DRC
PZ25-12000043
01/21/2026

NOTES:

1. THE SUBJECT PROPERTY IS A PORTION OF TRACT G OF "POMPANO INDUSTRIAL PARK THIRD ADDITION" AS RECORDED IN PLAT BOOK 111, PAGE 33, AND BEING THE LANDS OF 33 NW 33RD ST INDUSTRIAL, LLC AS RECORDED IN INSTRUMENT NUMBER 117728272, AMONG THE LAND RECORDS OF BROWARD COUNTY, FLORIDA AND HAVING A PARCEL IDENTIFICATION NUMBER OF 4842-21-07-0070 AS DESCRIBED BY THE BROWARD COUNTY PROPERTY APPRAISER.
2. THE SUBJECT PROPERTY CONTAINS 14,172 SQUARE FEET OR 10.363 ACRES (MEASURED).
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON FEBRUARY 25, 2025 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
5. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS COUNTY BENCHMARK PID: DO2646 WITH A PUBLISHED ELEVATION OF 13.35 FEET.
6. THE PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE AE (BASE FLOOD ELEVATIONS DETERMINED); OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN); AND OTHER FLOOD AREAS ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BROWARD COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 170 OF 751", MAP NUMBER 12011C0170H, WITH A MAP EFFECTIVE DATE OF AUGUST 18, 2014.
7. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
8. THERE IS NO RECENT EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. THERE ARE NOT ANY CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. TREES SHOWN HEREON ARE BASED ON LOCATIONS AND TREE INFORMATION PROVIDED BY M.J. & ASSOCIATES, LLC, FILE "FESTIVAL FLEA MARKET SOUTH", PROJECT NUMBER 25-331 AND IS DATED MARCH 2025.
11. PARKING: 812 STANDARD
    12 ADA
    824 TOTAL SPACES
12. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
13. PROPERTY HAS ACCESS ALONG NW 33RD STREET AND NW 27TH AVENUE.
14. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
15. BEARINGS ARE BASED ON THE SOUTH LINE OF TRACT G AS RECORDED IN PLAT BOOK 111, PAGE 33, LINEWORK AND FEATURES SHOWN HEREON ARE BASE ON NORTH AMERICAN DATUM OF 1983. PROJECTION; TRANSVERSE MERCATOR.
16. ALL DISTANCES ARE MEASURED GROUND DISTANCES UNLESS NOTED OTHERWISE.
17. THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR PERMITTING. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
18. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
19. THIS MAP IS INTENDED TO BE DEPICTED AT A SCALE OF 1"=30' ON 24"X36" SHEETS. UNITS SHOWN ARE U.S. SURVEY FEET.
20. ZONING: I-1(GENERAL INDUSTRIAL)

    BUILDING SETBACKS

    FRONT: 25 FEET
    SIDE (STREET): 10 FEET
    SIDE (INTERIOR): 10 FEET
    REAR: 30 FEET

    ALL ZONING INFORMATION WAS PROVIDED IN A ZONING REPORT PREPARED BY BOHLER ENGINEERING FL, LLC , DATED NOVEMBER 29, 2021 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION." SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCING SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.
21. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
22. BOHLER WAS NOT MADE AWARE OF ANY WETLAND DELINEATION PERFORMED ON THE SUBJECT PROPERTIES AND THERE WERE NO WETLAND FLAGS OBSERVED AT THE TIME OF THE FIELD SURVEY. A PHASE 1 REPORT WAS NOT PROVIDED.
23. FROM A VISUAL INSPECTION ONLY, ALL UTILITIES APPEAR TO ENTER THE SUBJECT PROPERTY FROM A PUBLIC RIGHT-OF-WAY OR RECORDED EASEMENT. (SEE SURVEY).
24. FROM A VISUAL INSPECTION ONLY, THE SUBJECT PROPERTY APPEARS TO DRAIN INTO RIGHT-OF-WAY.
25. THEIR ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES SHOWN ON THIS SURVEY AND THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT.
26. IF THE SUBJECT PROPERTY IS COMPRISED OF MULTIPLE PARCELS, THE PARCELS ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES AS SHOWN ON THIS SURVEY, AND THAT THERE ARE NO GAPS, STRIPS OR GORES IN SAID PROPERTIES.
27. THERE ARE NO GAP/GORES OR OVERLAPS BETWEEN THE RIGHT-OF-WAY LINES OF BLOUNT ROAD, NW 33RD STREET, FLORIDAS TURNPIKE AND THE SUBJECT PARCEL.
28. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN ± 0.1 FOOT.
29. THERE ARE NO OBSERVABLE PARTY WALLS AND NO OBSERVABLE ABOVE GROUND ENCROACHMENTS EITHER (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS OR RIGHT-OF-WAY, OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES STREETS OR ALLEYS UPON THE SUBJECT PROPERTY, EXCEPT AS OTHERWISE SHOWN HEREON.
30. THERE IS NO OBSERVABLE EVIDENCE OF EASEMENT OR RIGHT-OF-WAY ON OR ACROSS THE SURVEYED PROPERTY, OR ON ANY ADJOINING PROPERTIES IF THEY APPEAR TO AFFECT THE SUBJECT PROPERTY, EXCEPT AS OTHERWISE SHOWN HEREON.
31. THE SUBJECT PROPERTY DOES NOT APPEAR TO SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES STRUCTURAL SUPPORT, INGRESS OR EGRESS.
32. © COPYRIGHT 2025 BY BOHLER ENGINEERING FL, LLC.
REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BOHLER ENGINEERING FL, LLC.

