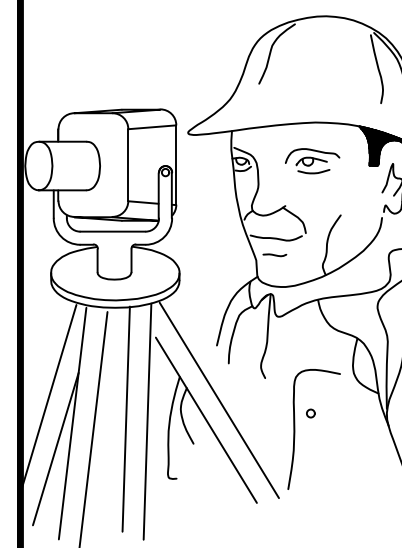


# BOUNDARY SURVEY



KARL F. KUHN  
Professional Surveyor  
and Mapper.  
1382 N.E. 178th Street  
North Miami Beach,  
Florida, 33162  
TEL: (786) 306-5348  
kuhnkarl@comcast.net

DATE OF FIRM: 08-18-2014

SCALE: 1"=30'

BASE FLOOD ELEVATION: 12

REVISED: K.F.K

PANEL NUMBER: 0357

FIRM ZONE: X - AH

DATE: 08-11-2021  
UPDATE: 11-14-2023

COMMUNITY NUMBER: 120055

SUFFIX: H

DRAWN BY: A.L.

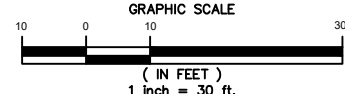
SHEET

1

OF 5

Karl F. Kuhn  
Professional Surveyor and Mapper # 5953  
State of Florida.

SHEET 1 OF 5  
ONE NOT VALID WITHOUT ALL OTHERS



## LEGAL DESCRIPTION:

A Parcel of land in Section 33, Township 48 South, Range 42 East in the City of Pompano Beach, County of Broward, State of Florida, said parcel comprised of Parcel 1 through 7, inclusive, together with a parcel of land lying between Parcel 1 and Parcel 2 through 7, inclusive, said parcel to be known as the HIATUS PARCEL from now on said parcels being more particularly described individually as follows:

**PARCEL 1:**  
Parcel "A" of POMPAÑO MERCHANDISE MART PHASE III, according to the plat thereof as recorded in Plat Book 112, Page 39, of the Public Records of Broward County, Florida. Parcel ID: 4842-33-29-0010

**PARCEL 2:**  
That Portion of the North one fifth (N 1/5) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South, Range 42 East, lying East of the centerline of NW 21st Avenue, recorded in Plat Book 31, Page 1, of the Public Records of Broward County, projected to the South line of said Section 33, excepting therefrom the West 25 feet. Parcel ID: 4842-33-05-4282

**PARCEL 3:**  
The West 69.6 feet of the West half (W 1/2) of the North one fifth (N 1/5) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South, Range 42 East, said land being, lying and situate in Broward County, Florida. Parcel ID: 4842-33-05-4282

**PARCEL 4:**  
The West half (W 1/2) of the North one fifth (N 1/5) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South, Range 42 East, less the east 202.80 feet and less the West 69.60 feet of Section 33, Township 48 South, Range 42 East, said land being, lying and situate in Broward County, Florida. Parcel ID: 4842-33-05-4282

**PARCEL 5:**  
The East 65 feet of the West 194.60 feet of the West half (W 1/2) of the North one fifth (N 1/5) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. Parcel ID: 4842-33-05-4281

**PARCEL 6:**  
The West 72.8 feet of the East 137.8 feet of the West half (W 1/2) of the North one fifth (N 1/5) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. Parcel ID: 4842-33-05-4283

**PARCEL 7:**  
The East 65 feet of the West half (W 1/2) of the North one fifth (N 1/5) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. Parcel ID: 4842-33-05-4281

**HIATUS PARCEL:**  
A Parcel of land bounded the North by the South line of the West half (W 1/2) of the North one fifth (N 1/5) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South, Range 42 East, and the South line of the North one fifth (N 1/5) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, said line also being the South line of parcel 2 through 7, inclusive; and on the East by the West line of ASSOCIATED PLAT No. 3, as recorded in Plat Book 104, Page 28 in Public Records of Broward County, Florida; and on the South by the North line of POMPAÑO MERCHANDISE MART, recorded in Plat Book 112, page 39, in the Public Records of Broward County, Florida; and on the West by the East right of way line of NW 23rd Avenue.

