

ALTA / NSPS LAND TITLE SURVEY
CHICK-FIL-A, INC. ALTA FSU# 05557
POMPANO BEACH, FLORIDA



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

A PORTION OF TRACT "A", ATLANTIC BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 169, PAGE 126, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE SOUTH 88°49'22" EAST, ALONG THE NORTH LINE OF TRACT "A" OR SOUTH CANAL RIGHT-OF-WAY LINE 371.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°49'22" EAST, ALONG THE NORTH LINE OF SAID TRACT "A" A DISTANCE OF 325.23 FEET; THENCE SOUTH 01°10'38" WEST, 306.81 FEET; THENCE NORTH 88°43'39" WEST 33.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE 58°47'14"; THENCE NORTH WESTERLY AN ARC DISTANCE OF 19.83 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 145.00 FEET AND A CENTRAL ANGLE OF 41°49'14"; THENCE NORTHWEST AN ARC DISTANCE OF 105.84 FEET TO THE POINT OF TANGENCY; THENCE NORTH 73°49'39" WEST, 85.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 14°59'43"; THENCE NORTHWESTERLY AN ARC DISTANCE OF 15.70 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°49'22" WEST, 92.57 FEET; THENCE NORTH 01°10'38" EAST, 212.83 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

A.L.T.A. COMMITMENT
FIDELITY NATIONAL TITLE INSURANCE COMPANY
SCHEDULE B-II EXCEPTIONS
TITLE COMMITMENT NO. FL252303059JC/230623ATL
COMMITMENT DATE: MARCH 16, 2023 AT 8:00 AM

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.
NOT A SURVEY MATTER.
- TAXES AND ASSESSMENTS FOR THE YEAR 2023 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
NOT A SURVEY MATTER.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
ALL APPLICABLE MATTERS ON SAID PLAT ARE AS SHOWN AND NOTED.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER.
- UNPAID CHARGES FOR PUBLIC UTILITIES FURNISHED BY ANY COUNTY, MUNICIPALITY, OR PUBLIC SERVICE CORPORATION, WHICH MAY BE OR MAY BECOME A LIEN UPON THE LAND INSURED HEREBY UNDER ANY PROVISION OF THE FLORIDA STATUTES, INCLUDING SECTION 159.17, AND/OR ANY COUNTY, MUNICIPAL, OR SPECIAL TAXING DISTRICT ASSESSMENT, INCLUDING THOSE LEVIED UNDER THE PROVISIONS OF CHAPTER 190, FLORIDA STATUTES.
NOT A SURVEY MATTER.
- DEDICATION, NOTES, EASEMENTS AND ANY OTHER RELEVANT MATTERS SHOWN ON THE PLAT OF ATLANTIC BUSINESS CENTER, AS RECORDED IN PLAT BOOK 169, PAGE 126, AS AFFECTED BY THE QUIT CLAIM DEED RECORDED JANUARY 5, 2011 IN OFFICIAL RECORDS BOOK 47632, PAGE 739, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
EASEMENT SHOWN HEREON
- RESERVATIONS IN FAVOR OF THE BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT AS CONTAINED IN DEED BOOK 463, PAGE 476, DEED BOOK 477, PAGE 336 AND DEED BOOK 562, PAGE 254, AS AFFECTED BY THAT NON-USE COMMITMENT NO. 1324 RECORDED JULY 19, 2001 IN OFFICIAL RECORDS BOOK 31869, PAGE 1738, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
THE AREA SUBJECT TO THE AGREEMENT INCLUDES THE SURVEYED PARCEL
- DECLARATION OF COVENANTS AND RESTRICTIONS FOR ATLANTIC BUSINESS CENTER AND ATLANTIC COMMERCIAL CENTER, RECORDED OCTOBER 9, 2000 IN OFFICIAL RECORDS BOOK 39915, PAGE 865, OF THE PUBLIC RECORDS OF FORWARD COUNTY, FLORIDA.
THE AREA SUBJECT TO THE AGREEMENT INCLUDES THE SURVEYED PARCEL
- EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND, RECORDED NOVEMBER 1, 2001 IN OFFICIAL RECORDS BOOK 30862, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
THE AREA SUBJECT TO THE AGREEMENT INCLUDES THE SURVEYED PARCEL
- EASEMENT AGREEMENT IN FAVOR OF THE CITY OF POMPANO BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, RECORDED JUNE 14, 2001 IN OFFICIAL RECORDS BOOK 31714, PAGE 1953, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
DOES NOT EFFECT, EASEMENT ARE LOCATED OFFSITE
- DECLARATION OF RESTRICTIVE COVENANTS, RECORDED MAY 8, 2002 IN OFFICIAL RECORDS BOOK 33106, PAGE 1710, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
THE AREA SUBJECT TO THE AGREEMENT INCLUDES THE SURVEYED PARCEL
- RIPARIAN AND/OR LITTORAL RIGHTS ARE NOT GUARANTEED OR INSURED.
NOT A SURVEY MATTER.
- TITLE TO THE BEDS OR BOTTOMS OF LAKES, RIVERS OR OTHER BODIES OF WATER LOCATED ON OR WITHIN THE LAND DESCRIBED HEREIN.
NOT A SURVEY MATTER.
- THIS PROPERTY FRONTS ON A CANAL AND IS SUBJECT TO THE RIGHTS OF ADJOINING PROPERTY OWNERS IN AND TO THE USE OF SAID CANAL.
AFFECTS.

