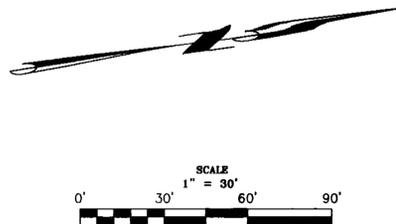


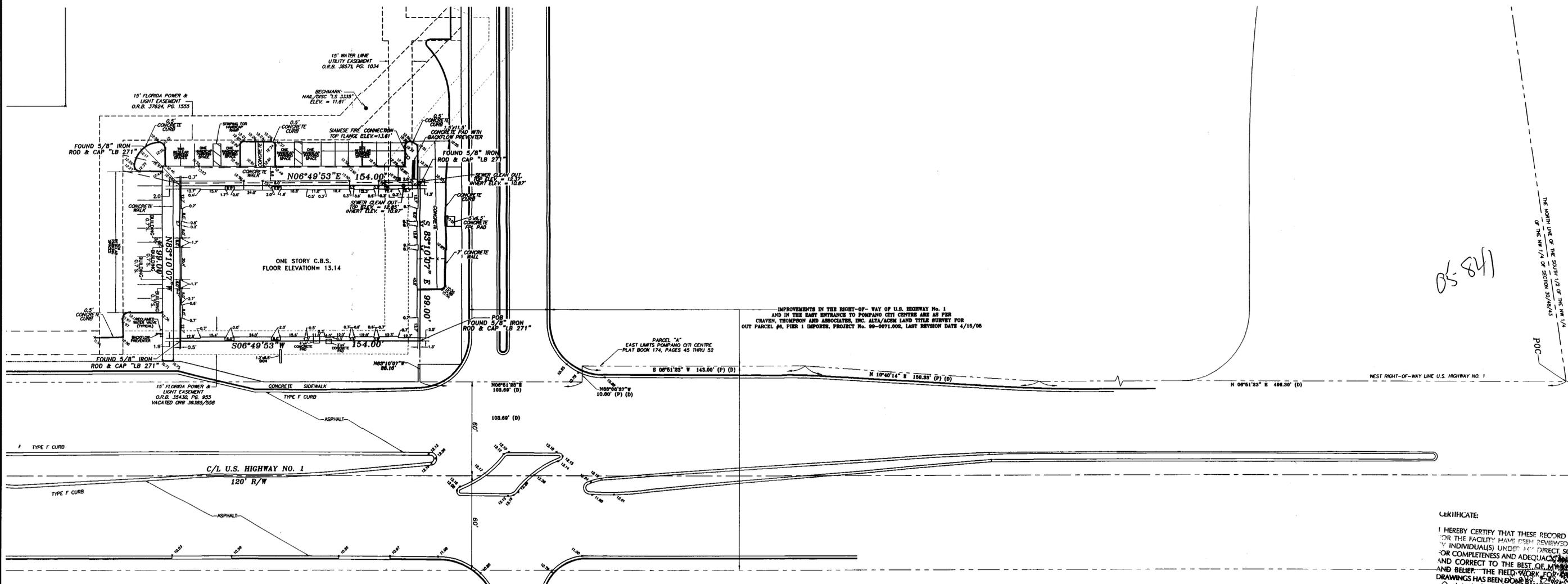
LOCATION MAP
(NOT TO SCALE)



DESCRIPTION:

A PORTION OF PARCEL "A" POMPANO CITY CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 174, PAGES 45 THRU 52 INCLUSIVE, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST, AND THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 5 (U.S. HIGHWAY NO. 1) SECTION NUMBER 86020-2525(3525) SHEETS 8 & 9 OF 14, LAST REVISED DECEMBER 10, 1998 AND AS SHOWN ON SAID PLAT; THENCE SOUTH 06°51'23" WEST, ALONG THE SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 496.30 FEET, A PORTION OF THE LAST DESCRIBED COURSE BEING ALONG THE EAST LIMITS OF SAID PLAT; THENCE SOUTH 10°40'14" WEST, A DISTANCE OF 150.33 FEET; THENCE SOUTH 06°51'23" WEST, A DISTANCE OF 143.00 FEET; THENCE SOUTH 83°08'37" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 06°51'23" WEST, A DISTANCE OF 103.69 FEET, THE LAST FOUR (4) DESCRIBED COURSES BEING ALONG THE EAST LIMITS OF SAID PLAT; THENCE NORTH 83°10'07" WEST, A DISTANCE OF 26.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 06°49'53" WEST, A DISTANCE OF 154.00 FEET; THENCE NORTH 83°10'07" WEST, A DISTANCE OF 99.00 FEET; THENCE NORTH 06°49'53" EAST, A DISTANCE OF 154.00 FEET; THENCE SOUTH 83°10'07" EAST, A DISTANCE OF 99.00 FEET TO THE POINT OF BEGINNING.