**LEGAL DESCRIPTION:**  
An all inclusive description of Parcels 2 through 7 inclusive, the Hiatus Parcel and Parcel 1 for consolidation further described by metes and bounds for unification of title purposes is as follows:

A Parcel of land lying, being and situate in Section 33, Township 48 South, Range 42 East, City of Pompano Beach, State of Florida being more particularly described as follows:

Commence at the SE corner of said Section 33; thence N01°17'30"W along the East line of the SE 1/4 of Section 33, 56.77 feet to the old North right of way line of West Atlantic Boulevard; thence S88°55'03"W along said right of way line, 332.63 feet; thence N01°15'37"E W 50.00 feet to the new North right of way line of West Atlantic Boulevard and the Point of Beginning; thence N 88°55'03" W along said right of way line 422.56 feet; thence N46°11'15" W, 42.25 feet to a point on the East right of way of NW 23rd Avenue; thence N01°17'32"W along said East right of way line 510.58 feet to a point on the South line of Collier City, as recorded in Plat Book 31, Page 1, in the Public Records of Broward County, Florida; thence N89°01'58"E, along the South line of said Collier City said line also being the North line of the S 1/2 of the SE 1/4 of the SE 1/4 of said Section 33, 452.69 feet to the NW corner of ASSOCIATED PLAT No. 3 as recorded in Plat 104, Page 28 in the Public Records of Browards County, Florida, said point also being the NW Corner of the E 1/2 of the SE 1/4 of the SE 1/4 of the SE 1/4 of said Section 33; thence S 01°15'37"E along the West line of said ASSOCIATED PLAT No. 3 and the West line of the E 1/2 of the SE 1/4 of the SE 1/4 of the SE 1/4 of said Section 33, 539.49 feet to the Point of Beginning

Subject to 5.00 foot right of way dedication to city of Pompano Beach.

Together with easement:  
Total Area = 243,898.36 Sq Ft  
Total Area Less Additional Roadway Easement (5435.99 Sq Ft) = 238,462.37 Sq Ft

Easement for the benefit of Parcel 1 contained in Easement Agreement between Gree-Lou Holdings Co. Ltd., Golfour Investments Co. Ltd. and Louis Weisfeld, Ltd., Grantor and Southwest 33 Associates, Grantee recorded October 7, 1985, in Official Records Book 12876, Page 738 of the Public Records of Broward County, Florida.

## LEGEND

- B.O.B. = BASIS OF BEARING
- BR = BEARING
- BC = BLOCK CORNER
- CONC. = CONCRETE
- C = CALCULATED
- D = CENTER LINE
- DE = DRAINAGE EASEMENT
- DH = DRILL HOLE
- E.M. = ELECTRIC METER
- E.M.H. = ELECTRIC MAN HOLE
- E.T. = ELECTRIC TRANSFORMER
- FN = FOUND NAIL
- F.I.P. = FOUND IRON PIPE
- F.N.D. = FOUND NAIL & DISC.
- F.I.R. = FOUND IRON REBAR
- G.M. = GAS METER
- O.M.H. = MAN HOLE
- (M) = MEASURED
- N&D = NAIL AND DISC
- OS = OFFSET
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCE
- (R) = RECORDED
- = SANITARY SEWER MANHOLE
- = STORM SEWER MANHOLE
- = SET 1/2" IRON ROD PSM #5953
- = TREE
- = UTILITY POLE
- = WATER METER
- = WELL
- = CATCH BASIN
- = ELECTRIC CABLE
- = ELECTRIC POLE
- = FIRE HYDRANT
- = LIGHT POLE

CATCH BASIN TABULATION			
No.	Rim Elevation	Bottom Elevation	Elevation Invert Pipe
1	11.19'	5.37'	Diameter 1.10' South 7.19'
2	11.30'	5.84'	Diameter 1.0' South 7.30'
3	7.58'	4.86'	Diameter 1.0' East 5.72'
4	7.57'	5.69'	Diameter 1.0' West 5.52'
5	7.58'	4.78'	Diameter 1.0' North 5.59'
6	7.63'	6.05'	Diameter 1.0' North 5.63'
7	8.33'	5.05'	Diameter 1.0' North 6.38'
8	8.03'	5.11'	Diameter 2.0' South 5.60'
9	8.16'	5.12'	Diameter 1.0' North 5.66'
10	8.19'	5.40'	Diameter 1.0' North 6.0'
11	8.36'	5.36'	Diameter 1.0' East 5.77'
12	10.90'	5.84'	Diameter 2.0' East 7.08'
13	8.81'	6.24'	Diameter 0.50' East 6.81'
14	10.76'	4.66'	Diameter 2.0' North 5.0'
15	11.40'	5.30'	Diameter 1.0' West 7.32'
16	9.70'	3.85'	Diameter 1.0' West 5.73'

L1 = N 01°17'32" W 2.42'  
L2 = S 01°15'37" E 1.19'  
L3 = N 01°17'32" W 3.60'  
L4 = S 01°15'37" E 14.00'  
L5 = N 46°11'15" W 7.08'  
L6 = N 89°01'58" E 5.00'

**PROPERTY ADDRESS:**  
2201 WEST ATLANTIC BOULEVARD,  
POMPAÑO BEACH, FLORIDA, 33069.

## CERTIFIED TO:

- 2201 LLC

## SURVEYOR'S NOTES:

- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- All bearings and distances shown hereon are record and measured unless otherwise shown.
- The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROUND)
- All Elevations are based on the National American Vertical Datum 1988.
- Fence ties are to be the center line of the fence.
- Wall ties are to face of the wall.
- Ownership subject to opinion of the Title.
- Underground utilities are not depicted hereon.
- Benchmark: BROWARD COUNTY ENGINEERING DEPARTMENT, BM # 1260 Elevation = 14.390' (N.G.V.D. 1929).
- Boundary Based on Legal Description for Parcel "A" of Pompano Merchandise Mart Phase III, Plat Book 112, Page 39, Broward County and Fractional Breakdown of Section 33-48-42, Broward County.