INDEX OF SHEETS

SHEET 1 COVER
SHEET 2 EASEMENT
SHEET 3 ALTA SURVEY

UTILITY PROVIDERS:

PER: CHIC-FIL-A SITE INVESTIGATION REPORT FOR 2100 W ATLANTIC BLVD FSU #05557 DATED APRIL 03, 2023

WATER & SEWER
CITY OF POMPANO BEACH WATER/SEWER
NAME: JOHN SFIROPOULOS
PHONE: 954.545.7009
EMAIL: JOHN.SFIROPOULOS@COPBFL.COM

GAS
TECO PEOPLE'S GAS SOUTH FLORIDA
NAME: SHERRY HORTON
PHONE: 772.216.9622
EMAIL: SLHORTON@TECOENERGY.COM

ELECTRIC
FPL (FLORIDA POWER & LIGHT) BROWARD
NAME: JOEL BRAY
PHONE: 386.586.6403
EMAIL: JOEL.BRAY@FPL.COM

TELEPHONE/CABLE
AT&T
NAME: DINO FARRUGGIO
PHONE: 561.683.2729
EMAIL: G27896@ATT.COM

ZONING:

PER: CHIC-FIL-A SITE INVESTIGATION REPORT FOR 2100 W ATLANTIC BLVD FSU #05557 DATED APRIL 03, 2023

JURISDICTION: CITY OF POMPANO

ZONING: B-3/PCI (GENERAL BUSINESS/PLANNED COMMERCIAL INDUSTRIAL)

OVERLAY DISTRICT: NO

IS USE PERMITTED: YES

ADJACENT ZONING:
a. NORTH: B-3
b. EAST: B-3/PCI
c. SOUTH: B-3/PCI
d. WEST: B-3/PCI

MIN. LOT WIDTH REQUIRED: 100 FEET

MIN. LOT SIZE REQUIRED: 10,000 SQUARE FEET
1. MIN BUILDING HEIGHT: 105 FEET
2. BUILDING SETBACKS: (LDC SEC.155.3304)
a) FRONT (SOUTH): 0'
b) REAR (NORTH): 30'
c) SIDE INTERIOR: 0'
d) SIDE STREET: 0'

LANDSCAPE BUFFER: (LCD SEC.155.5203)
a) NORTH: 10' ADJACENT TO VEHICULAR USE AREA
b) SOUTH: 10' ADJACENT TO VEHICULAR USE AREA
c) EAST: 10' ADJACENT TO VEHICULAR USE AREA
d) WEST: 10' ADJACENT TO VEHICULAR USE AREA

SIGN SETBACK: (LDC SEC 156.04) 4' FROM R-O-W, 10' FROM ADJACENT PROPERTY LINE

OPEN SPACE REQUIRED: NOT STATED IN CODE.

PARKING:
a) PARKING RATIO: 1:4 PERSONS OF MAXIMUM OCCUPANCY OF CUSTOMER SERVICE AREA
b) REQUIRED PARKING: 20 SPACES
c) PARKING SPACE DIMENSIONS: 9' X 18'
d) MAX. SPACES/ROW: 10 SPACES
e) LANDSCAPE ISLAND REQUIREMENTS: 8' WIDE

LOADING ZONE REQUIRED: NO

DRIVE THROUGH BYPASS LANE: NOT REQUIRED.

FLOOR AREA RATIO (FAR): NOT STATED IN CODE.

LEGEND

ALTA	= AMERICAN LAND TITLE ASSOCIATION	— X —	= METAL FENCE
BTM.	= BOTTOM	~10~	= CONTOUR ELEVATION
(D)	= DESCRIPTION	⊙	= CLEANOUT
CH	= CHORD BEARING AND DISTANCE	⌚	= ELECTRIC HAND HOLE
EL.	= ELEVATION	□	= RISER
G.P.S.	= GLOBAL POSITIONING SYSTEM	⊕	= SANITARY SEWER MANHOLE
INV.	= INVERT	+	= SIGN
L	= ARC LENGTH	⚡	= SITE CONTROL POINT
LB	= LICENSED BUSINESS	⌘	= WATER VALVE
LS	= LICENSED SURVEYOR	⌘	= BACKFLOW PREVENTER
LTD.	= LIMITED	⚡	= FIRE HYDRANT
(M)	= MEASURED	⚡	= LIGHT POLE
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	⚡	= SEWER VALVE
O.R.B	= OFFICIAL RECORDS BOOK	⊕	= STORM MANHOLE
NSPS	= NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS	⊕	= WATER METER
(P)	= PLAT DATA	■	= ASPHALT PAVEMENT
P.B.	= PLAT BOOK	■	= CONCRETE
PG.	= PAGE	■	= BRICK
PRM	= PERMANENT REFERENCE MONUMENT	⚡	= DETECTABLE WARNING SURFACE
PVC	= POLYVINYL CHLORIDE PIPE	⊕	= WIRE PULL BOX
R	= RADIUS	⌘	= POWER POLE WOOD
R.T.K.	= REAL TIME KINEMATIC	⌚	= ELECTRIC HAND-HOLE
⑩	= TITLE EXCEPTION NUMBER		
TYP.	= TYPICAL		
x14.52	= EXISTING ELEVATION		
●	= FOUND MAG NAIL AND DISK		
○	= FOUND IRON ROD OR PIPE		

