

SKETCH ALTAINSPS LAND TITLE SURVEY OF: **140 N.W. 27th AVENUE, POMPAÑO BEACH, FL.**

LEGEND:

B.C.R. BROWARD COUNTY RECORDS
L.B. LICENSED BUSINESS
P.B. PLAT BOOK
PG. PAGE
(C) CALCULATED
(P) DENOTES INFORMATION BASED ON PLATS OF RECORDS
C CENTERLINE
↓ SIGN
↓ GUY ANCHOR
■ CATCH BASIN
NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
TRAV. PT. TRAVERSE POINT

LEGEND:

WOOD POWER POLE
WATER VALVE
CONCRETE POWER POLE
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
VIEW 1
SET NAIL & DISC, L.B. 7551 UNLESS OTHERWISE SPECIFIED
UNLESS OTHERWISE SPECIFIED, L.B. 7551
OHW OVERHEAD WIRES
S SURFACE ELEVATION
RIM EL. RIM ELEVATION

ZONING INFORMATION:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF POMPAÑO BEACH, GENERAL BUSINESS DISTRICT (B-3).

SETBACK REQUIREMENTS:

FRONT YARD: 0 FEET.

STREET SIDE YARD: 0 FEET; FOR TOWNHOUSE DEVELOPMENT, APPLIES ONLY TO THE DEVELOPMENT SITE AS A WHOLE, PROVIDED INDIVIDUAL TOWNHOUSE LOTS HAVE A MINIMUM AREA OF 1,800 SQ FT AND A MINIMUM WIDTH OF 18 FT.

THOSE PORTIONS OF A STRUCTURE EXTENDING ABOVE A HEIGHT OF 50 FEET SHALL BE SET BACK AN ADDITIONAL 1 FT FOR EACH 4 FT (OR MAJOR FRACTION THEREOF) THE HEIGHT OF THE PORTION OF THE STRUCTURE EXCEEDS 50 FT.

SETBACK FROM A WATERWAY OR CANAL: 15 FEET.

SETBACK FROM A DUNE VEGETATION LINE: 25 FEET.

INTERIOR SIDE YARD: 0 FEET; FOR TOWNHOUSE DEVELOPMENT, APPLIES ONLY TO THE DEVELOPMENT SITE AS A WHOLE, PROVIDED INDIVIDUAL TOWNHOUSE LOTS HAVE A MINIMUM AREA OF 1,800 SQ FT AND A MINIMUM WIDTH OF 18 FT.

THOSE PORTIONS OF A STRUCTURE EXTENDING ABOVE A HEIGHT OF 50 FEET SHALL BE SET BACK AN ADDITIONAL 1 FT FOR EACH 4 FT (OR MAJOR FRACTION THEREOF) THE HEIGHT OF THE PORTION OF THE STRUCTURE EXCEEDS 50 FT.

REAR YARD: 30 FEET. THOSE PORTIONS OF A STRUCTURE EXTENDING ABOVE A HEIGHT OF 50 FEET SHALL BE SET BACK AN ADDITIONAL 1 FT FOR EACH 4 FT (OR MAJOR FRACTION THEREOF) THE HEIGHT OF THE PORTION OF THE STRUCTURE EXCEEDS 50 FT.

THIS INFORMATION WAS OBTAINED FROM THE CITY OF POMPAÑO BEACH ARTICLE 3, PART 3, SECTION 155.3304. THIS INFORMATION IS SUBJECT TO THE REVIEWERS INTERPRETATION. THE ABOVE STATEMENT IS NOT AN INDICATION OF THE PROPER SETBACKS FOR THIS SITE BY ECS LAND SURVEYORS, INC. FOR MORE INFORMATION ABOUT SETBACKS AND ZONING FOR THIS SITE CONTACT THE CITY OF POMPAÑO BEACH PLANNING AND ZONING DIVISION AT (954) 786-4634.

PARKING SPACES:

NONE.

STATEMENT OF APPARENT ENCROACHMENTS:

NONE.

SURVEYOR'S REFERENCES:

1. PLAT OF N.W. 27TH AVENUE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 99, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
2. BROWARD COUNTY OFFICIAL RECORDS SEARCH WEBSITE
3. BROWARD COUNTY PROPERTY APPRAISER'S NETWORK.
4. COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 1062-4934215, COMMITMENT EFFECTIVE DATE: SEPTEMBER 04, 2020 AT 8:00 A.M.

