



# ACCURATE LAND SURVEYORS, INC.

L.B. #3635

1150 E. ATLANTIC BLVD.  
POMPAHO BEACH, FLORIDA 33060

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## ALTA/NSPS LAND TITLE TOPOGRAPHIC & TREE SURVEY

### SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	= RIGHT OF WAY	X7.00'	= ELEVATIONS BASED ON N.A.V.D.		
N	= NORTH	(AG)	= APPARENT ENCROACHMENT		
S	= SOUTH	P.B.C.R.	= PALM BEACH COUNTY RECORDS		
E	= EAST	M.D.C.R.	= MIAMI-DADE COUNTY RECORDS		
W	= WEST	P.O.C.	= POINT OF COMMENCEMENT		
D.B.	= DEED BOOK	P.O.B.	= POINT OF BEGINNING		
ENCH.	= ENCROACH	CHATT.	= CHATTAGHOOCHEE		
F.F.	= FINISHED FLOOR	F.P.L.	= FLORIDA POWER & LIGHT		
GAR.	= GARAGE	B.C.R.	= BROWARD COUNTY RECORDS		
CL	= CENTERLINE	O.R.B.	= OFFICIAL RECORDS BOOK		
MH	= MANHOLE	F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION		
(M)	= MEASURED	D.E.P.	= DEPARTMENT OF ENVIRONMENTAL PROTECTION		
P.B.	= PLAT BOOK	D.N.R.	= DEPARTMENT OF NATURAL RESOURCES		
A/C	= AIR CONDITIONER	P.R.M.	= PERMANENT REFERENCE MONUMENT		
P	= PLAT	N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM		

VALVE	UTILITY BOX		PARKING STRIPE
MANHOLE	HYDRANT	OVERHEAD UTILITY LINES	
BASIN	UTILITY POLE	6" CONCRETE WALL	
WELL	VAULT	COVERED AREA	
WATER METER	LIGHT	CONCRETE	
MONITORING WELL	TREE	BRICK PAVERS	
PROPERTY CORNER	AIR CONDITIONER	ASPHALT	

**STREET ADDRESS:**  
911 E. Atlantic Boulevard, Pompano Beach, Florida 33060

**LEGAL DESCRIPTION:**  
Parcel 1:  
Lots 1 through 8 and Lots 15 through 24, Block 10, FIRST ADDITION TO PINE CREST, according to the map or plat thereof as recorded in Plat Book 7, Page 34, Public Records of Broward County, Florida; LESS the South 20 feet for Street.

Parcel 2:  
Lot 9, Block 10, FIRST ADDITION TO PINE CREST, according to the map or plat thereof as recorded in Plat Book 7, Page 34, Public Records of Broward County, Florida.

**NOTES:**

1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Angles shown hereon are based on field occupation and existing monumentation.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
7. This survey reflects all obtainable, legible, plottable, recorded matters of survey per Schedule B2 of Old Republic National Title Insurance Company Commitment No: 1287192 A1, Commitment Date: November 30, 2022 at 11:00PM.
8. Perimeter area of the subject property is 56,513 square feet, or 1.2974 acres, more or less.
9. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
10. The location of overhead utility lines are approximate in nature due to their proximity above ground, size, type and quantity must be verified prior to design or construction.
11. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
12. There was no evidence of recent street or sidewalk construction or repairs in the process of conducting the fieldwork.
13. Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.
14. Accuracy statement: This survey meets or exceeds the horizontal and vertical accuracy for Alta NSPS Land Title Survey Required February 2021.
15. Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
16. PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.

**FLOOD INFORMATION:**  
Community name and number: City of Pompano Beach 120055  
Map and panel number: 12011C0376H  
Panel date: 08-18-2014  
Flood zone: X X(0.2%)  
Base flood elevation: N/A N/A

**BENCHMARK INFORMATION:**  
City of Pompano Beach Benchmark #666  
Elevation = 16.260'NAVD1988

ORIGINAL DATE OF FIELD SURVEY: 12-20-2022		DRAWN BY: MLW	
FIELD BOOK: ALS-SU-22-2085		CHECKED BY: MLW	
REVISIONS & SURVEY UPDATES		DATE OF SURVEY & REVISIONS	BY
ALTA/NSPS LAND TITLE SURVEY 12-0318		03-07-2023	MLW