05-841

MAP OF AS-BUILT SURVEY

SURVEY REPORT

- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ONLY VISIBLE ENCROACHMENTS AND IMPROVEMENTS, IF ANY, ARE SHOWN HEREON UNLESS OTHERWISE NOTED.
- DESCRIPTION FURNISHED BY CLIENT.
- PARCEL SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY.
- ALL LOT DIMENSIONS ARE PLAT AND MEASURED, UNLESS OTHERWISE NOTED.
- PROPOSED SITE PLAN SUBJECT TO APPROVAL BY GOVERNING AGENCIES.
- PARCEL CONTAINS: 15,246 SQUARE FEET OR 0.35 ACRES MORE OR LESS.
- STREET ADDRESS: 2021 N FEDERAL HWY
- PARCEL GRAPHICALLY LOCATED IN FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ZONE X, COMMUNITY PANEL No. 12011C0119F.
- ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29).
- THIS SURVEY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE. ALL FIELD MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S06°51'23" ALONG THE CENTERLINE OF U.S. HIGHWAY 1.
- THIS SURVEY REMAINS THE PROPERTY OF MIXON LAND SURVEYING, INC.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

CERTIFIED TO:

BR OF WISCONSIN 14, LLC
M&I MARSHALL & ILSLEY BANK
PROTECTIVE LIFE INSURANCE CO.
COMMONWEALTH LAND TITLE
INSURANCE CO.

REVISIONS:

NO.	DESCRIPTION	DATE

BY:

NO.	DESCRIPTION	DATE

LEGEND:

- WOOD UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY
- FENCELINE
- CABLE
- FIRE HYDRANT
- PHONE
- CLEAN OUT
- WATER METER
- WELL
- WATER VALVE
- PRO-RATED
- DEED
- PLAT
- MEASURED
- CALCULATED
- ELEVATION
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- OFFICIAL RECORD BOOK
- RADIUS
- ARC LENGTH
- DELTA ANGLE
- CENTERLINE
- RIGHT OF WAY
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- EXISTING ELEVATION
- PROPOSED ELEVATION
- TOP OF BANK
- CONCRETE BLOCK STRUCTURE
- MITERED END SECTION
- CORRUGATED METAL PIPE
- REINFORCED CONCRETE PIPE
- SEWER MANHOLE
- DRAINAGE MANHOLE

CERTIFICATE:

I HEREBY CERTIFY THAT THESE RECORD DRAWINGS FOR THE FACILITY HAVE BEEN REVIEWED BY ME OR BY INDIVIDUALS UNDER MY DIRECT SUPERVISION FOR COMPLETENESS AND ADEQUACY AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE FIELD WORK FOR THESE UTILITIES HAS BEEN DONE BY: A. MIXON.

MIXON LAND SURVEYING, INC.
314 WEST HUNTERSWOOD ROAD, SUITE 3
MUNICH, FLORIDA 33458
(888) 747-6046
STATE OF FLORIDA CERTIFICATE NO. "LB. 4199"

CHAD EVERETT EDWARDS
FLORIDA P.E. NO. 50008
PROFESSIONAL SURVEYOR AND MAPPER

STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NO. "LS. 3335"

JOB NO. 05-129
CADD FILE: 05-129-C
BY: TC
SURVEY DATE: 2/16/06
SHEET 1 OF 1

SURVEY REPORT

05-841
Rec'd 8.2-05
770

DESCRIPTION:

A PORTION OF PARCEL "A" POMPANO CITI CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 174, PAGES 45 THRU 52 INCLUSIVE, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST, AND THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 5 (U.S. HIGHWAY NO. 1) SECTION NUMBER 86020-2525(3525) SHEETS 8 & 9 OF 14, LAST REVISED DECEMBER 10, 1998 AND AS SHOWN ON SAID PLAT; THENCE SOUTH 06°51'23" WEST, ALONG THE SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 496.30 FEET, A PORTION OF THE LAST DESCRIBED COURSE BEING ALONG THE EAST LIMITS OF SAID PLAT; THENCE SOUTH 10°40'14" WEST, A DISTANCE OF 150.33 FEET; THENCE SOUTH 06°51'23" WEST, A DISTANCE OF 143.00 FEET; THENCE SOUTH 83°08'37" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 06°51'23" WEST, A DISTANCE OF 103.69 FEET, THE LAST FOUR (4) DESCRIBED COURSES BEING ALONG THE EAST LIMITS OF SAID PLAT; THENCE NORTH 83°10'07" WEST, A DISTANCE OF 26.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 06°49'53" WEST, A DISTANCE OF 154.00 FEET; THENCE NORTH 83°10'07" WEST, A DISTANCE OF 99.00 FEET; THENCE NORTH 06°49'53" EAST, A DISTANCE OF 154.00 FEET; THENCE SOUTH 83°10'07" EAST, A DISTANCE OF 99.00 FEET TO THE POINT OF BEGINNING.

NOTES:

- 1.) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
- 2.) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3.) ONLY VISIBLE ENCROACHMENTS AND IMPROVEMENTS, IF ANY, ARE SHOWN HEREON UNLESS OTHERWISE NOTED.
- 4.) DESCRIPTION FURNISHED BY CLIENT.
- 5.) PARCEL SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY.
- 6.) ALL LOT DIMENSIONS ARE PLAT AND MEASURED, UNLESS OTHERWISE NOTED
- 7.) PROPOSED SITE PLAN SUBJECT TO APPROVAL BY GOVERNING AGENCIES.
- 8.) PARCEL CONTAINS: 15,246 SQUARE FEET OR 0.35 ACRES MORE OR LESS.
- 9.) STREET ADDRESS: 2021 N FEDERAL HWY
- 10.) PARCEL GRAPHICALLY LOCATED IN FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ZONE X, COMMUNITY PANEL No. 12011C0119F.
- 11.) ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29).
- 12.) THIS SURVEY FALLS WITHN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE. ALL FIELD MEASURED CONTROL MEASURMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.

CERTIFIED TO:

HGR CONSTRUCTION

THIS SURVEY IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 1 THRU 2 OF 2.

REVISIONS:	DATE:	BY:	REVISIONS:	DATE:	BY:			
 RICHARD A. MIXON MIXON LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYOR STATE OF FLORIDA CERTIFICATE NO. LS 3335			MIXON LAND SURVEYING, INC. 311 WEST INDIANTOWN ROAD, SUITE 3 JUPITER, FLORIDA 33458 (561) 747-6046 CERTIFICATE NO. LB 4199			SURVEY DATE: 7/28/05 JOB NO. 05-129 CADD FILE: 05-129 SHEET 1 OF 2		

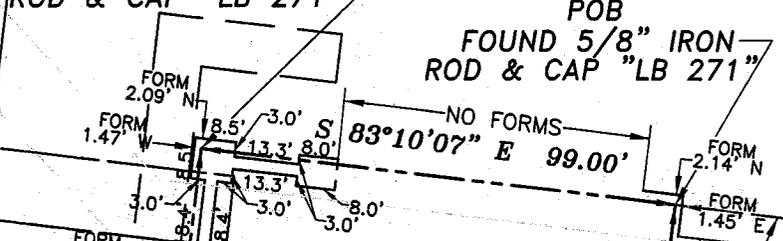
THE NORTH LINE OF THE SOUTH 1/2 OF THE NW 1/4
OF THE NW 1/4 OF SECTION 30/48/43

POC
WEST RIGHT-OF-WAY LINE U.S. HIGHWAY NO. 1
S 08°51'23" W 496.30' (D)

DEED DETAIL
SCALE
1" = 100'

15' WATER LINE
UTILITY EASEMENT
O.R.B. 38571, PG. 1034
PARCEL "A"
EAST LIMITS POMPANO CITI CENTRE
PLAT BOOK 174, PAGES 45 THRU 52
POB
FOUND 5/8" IRON
ROD & CAP "LB 271"

FOUND 5/8" IRON
ROD & CAP "LB 271"



