

BOUNDARY SURVEY



KARL F. KUHN
Professional Surveyor
and Mapper.
1382 N.E. 178th Street
North Miami Beach,
Florida, 33162
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DATE OF FIRM: 08-18-2014

SCALE: 1"=30'

JOB No. 20-0032M-EL

PANEL NUMBER: 0357

BASE FLOOD ELEVATION: 12

REVISED : K.F.K

COMMUNITY NUMBER: 120055

FIRM ZONE: X - AH

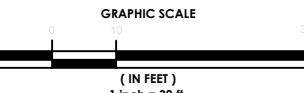
DATE: 08-11-2021
UPDATE: 11-14-2023

SUFFIX: H

DRAWN BY: A.L.

SHEET

OF 5



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 Parcels 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 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: 4842-33-05-4284

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: 4842-33-05-4281

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: 4842-33-05-4283

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 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 N89°01'18"19"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°54'13"W along said old right of way line, 332.63 feet; thence N01°16'26"W, 50.00 feet to the new north right of way of WEST ATLANTIC BOULEVARD and the Point of Beginning; thence S88°54'13"W along said new right of way line, 422.56 feet; thence N46°12'04"W, 42.25 feet to a point on the East right of way of NW 23rd Avenue; thence N01°18'21"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; thence N89°01'09"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 Broward 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 said Section 33; thence S01°16'26"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 a 5 foot easement to the City of Pompano Beach over the West 5 feet, thereof.

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
- CL = 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.S.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
- SS = SANITARY SEWER MANHOLE
- SSM = STORM SEWER MANHOLE
- SET 1/2" IRON ROD PSM #5953
- T = TREE
- UP = UTILITY POLE
- WM = WATER METER
- W = WELL
- WB = WELL
- CB = CATCH BASIN
- EC = ELECTRIC CABLE
- EP = ELECTRIC POLE
- FH = FIRE HYDRANT
- LP = LIGHT POLE

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'

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

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

2201 WEST ATLANTIC BOULEVARD
POMPAÑO BEACH, FLORIDA, 33069

04/24/2024

SHEET 1 OF 5
ONE NOT VALID WITHOUT ALL OTHERS