LEGAL DESCRIPTION

PARCEL 1: (FEE TITLE)

TRACT G OF POMPANO 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;

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF TRACT G OF, POMPANO INDUSTRIAL PARK THIRD ADDITION, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT G;

THENCE SOUTH 89 DEGREES 47' 14" WEST, ALONG THE SOUTH LINE OF SAID TRACT G, FOR A DISTANCE OF 40.00 FEET TO A POINT 40.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE NORTHWEST ONE QUARTER (NW 1/ 4) OF SAID SECTION 21;

THENCE NORTH 00 DEGREES 19' 17" EAST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 204.33 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF BLOUNT ROAD AND TO A POINT OF CUSP OF A CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 22 DEGREES 11' 30", FOR AN ARC DISTANCE OF 209.15 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

PARCEL 2: NON-EXCLUSIVE EASEMENT

("EASEMENT - A")

NON-EXCLUSIVE EASEMENTS AS CONTAINED IN THAT CERTAIN EASEMENT, BY AND BETWEEN POWERLINE PARK SERVICE ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, GRANTOR AND R/S ASSOCIATES OF FLORIDA, A PENNSYLVANIA LIMITED PARTNERSHIP, GRANTEE, RECORDED NOVEMBER 30, 1993, IN OFFICIAL RECORDS BOOK 21444, PAGE 925; AS AFFECTED BY CONSENT TO EASEMENT (CORPORATION) RECORDED SEPTEMBER 16, 2014, IN OFFICIAL RECORDS BOOK 51096, PAGE 1455 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR THE PURPOSES DESCRIBED IN SAID EASEMENT, OVER, UNDER AND ACROSS THE LAND DESCRIBED BELOW, SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID EASEMENT:

TRACT F (PRIVATE LAKE) OF POMPANO 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.

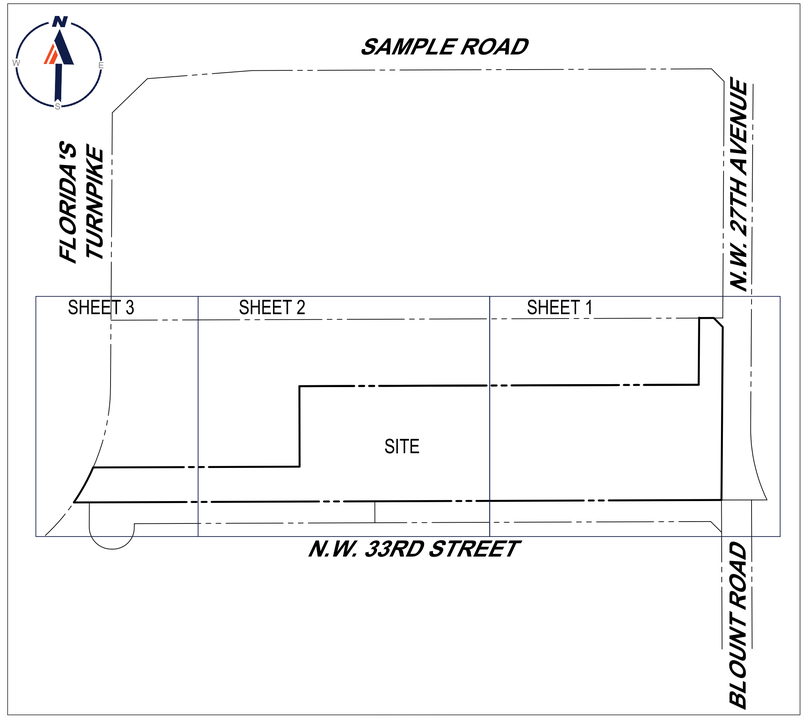
("EASEMENT - B")

