



NOTES:

- PARCEL "A", ASSOCIATED PLAT NO. 1, PLAT BOOK 94, PAGE 19, BROWARD COUNTY, FLORIDA AND PARCEL "A", ASSOCIATED PLAT NO. 3, PLAT BOOK 104, PAGE 28, BROWARD COUNTY, FLORIDA 2099-2101 W. ATLANTIC BLVD, POMPANO BEACH, FLORIDA AREA= 326,950 SQUARE FEET OR 7.5057 ACRES, MORE OR LESS.
- UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGAIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. BASED ON OBSERVED EVIDENCE, THE PROPERTY APPEARS TO CONTAIN THE NECESSARY UTILITIES TO PERFORM NORMAL OPERATIONS.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES FL, LLC, AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- SUBJECT PREMISES IS LOCATED IN FLOOD ZONE "X", 0.2% ANNUAL CHANCE OF FLOOD HAZARD, "X" MINIMAL CHANCE OF FLOOD HAZARD & "AH" ELEVATION=12' PER FLOOD HAZARD INSURANCE RATE MAP NO. 1201C0357 H, DATED AUGUST 18, 2014, COMMUNITY PANEL NO. 120055. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON BROWARD COUNTY ENGINEERING DEPT. BENCH MARK # 1260, ELEVATION=14.390 (NGVD29) CONVERTED TO 12.790 (NAVD88), X-CUT SET ON NORTH END OF STORM DRAIN SLAB @ POWERLINE ROAD & NW 8 STREET.
- BEARINGS SHOWN HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA EAST ZONE (901), STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION AND ASSUME THE NORTH R/W LINE OF W. ATLANTIC BLVD AS N88°54'43"W.
- THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE RAISED IMPRESSION OR PDF OF DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE COMMITMENT FOR TITLE INSURANCE PREPARED BY WFG NATIONAL TITLE INSURANCE COMPANY.
- THERE IS NO DIRECT VEHICULAR ACCESS TO WEST ATLANTIC BLVD & N.W. 21st AVENUE.
- THERE IS NO VISIBLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- NO VISIBLE EVIDENCE OF ANY CEMETERIES.
- THERE ARE NO GAPS, GORES OR STRIPS ALONG BOUNDARY LINES.
- GROSS BUILDING FOOTPRINT IS 118,011 SQUARE FEET.
- TAX ID FOLIO NO. 4843 3419 0010 AND 4842 3326 0010.

REFERENCES:

- MAP ENTITLED "ASSOCIATED PLAT NO. 1", PLAT BOOK 94, PG. 19, BROWARD COUNTY RECORDS
- MAP ENTITLED "ASSOCIATED PLAT NO. 3", PLAT BOOK 104, PG. 28, BROWARD COUNTY RECORDS
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP NO. 1201C0357 H, DATED AUGUST 18, 2014, COMMUNITY PANEL NO. 120055.
- ZONING REPORT PER AEI DATED MAY 21, 2024, PROJECT NO. 493017.

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
---	EXIST. FINISHED FLOOR ELEVATION
---	EXIST. DOOR SILL ELEVATION
---	EXIST. GARAGE FLOOR ELEVATION
---	OVERHEAD WIRES
---	DEPRESSED CURB
---	HYDRANT
---	FIRE DEPARTMENT CONNECTION (F.D.C.)
---	WATER METER
---	WATER VALVE
---	ELECTRIC METER
---	GAS VALVE
---	DRAINAGE/STORM MANHOLE
---	UNSANITARY MANHOLE
---	SANITARY/SEWER MANHOLE
---	CATCH BASINS
---	CLEAN OUT
---	POST
---	ROOF DRAIN
---	GUY WIRE
---	UTILITY POLE
---	UTILITY POLE/LIGHT POLE/SOLAR PANEL
---	STREET LIGHT
---	TRAFFIC SIGNAL POLE
---	TRAFFIC SIGNAL
---	DETECTABLE WARNING PAD
---	MAIL BOX
---	BOLLARD
---	SECURITY CAMERA
---	GATE POST
---	AREA LIGHT
---	DECIDUOUS TREE & TRUNK SIZE
---	CONIFEROUS TREE & TRUNK SIZE
---	PARKING SPACE COUNT
---	CHAIN LINK FENCE
---	DEPRESSED CURB
---	IRRIGATION
---	EDGE OF PAVEMENT
---	HT HEIGHT
---	GRT GRATE
---	SML SLOPE WHITE LINE
---	TYP TYPICAL
---	FPL FLORIDA POWER & LIGHT
---	CONC CONCRETE
---	O.R. P.C. OFFICIAL RECORDS BOOK & PAGE
---	B.C.R. BROWARD COUNTY RECORDS
---	O.S. OFFSET
---	R.O.W. RIGHT-OF-WAY
---	S.P.C. STATE PLANE COORDINATE
---	P PLAT BEARING
---	INDICATES B-I EXCEPTION NUMBERING

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

ZONING NOTES:

THIS PROJECT IS ZONED S-3 GENERAL BUSINESS PER AEI ZONING REPORT NO. 493017 DATED MAY 21, 2024.