## SURVEYOR'S CERTIFICATE:

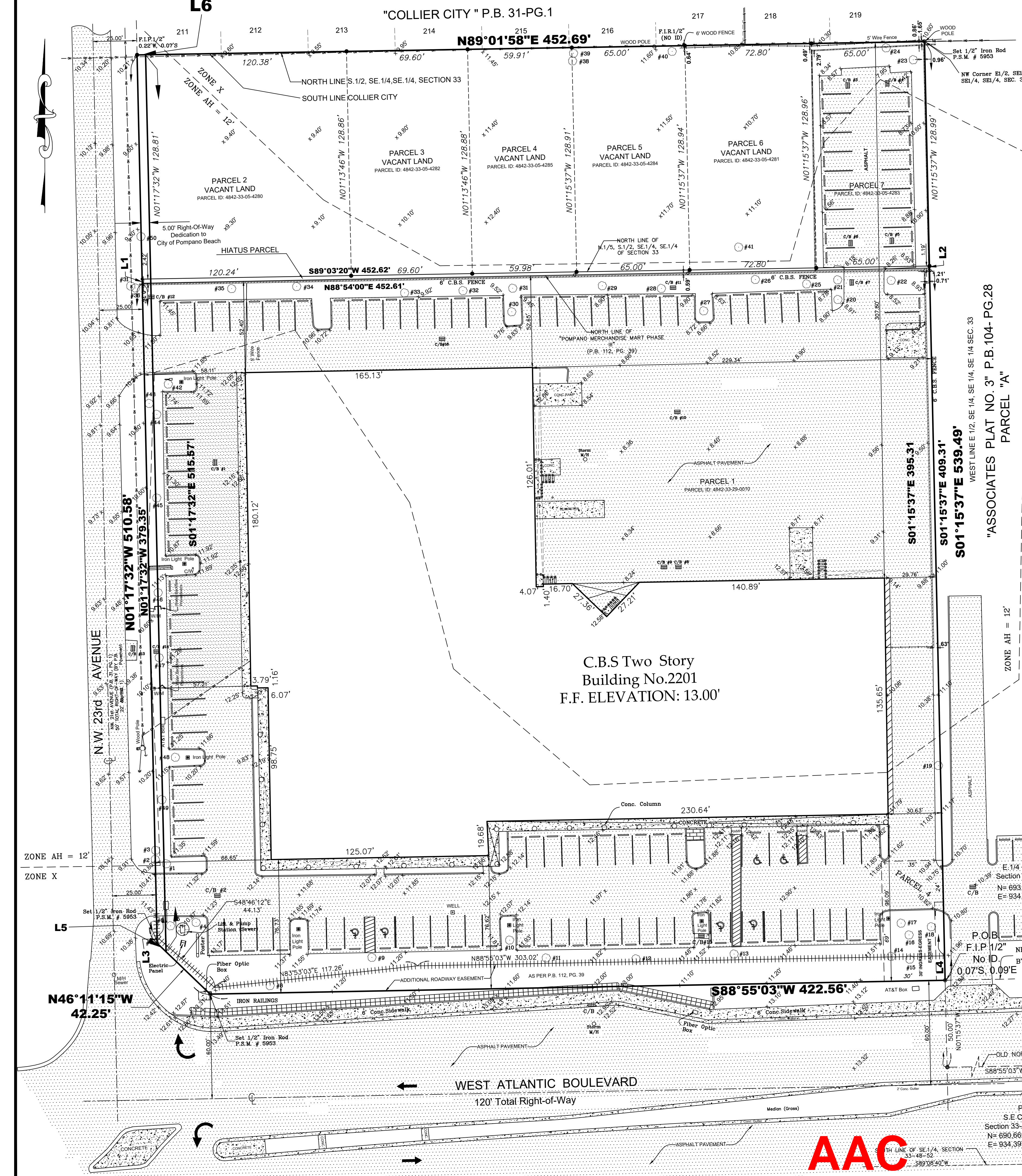
I hereby certify that this survey meets the standards of Practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.052 Florida Administrative Code, pursuant to section 472.027, Florida Statutes and is true and correct to the best of my knowledge and belief.

NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL

Date of field work: 09-10-2021  
Date of Revision: 10-28-2022  
Update: 11-14-2023  
Revised: 12-19-2024



Karl F. Kuhn  
Professional Surveyor and Mapper # 5953  
State of Florida.



AAC

PZ21-12000052

MARS