



THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT FL252508022JC/202501453NCS, DATED AUGUST 7, 2025 AT 08:00 AM.

THAT PORTION OF LOTS 1 & 2 OF "TURNPIKE INDUSTRIAL PARK" ACCORDING TO THE MAP THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF BLOUNT ROAD AS SHOWN ON SAID PLAT OF "TURNPIKE INDUSTRIAL PARK"; THENCE N 0°09'16" W. (PLAT BEARING) 136.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 0°09'16" W. ALONG SAID WEST RIGHT-OF-WAY LINE 172.00 FEET; THENCE S 89°58'06" W. 554.95 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THE NEXT TWO (2) DESCRIBED COURSES BEING ALONG THE WEST LINE OF SAID LOT 2; (1) THENCE S 89°58'06" W. 18.36 FEET; (2) THENCE S 44°05'20" E. 222.72 FEET; THENCE N 89°58'06" E. 389.23 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF BLOUNT ROAD; SAID POINT OF BEGINNING.

TOGETHER WITH A NONEXCLUSIVE PERPETUAL CROSS ACCESS EASEMENT CREATED BY THE CROSS ACCESS EASEMENT AND MAINTENANCE AGREEMENT RECORDED JANUARY 25, 1991 IN OFFICIAL RECORDS BOOK 18093, PAGE 453, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTE: THE FOLLOWING IS GIVEN FOR INFORMATIONAL PURPOSES ONLY WITHOUT ASSURANCE OR GUARANTEE:

PROPERTY ID NUMBER 484228-09-0020

1621 BLOUNT ROAD, POMPANO BEACH, FLORIDA 33069

7 — DEDICATION NOTES, EASEMENTS SHOWN ON THE PLAT OF TURNPIKE INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN [PLAT BOOK 111, PAGE 20](#), AS AFFECTED BY THE AGREEMENT RECORDED FEBRUARY 16, 2000 IN [OFFICIAL RECORDS BOOK 30264, PAGE 80](#), BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND APPROXIMATELY SHOWN ON THE ATLANTIS LAND TITLE SURVEY MADE BY PETER G. JOHNSON, SR. FOR BLEW, INC., DATED SEPTEMBER 3, 2025, LAST REVISED \_\_\_\_\_, 2025, UNDER JOB NO 25-7011 (THE "SURVEY").  
(AFFECTS, PLOTTED AS SHOWN)

8 — OIL, GAS AND MINERAL, RESTRICTIONS IN FAVOR OF EVERGLADES DRAINAGE DISTRICT, AS CONTAINED, DEED, RECORDED, JANUARY 30, 1945 IN [DEED BOOK 470, PAGE 383](#), AS MODIFIED BY NON-USE COMMITMENT RECORDED NOVEMBER 26, 1984, IN [OFFICIAL RECORDS BOOK 12148, PAGE 726](#), AS AFFECTED BY THE RELEASE OF BROWARD COUNTY TO THE STATE OF FLORIDA, JANUARY 29, 1989 TO R. BOOK [989, PAGE 844](#), ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
(AFFECTS BY DESCRIPTION, NOT A SURVEY MATTER)

9 — TERMS, CONDITIONS, RESTRICTIONS, COVENANTS, AND EASEMENTS IN THAT CERTAIN DECLARATION OF COVENANTS AND EASEMENTS RECORDED OCTOBER 28, 1991 IN [OFFICIAL RECORDS BOOK 9863, PAGE 275](#), OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
(DOES NOT AFFECTS, LIES 800% NORTH OF THE SUBJECT PROPERTY)

10 — DEVELOPER'S AGREEMENT RECORDED JANUARY 10, 1983 IN [OFFICIAL RECORDS BOOK 10684, PAGE 834](#) OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA  
(AFFECTS, PLOTTED IN NATURE)

12 — DECLARATION OF GRANT OF ADDITIONAL UTILITY EASEMENT RECORDED DECEMBER 12, 1983 IN [OFFICIAL RECORDS BOOK 11329, PAGE 885](#), OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
(AFFECTS, PLOTTED AS SHOWN)

13 — EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED DECEMBER 27, 1983 IN [OFFICIAL RECORDS BOOK 11385, PAGE 279](#), OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND APPROXIMATELY SHOWN ON THE SURVEY  
(AFFECTS, PLOTTED AS SHOWN)

14 — DEED OF EASEMENT GRANTED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, A GEORGIA CORPORATION RECORDED MAY 17, 1985 IN [OFFICIAL RECORDS BOOK 12344, PAGE 725](#), OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND APPROXIMATELY SHOWN ON THE SURVEY.  
(AFFECTS, PLOTTED AS SHOWN)

