIZE

CHAIN LINK FENCE

DASHED WHITE LINE

DEPRESSED CURB

DOTTED YELLOW LINE

EDGE OF PAVEMENT

STOP BAR

EVIDENCE FOUND

ANCHOR BOLT

**ALTA/NSPS LAND TITLE SURVEY CERTIFICATION:**

TO:  
FIRST AMERICAN TITLE INSURANCE COMPANY;  
COSTCO WHOLESALE CORPORATION, A WASHINGTON CORPORATION;  
POMPAÑO PARK JV NORTHWEST CORNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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, 2, 3, 4, 6(B) AS SUPPLIED BY CLIENT, 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 24, 2025.

3	REVISED TO ADD ANCHOR	NA	RDR	J.A.M.	07-24-2025
2	ARBORIST TREE EVALUATIONS AND NUMBERS ADDED	NA	RDR	J.A.M.	06-23-2025
1	REVISED LEGAL DESCRIPTION ADDED	NA	RDR	J.A.M.	05-29-2025
NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
FIELD DATE	04-25-2025	ALTA/NSPS LAND TITLE SURVEY			
FIELD BOOK NO.	501	THOMAS ENGINEERING GROUP			
FIELD BOOK PG.	65	S POWERLINE ROAD			
		A PORTION OF PARCEL "A", POMPAÑO PARK RACINO PLAT (188/22)			
		A PORTION OF TRACT A, ARVIDA POMPAÑO PARK (137/33)			
		CITY OF POMPAÑO BEACH, BROWARD COUNTY, STATE OF FLORIDA			
FIELD CREW	D.J.T.S.	CONTROL POINT ASSOCIATES FL, LLC			
DRAWN:	RDR	1901 WEST CYPRUS CREEK ROAD (AKA NW 62nd St) SUITE 501 FT. LAUDERDALE, FL 33309 954.763.7611 WWW.CONTROLPOINT.COM			
REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	SHEET
B.E	J.A.M	07-24-2025	1"=60'	15-230407-01	2 OF 3

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS' CHAPTER SJ-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

07-24-2025  
DATE  
**JERALD A. McLAUGHLIN**  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #LS5269  
FLORIDA CERTIFICATE OF AUTHORIZATION LB #9137

