

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT #4010735151BM, WITH A COMMITMENT DATE OF SEPTEMBER 13 2022 AT 11:00 PM.

SCHEDULE A DESCRIPTION

A PARCEL OF LAND IN THE NW 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NW 1/4; THENCE RUN NORTH 89°59'06" WEST, 134.21 FEET ALONG THE NORTH LINE OF SAID NW 1/4; THENCE RUN SOUTH 00°00'54" WEST, 35.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF A LINE 35 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NW 1/4 WITH THE WEST RIGHT-OF-WAY LINE OF THE FEDERAL HIGHWAY (STATE ROAD NO. 5); THENCE RUN SOUTHWESTERLY 136.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 43,004.80 FEET, AND ALONG CHORD BEARING OF SOUTH 08°47'56" WEST, THENCE RUN NORTH 89°59'06" WEST, 151.74 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CIRCULAR CURVE RUNNING NORTHEASTERLY TO THE RIGHT, SAID CURVE BEING PARALLEL TO 150 FEET, FROM AND CONCENTRIC WITH THE AFOREDESCRIBED CURVE TO THE LEFT; THENCE RUN NORTHEASTERLY 135.99 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 43,154.80 FEET, TO A POINT OF INTERSECTION WITH A LINE 35 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE NW 1/4; THENCE RUNS SOUTH 89°59'06" EAST, ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

ALSO KNOWN AS:

ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHEAST CORNER, SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF THE NORTHEAST 48TH STREET AND WEST OF THE WEST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (STATE ROAD N 48) AND RUNNING IN A SOUTHERLY DIRECTION ALONG THE END ADJACENT TO THE WESTERLY RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (STATE ROAD #5) AND A DISTANCE OF 136 FEET, THENCE WESTERLY AND PARALLEL TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTHEAST 48TH STREET, A DISTANCE OF 150 FEET, THENCE NORTHERLY TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTHEAST 48TH STREET AND CONTINUE EASTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 150 FEET TO A POINT OF BEGINNING. THE ABOVE DESCRIBED PROPERTY BEING THAT PART OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43, EAST, BROWARD COUNTY RECORDS, BROWARD COUNTY, FLORIDA.

LESS THAT PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID NW 1/4; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 134.21 FEET; THENCE SOUTHERLY TO A POINT OF INTERSECTION OF A LINE 35.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 18 WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 5 (FEDERAL HIGHWAY), TO THE POINT OF BEGINNING, SAID POINT BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 43,004.87 FEET AND A CENTRAL ANGLE OF 01°16'24" AND HAVING A TANGENT BEARING OF SOUTH 07°54'56" WEST, THROUGH SAID POINT, THENCE SOUTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF 00°01'52" AN ARC DISTANCE OF 23.35 FEET; THENCE NORTH 41°32'16" WEST, A DISTANCE OF 30.38 FEET TO A POINT ON THE SOUTH LINE OF NE 48TH STREET; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NE 48TH STREET, A DISTANCE OF 23.36 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

NOTES CORRESPONDING TO SCHEDULE B

- TERMS, PROVISIONS, CONDITIONS, AND OTHER MATTERS ESTABLISHED BY THAT CERTAIN WATER AND SEWAGE SYSTEM FRANCHISE RECORDED IN OFFICIAL RECORDS BOOK 1865, PAGE 345, AND AS ASSIGNED BY THE CERTAIN ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 2593, PAGE 572. (AFFECTS, BLANKET IN NATURE)
- EASEMENT IN FAVOR OF STAR ENTERPRISE, A NEW YORK GENERAL PARTNERSHIP, RECORDED IN OFFICIAL RECORDS BOOK 19870, PAGE 532. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- TERMS AND PROVISIONS AS CONTAINED IN THAT CERTAIN ANNEXATION AGREEMENT BY AND BETWEEN BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND THE CITY OF POMPANO BEACH, A MUNICIPAL CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 38331, PAGE 1430, AND AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 46152, PAGE 1136. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS ENTIRELY IN ZONE "X SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12011C01B5H, WHICH BEARS AN EFFECTIVE DATE OF 08/18/2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA

ZONE "X-SHADED" - AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100- YEAR AND 500- YEAR FLOODS.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTH LINE OF THE PROPOSED LOT 2. THE BEARING IS DENOTED AS S89°35'46"W PER GPS COORDINATE OBSERVATIONS FLORIDA STATE PLANE, EAST ZONE NAD83. LATITUDE = 26°17'23.53540" LONGITUDE = -80°05'45.26092" CONVERGENCE ANGLE = 0°02'40"166310"

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA SURVEY

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS UTILITY MAP DRAWINGS, AND FLORIDA 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 285203933

COMPANY:
BROWARD COUNTY TRAFFIC ENGINEERING
BROWARD COUNTY WATER AND WASTEWATER SERVICES
CITY OF POMPANO BEACH WATER/SEWER
COMCAST CABLE
FLORIDA POWER & LIGHT-BROWARD
MCI
TECO PEOPLES GAS SOUTH FLORIDA

CONTACT:
(954) 847-2642
(954) 931-3236
(305) 412-0981
(800) 778-9140
(800) 778-9140
(800) 624-9675
(786) 910-9568

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARINGS	DELTA ANGLE
C1 (M)	43,004.80"	135.99'	135.99'	N 07°17'00" E	00°10'52"
C1 (R)	43,004.80"	136.00'	-	S 08°47'56" W	-
C2 (M)	43,154.80"	135.99'	135.99'	N 07°17'47" E	00°10'50"
C2 (R)	43,154.80"	135.99'	-	NORTHEASTERLY	-
C3 (M)	43,004.80"	23.34'	23.34'	S 07°12'30" W	00°01'52"
C3 (R)	43,004.80"	23.35'	-	SOUTHERLY	00°01'52"
C4 (M)	43,169.76"	49.75'	49.75'	N 07°22'22" E	00°03'58"
C4 (R)	43,169.76"	49.75'	-	-	00°03'58"
C5 (M)	43,004.80"	49.75'	49.75'	S 07°24'28" W	00°03'59"
C6 (M)	43,004.80"	112.65'	112.65'	S 07°17'56" W	00°09'00"