TITLE COMMITMENT NOTES:

THE SURVEYED PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY ECS LAND SURVEYORS, INC. EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON COMMITMENT FOR TITLE INSURANCE, COMMITMENT SCHEDULE B-SECTION II, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 1062-4934215, COMMITMENT EFFECTIVE DATE: SEPTEMBER 04, 2020 AT 8:00 A.M.

ITEMS 1 THROUGH 8. NOT A MATTER OF SURVEY.

ITEM 9. THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY RECORDED IN BOOK 9384, PAGE 962. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 10. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE ORDINANCE OF THE CITY OF POMPAÑO BEACH RECORDED IN BOOK 11825, PAGE 970. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 11. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE NOTICE OF AGENT OF RECORD FOR NOTICE OF EXPIRATION OF FINDINGS OF ADEQUACY AS RECORDED FEBRUARY 11, 2009, IN BOOK 45976, PAGE 685. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 12. NOT A MATTER OF SURVEY.



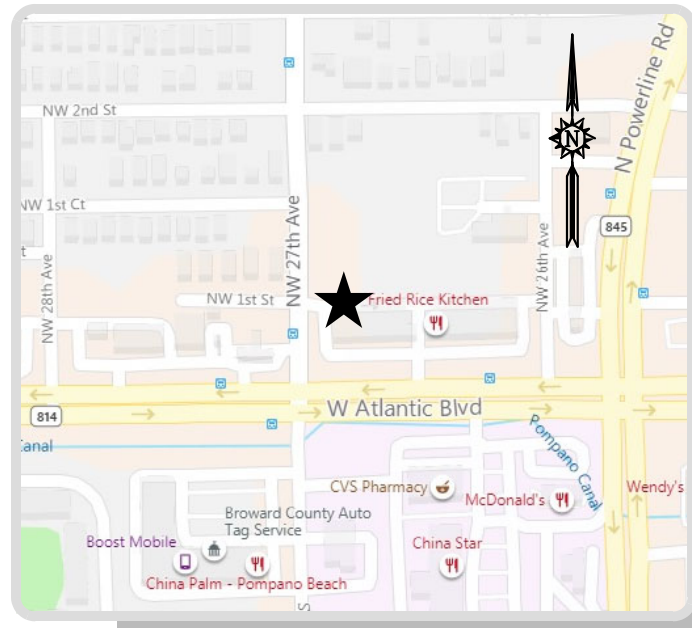
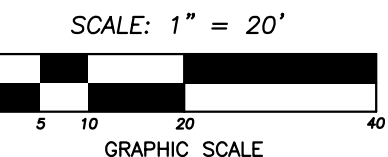
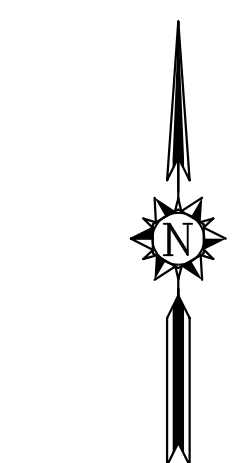
VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE



VIEW 3
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

ACREAGE
A PORTION OF
THE SOUTH 1/5 OF THE
N.W. 1/4 OF THE S.W. 1/4
OF THE S.E. 1/4 OF
SECTION 33, TOWNSHIP 48 S.,
RANGE 42 E.
BROWARD COUNTY FLORIDA
A/K/A LOT 414
COLLIER CITY (UNRECORDED PLAT)
FOLIO NO.: 4842 33 04 1620
ADDRESS: 2644 N.W. 2nd STREET
OWNER OF RECORD: M V P ANGEL
PROPERTIES LLC

ACREAGE
A PORTION OF
THE SOUTH 1/5 OF THE
N.W. 1/4 OF THE S.W. 1/4
OF THE S.E. 1/4 OF
SECTION 33, TOWNSHIP 48 S.,
RANGE 42 E.
BROWARD COUNTY FLORIDA
A/K/A LOT 413
COLLIER CITY (UNRECORDED PLAT)
FOLIO NO.: 4842 33 04 1610
ADDRESS: 2640 N.W. 2nd STREET
OWNER OF RECORD: M V P ANGEL
PROPERTIES LLC

ACREAGE
A PORTION OF
THE SOUTH 1/5 OF THE
N.W. 1/4 OF THE S.W. 1/4
OF THE S.E. 1/4 OF
SECTION 33, TOWNSHIP 48 S.,
RANGE 42 E.
BROWARD COUNTY FLORIDA
A/K/A LOT 412
COLLIER CITY (UNRECORDED PLAT)
FOLIO NO.: 4842 33 04 1600
ADDRESS: 2636 N.W. 2nd STREET
OWNER OF RECORD: CORAL SMITH