15 — TERMS, CONDITIONS, RESTRICTIONS, COVENANTS, NO EASEMENT GRANTED IN THAT CERTAIN DECLARATION OF RESTRICTION RECORDED OCTOBER 30, 1986 IN [OFFICIAL RECORDS BOOK 13860, PAGE 825](#), OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
(AFFECTS, PLOTTED AS SHOWN)

16 — CROSS CASSID EASEMENT AND MAINTENANCE AGREEMENT RECORDED JANUARY 25, 1991 IN [OFFICIAL RECORDS BOOK 18093, PAGE 483](#), OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND APPROXIMATELY SHOWN ON THE SURVEY  
(AFFECTS, PLOTTED AS SHOWN)

17 — OWNER'S AGREEMENT BY AND BETWEEN BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND BROWARD REALTY LIMITED PARTNERSHIP OF OHIO, AN OHIO LIMITED PARTNERSHIP RECORDED MARCH 6, 1999 IN [OFFICIAL RECORDS BOOK 18193, PAGE 34](#), AS AFFECTED BY THE BILL OF SALE AND EASEMENT RECORDED IN [OFFICIAL RECORDS BOOK 13346, PAGE 984](#), BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
(AFFECTS, BLANKET IN NATURE)

18 — EASEMENT GRANTED TO BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED MAY 1, 1991 IN [OFFICIAL RECORDS BOOK 18346, PAGE 988](#), OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND APPROXIMATELY SHOWN ON THE SURVEY.  
(AFFECTS, PLOTTED AS SHOWN)

NOTE: THE FOLLOWING IS GIVEN FOR INFORMATIONAL PURPOSES ONLY WITHOUT ASSURANCE OR GUARANTEE:

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

- A** — BUILDING SETBACK LINE APPEARS TO EXTEND OVER BUILDING BY AS MUCH AS 1.5'
- B** — SIGN APPEARS TO EXTEND BEYOND BOUNDARY LINE BY AS MUCH AS 2.2'.

REGULAR= 3  
HANDICAP=  
TOTAL= 36

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "AH" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 12011C0170H AND 12011C0356J, WHICH BEAR EFFECTIVE DATES OF 8/18/2014 AND 7/31/2024 RESPECTIVELY AND IS IN A SPECIAL FLOOD HAZARD AREA.

ZONE "AH" - AREAS WITH A 1% ANNUAL CHANCE OF SHALLOW FLOODING, USUALLY IN THE FORM OF A POND, WITH AN AVERAGE DEPTH RANGING FROM 1 TO 3 FEET. THESE AREAS HAVE A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE. BASE FLOOD ELEVATIONS DERIVED FROM DETAILED ANALYSES ARE SHOWN AT SELECTED INTERVALS WITHIN THESE ZONES.

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE NORTH SIDE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S 88°16'46" W PER GPS COORDINATE OBSERVATIONS FLORIDA STATE PLANE, EAST ZONE NAD83.

LONGITUDE = -80°09'56.0927"  
CONVERGENCE ANGLE = 0°22'09"

[illegible]

●	FOUND MONUMENT (AS-NOTED)
○	SET MONUMENT (AS-NOTED)
⊕	COMPUTED POINT
♿	HANDICAP PARKING
⬢	TEMPORARY BENCHMARK
*	LIGHT
⊗	SANITARY MANHOLE
•	BOLLARD
⊘	POWER POLE