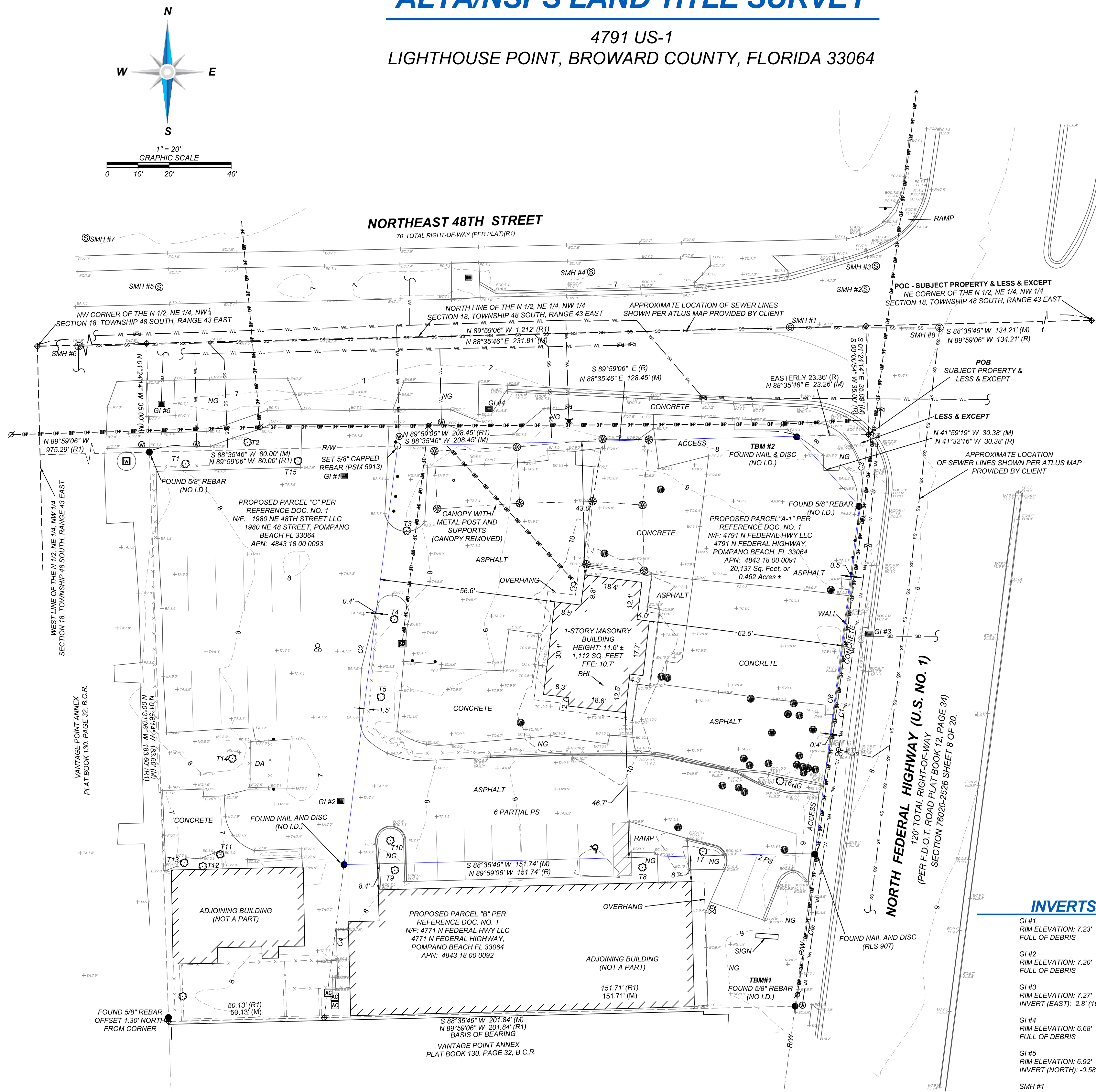
TREE TABLE

Tag	Trunk	Tree Type
T1	20"	PALM
T2	25"	PALM
T3	14"	OAK
T4	16"	OAK
T5	19"	PALM
T6	14"	PALM
T7	20"	OAK
T8	15"	PALM
T9	16"	PALM
T10	19"	OAK
T11	10"	PALM
T12	6"	PALM (CLUSTER)
T13	10"	PALM
T14	10"	BANYAN
T15	16"	OAK

ALTA/NSPS LAND TITLE SURVEY

4791 US-1

LIGHTHOUSE POINT, BROWARD COUNTY, FLORIDA 33064



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND NO SUCH INFORMATION WAS MADE AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS OCTOBER 5, 2022.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT. COMBINED SCALE FACTOR (GROUND TO GRID): 0.9999586842922
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF NORTH 48TH STREET AND NORTH FEDERAL HIGHWAY, WHICH IS LOCATED AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO NORTH 48TH STREET AND NORTH FEDERAL HIGHWAY, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY: RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED FLORIDA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY (THE "SUBJECT PROPERTY"), THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-H EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO, TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY. SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED DIMENSIONS UNLESS OTHERWISE NOTED HEREON. RECORD DIMENSIONS, IF DIFFERING FROM MEASURED DIMENSIONS, WILL BE FOLLOWED BY "RM" WHERE THE "R" INDICATES FROM WHICH REFERENCE DOCUMENT THE DIMENSION ORIGINATED.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BROWARD COUNTY GIS.
- ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS WITH ORIGINATING BENCHMARK BROWARD COUNTY BENCHMARK NO. 1544, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD83) IN US SURVEY FEET. CONTOURS SHOWN ARE 1' INTERVALS. BENCHMARK ID: #1544 PUBLISHED ELEVATION: 6.13' MONUMENT DESCRIPTION: "X" CUT IN NORTH RIM OF SANITARY SEWER MANHOLE, NORTHWEST CORNER OF NORTHEAST 22 AVENUE AND 48 STREET, 10' SOUTHWEST OF WOOD POWER POLE.
- THE APPROXIMATE LOCATION OF WATER LINES ARE SHOWN HEREON PER AN ATLUS MAP PROVIDED BY CLIENT.

