

- LEGEND:**
- ANCHOR
  - BOLLARD
  - CATCH BASIN
  - FIRE HYDRANT
  - METAL LIGHT POLE MLP
  - EXISTING ELEVATION
  - DIRECTION OF SURFACE DRAINAGE
  - PROPOSED ELEVATION
  - NEW DRAINAGE STRUCTURE
  - PROPERTY LINE
  - SANITARY MANHOLE
  - EXISTING SIGN
  - TIRE STOP
  - TREES
  - WOOD POWER POLE WPP
  - NEW TRAFFIC CONTROL SIGN
  - LIMITS OF NEW ASPHALT
  - EXISTING ASPHALT & LIMEROCK TO BE REMOVED-SOD PLANTED

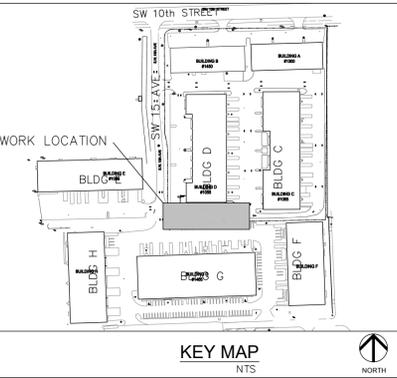
**LEGAL DESCRIPTION:**  
 A PORTION OF LAND, AS SHOWN ON THE PLAT OF "PARK TEN FIRST ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 167, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
 TOGETHER WITH  
 A PORTION OF LAND, AS SHOWN ON THE PLAT OF "PARK TEN SECOND ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 82, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**  
 BENCHMARK REFERENCE: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATION AS COLLECTED THROUGH THE FLORIDA PERMANENT REFERENCE NETWORK AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.  
 NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES EXCEPT AS SHOWN.  
 NO ATTEMPT WAS MADE TO DELINEATE ANY WETLANDS.  
 THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT.  
 ALL RECORDS SHOWN HEREON ARE REFERENCED TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
 THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING HORIZONTAL AND VERTICAL CONDITIONS OF THE LANDS SHOWN HEREON. ALL RIGHT-OF-WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY. THIS IS NOT A BOUNDARY SURVEY, AND NO FIELD WORK WAS PERFORMED TO VERIFY EXISTING BOUNDARY OR RIGHT-OF-WAY INFORMATION.  
 NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL, OR THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PARK TEN MINOR PARKING AMENDMENT						
SITE DATA						
PROJECT LIMIT AREA (BLDG B & D)		AREA (SQ. FT.)	ACRES			
		166,500	3.8			
I INDUSTRIAL DISTRICT						
	REQUIRED	EXISTING	PROPOSED			
LOT AREA (MIN. SQ. FT.)	20,000	166,500	NO CHANGE			
LOT WIDTH (MIN. FT.)	100	512.46'	NO CHANGE			
LOT DEPTH (MIN. FT.)	200	620.02'	NO CHANGE			
LOT FRONTAGE (MIN. FT.)	100	512.46'	NO CHANGE			
DENSITY (MAX. DU/AC)	N/A	N/A	NO CHANGE			
LOT COVERAGE	50%	36%	NO CHANGE			
OPEN SPACE (MIN. SQ. FT.)	25%	31340	18.8%	12.9%	21424	
HEIGHT (MAX. FT.)	48	24'-10"	NO CHANGE			
FRONT YARD SETBACK (MIN. FT.)	30	58.4'	NO CHANGE			
STREET SIDE YARD SETBACK (MIN. FT.)	30	25.1'	NO CHANGE			
INTERIOR SIDE YARD SETBACK (MIN. FT.)	10	11.5'	NO CHANGE			
REAR YARD SETBACK (MIN. FT.)	10	61.5'	NO CHANGE			
PARKING USE CATEGORY WAREHOUSE USE (1/1,000 SQ. FT.)						
TOTAL PARKING SPACES	BLDG AREAS	REQUIRED	EXISTING	PROPOSED	TOTAL	
	BLDG B BLDG D-	19200 41536	61	139	16	155

NOTE: ABOVE SITE DATA & CALCULATIONS WERE TAKEN FROM EXISTING CITY APPROVED SITE PLANS, AS-BUILT SITE CONDITIONS AS WELL AS INFORMATION IN THE COUNTY PROPERTY APPRAISER WEBSITE (<https://pbcpar.com/Property/Details?parcelid=12434620370000010>).

DATED: 01/28/2026  
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHANE MUNSON ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



WORK LOCATION SITE PLAN No.2

REVISIONS

PARK 10 BUSINESS PARK NEW PARKING SPACES ADDITION

Phase: SITE PLAN + VARIANCE DOCUMENTS

SIGNATURE AND SEAL

Scale: 1" = 20'

Job No. 2025-400 Sheet No. SP2

Date 04/14/2025

Drawn by SM Plot Date 01/28/2026

Appr. by NCO 2 of 2