ACREAGE
A PORTION OF
THE SOUTH 1/5 OF THE
N.W. 1/4 OF THE S.W. 1/4
OF THE S.E. 1/4 OF
SECTION 33, TOWNSHIP 48 S.,
RANGE 42 E.
BROWARD COUNTY FLORIDA
A/K/A LOT 409
COLLIER CITY (UNRECORDED PLAT)
FOLIO NO.: 4842 33 04 1570
ADDRESS: N.W. 2nd STREET
OWNER OF RECORD: FIRST BAPTIST CHURCH
OF COLLIER CITY

ACREAGE
A PORTION OF
THE SOUTH 1/5 OF THE
N.W. 1/4 OF THE S.W. 1/4
OF THE S.E. 1/4 OF
SECTION 33, TOWNSHIP 48 S.,
RANGE 42 E.
BROWARD COUNTY FLORIDA
A/K/A LOT 408
COLLIER CITY (UNRECORDED PLAT)
FOLIO NO.: 4842 33 04 1560
ADDRESS: N.W. 2nd STREET
OWNER OF RECORD: LEO ABRAMS

LEGAL DESCRIPTION:

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 1062-4934215, COMMITMENT EFFECTIVE DATE: SEPTEMBER 04, 2020 AT 8:00 A.M.

PARCEL "A", OF N.W. 27TH AVENUE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 99, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF N.89°56'10"E., ALONG THE SOUTH LINE OF PARCEL "A", OF N.W. 27TH AVENUE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 99, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AND FLOOD ZONE AH, ELEVATION=12' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12011C 0356 H, COMMUNITY NUMBER 120055, CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA. MAP REVISED DATE: AUGUST 18, 2014.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
7. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION.
8. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
9. THE PROPERTY SHOWN HEREON CONTAINS 1.78 ACRES (77,510 SQUARE FEET), MORE OR LESS.
10. IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
13. THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF POMPAÑO BEACH BENCHMARK "004/2011" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS AN ALUMINUM DISC STAMPED 004/2011, EMBEDDED IN A 10 INCH ROUND CONCRETE MONUMENT SET APPROXIMATELY 0.2 FEET BELOW GROUND LEVEL AND IS LOCATED 65.0 FEET SOUTHEAST OF THE CENTERLINE OF POWERLINE ROAD AND 47.8 FEET SOUTHWEST OF A STOP SIGN. ELEVATION=13.632'.

SURVEYOR'S CERTIFICATE:

TO: ICG REALTY, LLC.; ICG CGP 58, LLC.; REISMAN LAW GROUP, P.A.; FIRST AMERICAN 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 2016 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), 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY) AND 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 18, 2020.

DATE OF PLAT OR MAP: NOVEMBER 24, 2020

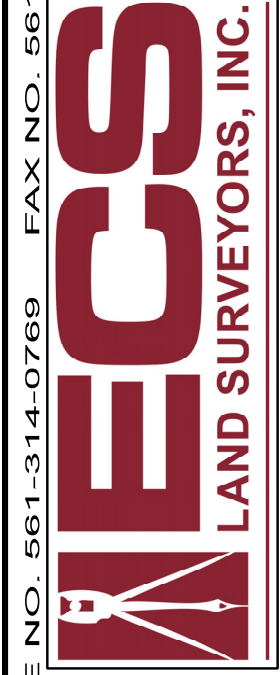
Digitally signed by
Javier De La Rocha
Date: 2021.03.25
14:13:03 -04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
EMAIL: JAVIER@ECSLANDSURVEYORS.COM

P&Z
PZ21-05000013
09/27/2023

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770



SEAL
NOT VALID UNLESS
SEALED HERE
WITH
AN EMBOSSED
SURVEYOR'S SEAL

ALTAINSPS LAND TITLE SURVEY
PARCEL "A"
N.W. 27TH AVENUE PLAT
PLAT BOOK 178, PAGE 99, B.C.R.
140 N.W. 27TH AVENUE, POMPAÑO BEACH, FL. 33069

INVEST POMPAÑO
CLIENT: PORTFOLIO, LLC.
DATE: 11/24/20

DRWN BY: J.E.C.
CHKD BY: JDLR
LAST FIELD DATE: 03/19/21

REVISIONS
01) ALTAINSPS LAND
TITLE SURVEY
02) ADD TOPOGRAPHIC
ELEVATIONS

JOB NO:
ECS2378
TASK 2

SHEET NO.
01

OF
01