LAND AREA

TOTAL AREA:
20.137 SQ. FEET, OR
0.462 ACRES ±

PARKING INFORMATION

REGULAR=0
PARTIAL=6
HANDICAP=0
TOTAL=6

TEMPORARY BENCHMARKS

TBM #1
FOUND 5/8" REBAR
NORTHING: 711994.1958
EASTING: 902488.1017
ELEVATION: 8.49'

TBM #2
FOUND NAIL & DISC
NORTHING: 712177.2377
EASTING: 902488.7209
ELEVATION: 7.27'

REFERENCE DOCUMENTS

(R1) AN UNSIGNED SURVEY BY JERALD A. MC LAUGHLIN, DATED MAY 24, 2022 PROVIDED BY CLIENT.

INVERTS

GI #1
RIM ELEVATION: 7.23'
FULL OF DEBRIS

GI #2
RIM ELEVATION: 7.20'
FULL OF DEBRIS

GI #3
RIM ELEVATION: 7.27'
INVERT (EAST): 2.8' (16" METAL PIPE)

GI #4
RIM ELEVATION: 6.68'
FULL OF DEBRIS

GI #5
RIM ELEVATION: 6.92'
INVERT (NORTH): -0.58' (40" CONCRETE PIPE)

SMH #1
RIM ELEVATION: 7.43'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC

SMH #2
RIM ELEVATION: 7.51'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC

SMH #3
RIM ELEVATION: 7.42'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC

SMH #4
RIM ELEVATION: 7.53'
UNABLE TO OPEN/SEALED SHUT

SMH #5
RIM ELEVATION: 7.14'
UNABLE TO OPEN/SEALED SHUT

SMH #6
RIM ELEVATION: 7.87'
INVERT (E-W): 4.13' (10" RCP)
INVERT (SOUTH): 1.77' (10" RCP)