SURVEYOR'S NOTES:

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE SURVEY SHOWN HEREON WAS PREPARED UTILIZING THE TITLE COMMITMENT AS PROVIDED BY THE CLIENT.
- THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAD88) AND WERE ESTABLISHED BY R.T.K.-G.P.S. USING THE TRIMBLE R-10 WITH THE VRS NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE PROJECT CONTROL POINTS.
- THE BASIS OF BEARING REFERS TO A RECORD BEARING OF S 88°49'22" E ALONG THE NORTH BOUNDARY LINE OF ATLANTIC BUSINESS CENTER, PB 169, PG. 126. B.C.R. MEASURED AS N88°52'51"E.
- THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICA VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED UPON THE NATIONAL GEODETIC SURVEY (NGS) PUBLISHED BENCHMARK:

PID "DL2195"
STAMPING: Q 665 2006.
STAINLESS STEEL ROD WITH SLEEVE ON THE SOUTH LINE OF POMPANO CANNEL, APPROXIMATELY 430' WEST OF SW 27TH AVENUE

ELEVATION: 10.61' (N.A.V.D. 88)
- THIS SURVEY WAS PERFORMED UTILIZING R.T.K.-G.P.S. PROCEDURES AND TRADITIONAL SURVEY PROCEDURES WITH REDUNDANT MEASUREMENTS, AND HAS A HORIZONTAL AND VERTICAL POSITIONAL TOLERANCE OF 0.10 FEET.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ALL CURVES ARE RADIAL UNLESS OTHERWISE STATED.
- PROPERTY ADDRESS - 2100 W ATLANTIC BLVD POMPANO BEACH, FL 33069.
- THE LANDS BOUND BY THIS SURVEY LIE WITHIN FLOOD ZONE "X" SHADED, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ON FLOOD INSURANCE RATE MAP NUMBER 12011C0357H, EFFECTIVE DATE: 8/18/2014.
- SUBJECT PARCEL CONTAINS 78925.35 SQUARE FEET OR 1.812 ACRES, MORE OR LESS.
- THERE WERE 111 DESIGNATED PARKING & 5 HANDICAP PARKING SPACES PRESENT AT THE TIME OF SURVEY.
- ABOVE GROUND AND VISIBLE UTILITIES WERE LOCATED AS SHOWN ON THIS SURVEY. NO UNDERGROUND UTILITIES WERE LOCATED AS A PART OF THIS SURVEY.
- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. THE SITE IS UNDEVELOPED AND HAS BEEN CLEARED AND ROUGH GRADED AT SOME TIME PRIOR TO THE SURVEY. NO CONSTRUCTION WAS OBSERVED AT THE TIME OF THE SURVEY.
- THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES TO STREET RIGHTS OF WAY.
- THE SUBJECT PROPERTY IS CONTIGUOUS WITH NO GAPS, GORES, OR OVERLAPS.

SURVEYOR'S CERTIFICATION:

TO: CHICK-FIL-A, INC. A GEORGIA CORPORATION

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, 6A, 6B, 7A, 7C, 8, 9, 11A, 13, AND 16 OF TABLE A THEREOF.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

ALSO

I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MAX R. GEORGE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 7343

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

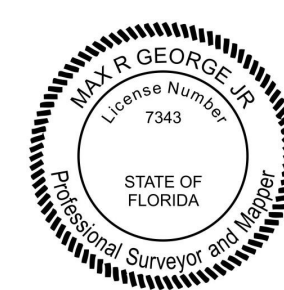
Max R. George, PSM

MARCH 01, 2023
DATE OF LAST FIELDWORK

Digitally signed by Max R. George, PSM
DN: cn=Max R. George, o=Bowman Consulting Group, Ltd., email=Max.R.George@bowmanconsulting.com, c=US
Date: 2023.08.04 13:31:24 -0400

CHICK-FIL-A, INC. ALTA FSU# 05557
2100 W ATLANTIC BLVD
POMPANO BEACH
BROWARD COUNTY
FLORIDA

PROJECT NO
010014-01-204



PLAN STATUS

DATE	DESCRIPTION
FIELD BOOK 22-250	PAGE 67-70

FIELD CREW:	A.A.
M.R.G.	M.G.
DRAWN	CHKD

JOB No. 010014-01-208

DATE 04/01/2023

FILE No. 010014-01-208

SHEET 1 OF 3

DRC
P223-12000037
10/04/2023