TA	TRUNK	TREE TYPE	DRIp	TA	TRUNK	TREE TYPE	DRIp
T1	16"	OAK	25'	T40	14"	UNKNOWN	20'
T2	20"	OAK	28'	T41	22"	UNKNOWN	30'
T3	10"	PALM	10'	T42	8"	UNKNOWN	10'
T4	10"	BLK OLIVE	10'	T43	10"	UNKNOWN	15'
T5	22"	OAK	35'	T44	6"	UNKNOWN	10'
T6	18"	OAK	30'	T45	10"	UNKNOWN	15'
T7	24"	OAK	28'	T46	8"	UNKNOWN	12'
T8	20"	OAK	28'	T47	14"	UNKNOWN	25'
T9	16"	OAK	30'	T48	5"	UNKNOWN	10'
T10	12"	PALM	10'	T49	28"	UNKNOWN	35'
T11	8"	GUMBO LIMBO	6'	T50	15"	PALM	15'
T12	28"	OAK	25'	T51	15"	PALM	10'
T13	26"	OAK	35'	T52	15"	PALM	10'
T14	28"	OAK	25'	T53	12"	PALM	10'
T15	15"	OAK	35'	T54	12"	MAHOGANY	20'
T16	14"	OAK	35'	T55	26"	OAK	30'
T17	26"	OAK	30'	T56	32"	OAK	25'
T18	32"	BLK OLIVE	50'	T57	12"	PALM	10'
T19	16"	PALM	10'	T58	18"	UNKNOWN	10'
T20	10"	PALM	10'	T59	32"	OAK	20'
T21	18"	BLK OLIVE	25'	T60	18"	UNKNOWN	20'
T22	18"	OAK	25'	T61	15"	CAMPOR	35'
T23	12"	PALM	8'	T62	18"	PALM	15'
T24	12"	PALM	8'	T63	12"	PALM	10'
T25	10"	PALM	6'	T64	30"	OAK	30'
T26	5"	PALM	10'	T65	4"	OAK	10'
T27	14"	PALM	25'	T66	12"	PALM	6'
T28	18"	OAK	30'	T67	18"	OAK	25'
T29	20"	OAK	25'	T68	18"	FIGUS	25'
T30	16"	OAK	25'	T69	16"	UNKNOWN	25'
T31	22"	UNKNOWN	25'	T70	8"	UNKNOWN	10'
T32	14"	UNKNOWN	25'	T71	12"	OAK	15'
T33	10"	UNKNOWN	20'	T72	26"	FIGUS	28'

DMH1 RIM ELEVATION: 12.94'  
INVERT E: 5.4'  
INVERT S: 5.7'  
BOTTOM: 4.1'

TBM#1 SET MAG-NAIL  
NORTHING: 697290.01'  
EASTING: 929954.33'  
ELEVATION: 12.87'

FULL OF WATER  
DI2 RIM ELEVATION: 12.39'  
FULL OF WATER

NORTHING: 697314.84'  
EASTING: 930096.73'  
ELEVATION: 13.06'

DI4 RIM ELEVATION: 10.07'  
FULL OF WATER

100

DI6 RIM ELEVATION: 11.75'  
FULL OF WATER


PZ25- 12000040  
02/04/2026

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

3. IN REGARD TO ALATNSPNS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.

4. IN REGARD TO ALATNSPNS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.

5. AT THE TIME OF THE ALATNSPNS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

6. AT THE TIME OF THE ALATNSPNS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.

7. COMPLETED FIELD WORK WAS OCTOBER 14TH, 2025.

8. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.

9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF BLOUNT ROAD AND HAMMONDVILLE ROAD, WHICH IS APPROXIMATELY 525' FROM THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.

10. THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO BLOUNT ROAD VIA INGRESS & EGRESS EASEMENT RECORDED ON BOOK 18093, PAGE 453, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.

11. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED FLORIDA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY OR DESCRIBE THE SUBJECT PROPERTY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL FEATURES IN RELATION TO ONE ANOTHER, TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY. SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEY DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.

12. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BROWARD COUNTY PROPERTY APPRAISAL.

13. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.

14. IN REGARD TO ALATNSPNS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.

15. IN REGARD TO ALATNSPNS TABLE A ITEM 18, ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.

16. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS WITH ORIGINATING BENCHMARK SR 814 2 (PID: DL2221). VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAV83) IN US SURVEY FEET. CONTOURS ARE SHOWN AT ONE FOOT INTERVALS.

BENCHMARK ID: DL2221  
PUBLISHED ELEVATION: 10.57  
MONUMENT DESCRIPTION: SURVEY DISK SET IN WINGWALL, STAMPED "SR 814 2"

TO: 1621 BLOUNT LLC, A FLORIDA LIMITED LIABILITY COMPANY, CHICAGO 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)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, 18  
AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/14/2025.

DATE OF PLAT OR MAP: 10/21/2025

ETER G. JOHNSO  
ENSE NUM

STATE OF FLORIDA

PETER G. JOHNSON  
PROFESSIONAL SURVEYOR AND MAPPER LS5913  
STATE OF FLORIDA  
FLORIDA C.O.A. LB8173

## RIEVIEW

**DEE VV**  
Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
EMAIL: SURVEY@BLEWINC.COM  
OFFICE: 479.443.4506 FAX: 479.582.1883  
WWW.BLEWINC.COM

25-7011.01	DTS - 10/21/2025
SURVEY REVIEWED BY:	SHEET:

KLR 1 OF 1