BUILDING UNDER CONSTRUCTION
FOOTER FORMS ONLY
FOOTER FORM ELEV.=11.73'

PARCEL "A"
EAST LIMITS POMPANO CITI CENTRE
PLAT BOOK 174, PAGES 45 THRU 52

15' WATER LINE
UTILITY EASEMENT
O.R.B. 38571, PG. 1034

PROPOSED
10' FLORIDA POWER &
LIGHT EASEMENT

FOUND 5/8" IRON
ROD & CAP "LB 271"

POB
FOUND 5/8" IRON
ROD & CAP "LB 271"

S 83°10'07" E 99.00'

FOUND 5/8" IRON
ROD & CAP "LB 271"

BUILDING UNDER CONSTRUCTION
FOOTER FORMS ONLY
FOOTER FORM ELEV.=11.73'

N 06°49'53" E 154.00'

N 83°10'07" W 26.16'

15' FLORIDA POWER &
LIGHT EASEMENT
O.R.B. 37624, PG. 1555

FOUND 5/8" IRON
ROD & CAP "LB 271"

N 83°10'07" W 99.00'

15' FLORIDA POWER &
LIGHT EASEMENT
O.R.B. 37624, PG. 1555

FOUND 5/8" IRON
ROD & CAP "LB 271"

N 83°10'07" W 26.16'

15' FLORIDA POWER &
LIGHT EASEMENT
O.R.B. 37624, PG. 1555

FOUND 5/8" IRON
ROD & CAP "LB 271"

N 83°10'07" W 26.16'

15' FLORIDA POWER &
LIGHT EASEMENT
O.R.B. 37624, PG. 1555

FOUND 5/8" IRON
ROD & CAP "LB 271"

N 83°10'07" W 26.16'

FORMBOARD DETAIL
SCALE

0' 40' 1" = 40' 80' 120'



THIS SURVEY IS NOT COMPLETE UNLESS
ACCOMPANIED BY SHEETS 1 THRU 2 OF 2.

LEGEND:

- | | | | | | |
|------------------------|------------------|-------------------|-----------------------------|-----------------------------|--------------------------------|
| ⊙ = WOOD UTILITY POLE | ⊙ = FIRE HYDRANT | (PR) = PRO-RATED | POB = POINT OF BEGINNING | R/W = RIGHT OF WAY | EW = EDGE OF WATER |
| ⊙ = GUY ANCHOR | ⊙ = PHONE | (D) = DEED | POC = POINT OF COMMENCEMENT | D.E. = DRAINAGE EASEMENT | CB = CATCH BASIN |
| —/— = OVERHEAD UTILITY | ⊙ = CLEAN OUT | (P) = PLAT | ORB = OFFICIAL RECORD BOOK | U.E. = UTILITY EASEMENT | MES = MITTERED END SECTION |
| —X— = FENCELINE | ⊙ = WATER METER | (M) = MEASURED | R = RADIUS | X.O.O. = EXISTING ELEVATION | CMP = CORRUGATED METAL PIPE |
| ⊙ = CABLE | ⊙ = WELL | (C) = CALCULATED | L = ARC LENGTH | ⊙.O.O. = PROPOSED ELEVATION | RCP = REINFORCED CONCRETE PIPE |
| | ⊙ = WATER VALVE | ELEV. = ELEVATION | Δ = DELTA ANGLE | TOB = TOP OF BANK | SMH = SEWER MANHOLE |
| | | | C/L = CENTERLINE | | DMH = DRAINAGE MANHOLE |

**MAP OF BOUNDARY
SURVEY**

MIXON LAND SURVEYING, INC.

311 WEST INDIANTOWN ROAD, SUITE 3
JUPITER, FLORIDA 33458
(561) 747-6046
CERTIFICATE NO. LB 4199

SURVEY DATE: 7/28/05

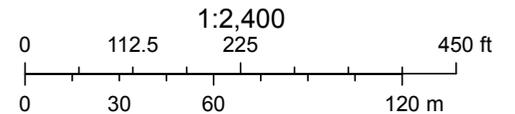
JOB NO. 05-129

CADD FILE: 05-129

SHEET 2 OF 2



December 15, 2021



**B-3/PCD 500' RADIUS FOR RESIDENTIAL SEPERATION SHOWN.
VARIANCE REQUEST FOR INTRUSION INTO RD-1 ZONE**