NON-EXCLUSIVE EASEMENTS AS CONTAINED IN THAT CERTAIN GRANT OF EASEMENT AGREEMENT, BY AND BETWEEN POWERLINE PARK SERVICE ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, GRANTOR AND R/S ASSOCIATES OF FLORIDA, A PENNSYLVANIA LIMITED PARTNERSHIP, GRANTEE, RECORDED FEBRUARY 12, 2001 IN OFFICIAL RECORDS BOOK 31268, PAGE 1866, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR THE PURPOSES DESCRIBED IN SAID EASEMENT, OVER, UNDER AND ACROSS THE LAND DESCRIBED BELOW, SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID EASEMENT:

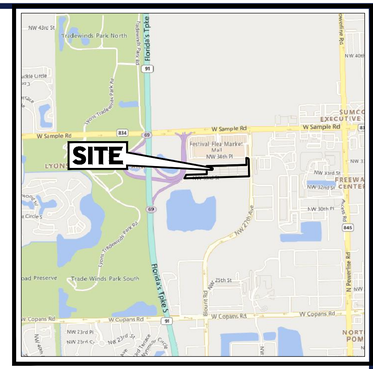
A PORTION OF TRACT "F", POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PLAT; THENCE NORTH 89 DEGREES 47' 14" EAST ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 981.25 FEET; THENCE NORTH 00 DEGREES 21' 30" EAST 321.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "F", ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 21' 30" EAST 186.13 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "F"; THENCE NORTH 89 DEGREES 41' 47" EAST, ALONG SAID NORTH LINE, 15.00 FEET; THENCE SOUTH 00 DEGREES 21' 30" WEST, 186.13 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "F"; THENCE SOUTH 89 DEGREES 41' 47" WEST, ALONG THE SOUTH LINE OF SAID TRACT "F", 15.00 FEET TO THE POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

(BEING THE SAME PROPERTY AS DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 12351290, ISSUING OFFICE FILE NUMBER 4112351290BM. WITH A COMMITMENT DATE OF JUNE 09, 2025, WITH A REVISION DATE OF JUNE 18, 2025, AND IS SUBJECT TO RESTRICTIONS, COVENANTS, AND/OR EASEMENTS, WRITTEN OR IMPLIED.)



KEY MAP
SCALE: 1"=200'



SITE LOCATION MAP
SCALE: 1"=2,000'
SOURCE: AUTODESK GEOLOCATION MAP

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER: 12351290, ISSUING OFFICE FILE NUMBER 4112351290BM. WITH A COMMITMENT DATE OF JUNE 09, 2025 AND A REVISION DATE OF JUNE 18, 2025. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II - EXCEPTIONS FROM COVERAGE:

(6) PLAT OF POMPANO INDUSTRIAL PARK THIRD ADDITION, RECORDED IN PLAT BOOK 111, PAGE 33; AS AFFECTED BY ORDINANCE NO. 85-13 RECORDED IN OFFICIAL RECORDS BOOK 12186, PAGE 70; AS AFFECTED BY ORDINANCE NO. 85-12 RECORDED IN OFFICIAL RECORDS BOOK 12186, PAGE 72; AS AFFECTED BY RESOLUTION NO. 85-1993 RECORDED IN OFFICIAL RECORDS BOOK 12654, PAGE 941; AS AFFECTED BY RE-RECORDED OF RESOLUTION NO. 85-1993 RECORDED IN OFFICIAL RECORDS BOOK 12670, PAGE 481; AS AFFECTED BY ORDINANCE NO. 95-25 RECORDED IN OFFICIAL RECORDS BOOK 23018, PAGE 932, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SETS FORTH THE FOLLOWING MATTERS: **AFFECTS THE SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN.**

A. DEDICATIONS AND RESTRICTIONS AS LISTED
B. UTILITY EASEMENTS
C. RIGHTS OF WAY AS SHOWN
D. PRIVATE LAKE
E. DRAIN