MAXIMUM BUILDING HEIGHT=105'
SETBACKS: FRONT=NONE, REAR=30', STREET SIDE/CORNER=NONE
PARKING: 387 REQUIRED, 276 EXISTING INCLUDING 8 HANDICAPPED

SURVEY DESCRIPTION:

PARCEL 7:

PARCEL "A", ASSOCIATED PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE 28, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO KNOWN AS A PARCEL OF LAND, BEING PARCEL "A", ASSOCIATED PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A", NORTH 88 DEGREES 01' 09" EAST, 302.31 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE EAST LINE OF SAID PARCEL "A", SOUTH 1 DEGREE 18' 19" EAST, 513.79 FEET TO THE MOST NORTHERLY SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE SOUTHEASTERN LINE OF SAID PARCEL "A", SOUTH 43 DEGREES 47' 57" WEST, 35.42 FEET TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A", SOUTH 88 DEGREES 54' 13" WEST, 277.51 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG THE WEST LINE OF SAID PARCEL "A", NORTH 1 DEGREE 18' 19" WEST, 513.80 FEET TO THE POINT OF BEGINNING.

PARCEL 8:

PARCEL "A", ASSOCIATED PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 19, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO KNOWN AS A PARCEL OF LAND, BEING PARCEL "A", ASSOCIATED PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A", NORTH 88 DEGREES 01' 09" EAST, 302.31 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE EAST LINE OF SAID PARCEL "A", SOUTH 1 DEGREE 18' 19" EAST, 513.79 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A", SOUTH 43 DEGREES 47' 57" WEST, 35.42 FEET TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE SOUTHWEST CORNER OF SAID PARCEL "A", SOUTH 88 DEGREES 54' 13" WEST, 277.51 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG THE WEST LINE OF SAID PARCEL "A", NORTH 1 DEGREE 18' 19" WEST, 513.80 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 326,950 SQUARE FEET OR 7.5057 ACRES, MORE OR LESS.

TOGETHER WITH THE RIGHTS TO USE THE EASEMENTS CONTAINED IN THAT CERTAIN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 12876, PAGE 738, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TITLE NOTES:

THERE ARE NO OTHER EASEMENTS, ROAD RESERVATIONS OR RIGHTS-OF-WAYS OF RECORD OTHER THAN SHOWN. THIS SURVEY WAS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY WFG NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. "244848FLA", WITH AN EFFECTIVE DATE OF MARCH 18, 2024 AT 8:00 A.M., WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:

- MATTERS IN PLAT BOOK 94, PAGE 19, B.C.R., AFFECT THIS PROPERTY AS SHOWN HEREON.
- MATTERS IN PLAT BOOK 104, PAGE 28, B.C.R., AFFECT THIS PROPERTY AS SHOWN HEREON.
- F.P.L. EASEMENT IN O.R. 758, PAGE 293, B.C.R., AFFECTS THIS PROPERTY AS SHOWN HEREON.
- F.P.L. EASEMENT IN O.R. 758, PAGE 294, B.C.R., AFFECTS THIS PROPERTY AS SHOWN HEREON.
- AGREEMENT IN O.R. 7270, PAGE 747, B.C.R. AND O.R. 8891, PAGE 34, B.C.R., AFFECT THIS PROPERTY, NOTHING PLOTTABLE.
- F.P.L. EASEMENT IN O.R. 7884, PAGE 599, B.C.R., AFFECTS THIS PROPERTY AS SHOWN HEREON.
- F.P.L. EASEMENT IN O.R. 8047, PAGE 616, B.C.R., AFFECTS THIS PROPERTY AS SHOWN HEREON.
- EASEMENT AGREEMENT IN O.R. 12876, PAGE 738, B.C.R., AFFECTS THIS PROPERTY AS SHOWN HEREON.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION:

TO: WEST ATLANTIC HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY;
RIVERSOURCE LIFE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS;
COHEN, NORRIS, WOLMER, RAY, TELEPMAN, BERKOWITZ & COHEN;
WFG NATIONAL 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, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11, 14, 16, 17, 18 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MAY 10, 2024.

NONE OF THE BUILDINGS SHOWN HEREON ENCRATCH ON ANY STREET, TITLE PROPERTY LINES OR BUILDING LINES, NOR ARE THERE ENCROACHMENTS BY IMPROVEMENTS FROM ADJOINING PROPERTIES, EXCEPT AS FOLLOWS: THE NORTH BUILDING ON THE EAST PARCEL IS WITHIN THE 30' SETBACK AS SHOWN, THE NORTHEAST CORNER OF THE BUILDING ON THE WEST PARCEL IS 0.4' WITHIN THE 30' SETBACK AS SHOWN. THERE IS A COMMON DRIVENWAY WITH THE PARCEL TO THE WEST ON OUR WEST PARCEL AND THERE IS A CONCRETE WALL THAT CROSSES THE WEST PROPERTY LINE ON THE WEST PARCEL, UNKNOWN OWNERSHIP OF IT.

FIELD DATE	05-10-2024	ALTA/NSPS LAND TITLE SURVEY	
FIELD BOOK NO.	GPS	LEVY REALTY ADVISORS	
GPS	2099-2101 W. ATLANTIC BLVD		
FIELD BOOK PG.	N/A	PARCEL "A" ASSOCIATED PLAT NO. 1 & NO. 3, P.B. 94/19 & P.B. 104/28	
C.W.		CITY OF POMPANO BEACH, BROWARD COUNTY	
DRAWN:		STATE OF FLORIDA	
RDR			
REVIEWED:	JMM Jr.	DATE	07-25-2024
APPROVED:	JAM	SCALE	1"=30'
		FILE NO.	15-24002-00
		DWG. NO.	1 OF 1

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 IN CHAPTER 53-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT RAISED IMPRESSION OR PDF OF DIGITAL SEAL

JAMES M. McLAUGHLIN, Jr.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #54497
FLORIDA CERTIFICATE OF AUTHORIZATION LB #1317

07-25-2024
DATE