SMH #7
RIM ELEVATION: 8.00'
UNABLE TO OPEN/SEALED SHUT

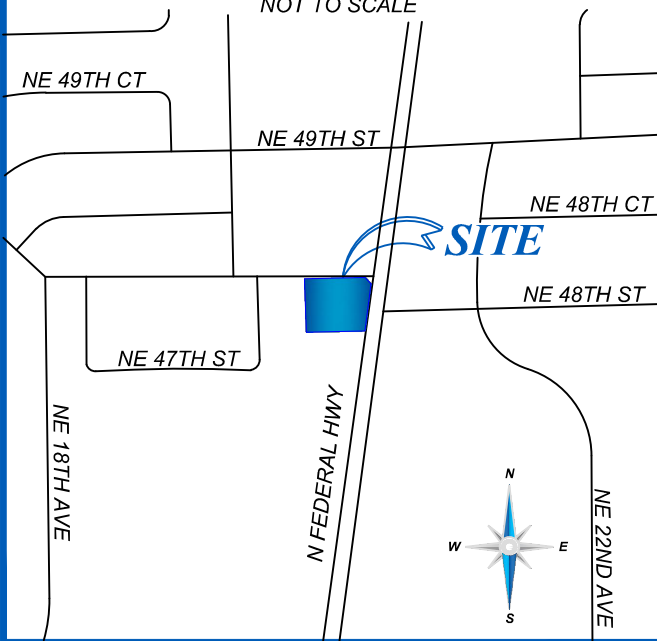
SMH #8
UNABLE TO OPEN/SEALED SHUT

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED: "B-3" GENERAL BUSINESS

ITEM	REQUIRED	OBSERVED	NOTES:
PERMITTED USE	COMMERCIAL	COMMERCIAL	BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE CITY OF POMPANO BEACH FOR ZONING LAWS AND APPLICABLE CODES.
MIN. LOT AREA	10,000 SQ. FT.	20,126 SQ. FT. ±	
MIN. LOT WIDTH	100'	128.45'	
MAX. BLDG COVERAGE	60%	5%	
MIN. SETBACKS FRONT	0'	43.0'	
MIN. SETBACKS SIDE	SEE NOTE 1	45.2'	
MIN. SETBACKS REAR	30'	N/A	
MAX. BUILDING HEIGHT	105'	11.6' ±	
PARKING REGULAR	N/A	0	
PARKING HANDICAP	N/A	0	
PARKING TOTAL	N/A	0	
NOTE 1: STREET SIDE YARD SETBACK: 0' SETBACK FROM A WATERWAY OR CANAL: 15' SETBACK FROM THE HISTORIC DUNE VEGETATION LINE: 25' INTERIOR SIDE YARD SETBACK: 0'			

VICINITY MAP



LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- ⊙ COMPUTED POINT
- ⊙ HANDICAP PARKING
- ⊙ FIRE HYDRANT
- ⊙ LIGHT
- ⊙ SANITARY MANHOLE
- ⊙ BOLLARD
- ⊙ POWER POLE
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC BOX
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ DRAIN GRATE
- ⊙ CLEANOUT
- ⊙ MONITORING WELL
- ⊙ METAL POST
- ⊙ WATER METER
- ⊙ WATER VAULT
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ LINE CONTINUES
- ⊙ RIGHT-OF-WAY
- ⊙ CENTERLINE
- ⊙ MEASURED/CALCULATED DIMENSION
- ⊙ RECORD DIMENSION
- ⊙ NOW OR FORMERLY
- ⊙ BUILDING HEIGHT LOCATION
- ⊙ POINT OF BEGINNING
- ⊙ POINT OF COMMENCEMENT
- ⊙ NATURAL GROUND
- ⊙ BACK OF CURB
- ⊙ CROWN OF ROAD
- ⊙ EDGE OF ASPHALT
- ⊙ EDGE OF CONCRETE
- ⊙ FLOW LINE
- ⊙ TOP OF ASPHALT
- ⊙ TOP OF CONCRETE
- ⊙ TEMPORARY BENCHMARK
- ⊙ DUMPSTER AREA
- ⊙ BOUNDARY LINE
- ⊙ RIGHT-OF-WAY LINE
- ⊙ CENTERLINE
- ⊙ FENCE LINE
- ⊙ OVERHEAD POWER LINE
- ⊙ CONTOUR MAJOR
- ⊙ CONTOUR MINOR
- ⊙ OVERHANG
- ⊙ UNDERGROUND WATER LINE
- ⊙ UNDERGROUND SANITARY SEWER LINE

SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE 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, 5, 6(a), 7(a), 7(b)(1), 6, 9, 11(a), 11(b), 13, 14, 16, 17, 20, 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/5/2022.

DATE OF PLAT OR MAP: 10/12/2022

PETER G. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER LS9913
STATE OF FLORIDA
FLORIDA CO.O.A. LB8173



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DATE	REVISION HISTORY	BY
11/8/2022	CLIENT COMMENTS	DMS

SURVEYOR JOB NUMBER:
22-8758

SURVEY REVIEWED BY:
JMC

SURVEY DRAWN BY:
DMS - 10/12/2022

SHEET:
1 OF 1