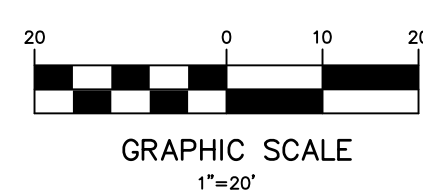
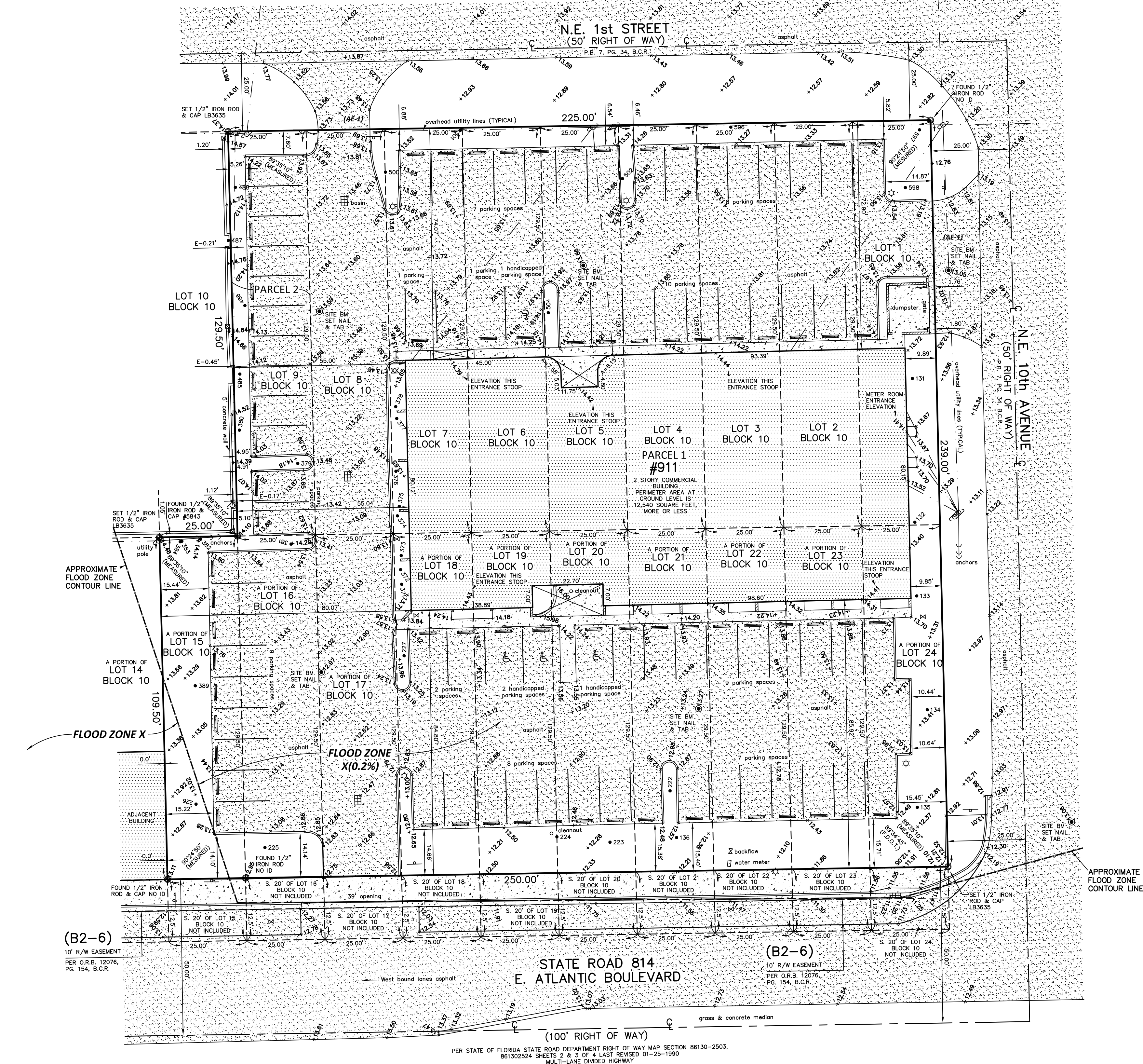
**CERTIFY TO:**  
Yuri Gurfel  
Eric M. Babbitt, P.A.  
Old Republic National Title Insurance Company

**CERTIFICATION:**

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, 7(a), 7(b)(1), 8, 9, 10, 11 (a), 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on 12-20-2022.

(a), 14, 16, 17, 18 and 19 of Rule A thereto. The work was completed on 12/20/2022. Digitized by Thompson Date 03/09/14 09:33 -0400		Robert L. Thompson ROBERT L. THOMPSON (PROFESSIONAL SURVEYOR AND MAPPER No. 3934) STATE OF FLORIDA	
SHEET 1 OF 1	SCALE 1"=20'	SKETCH NUMBER	CU-22-085

PZ23-12000043  
05/22/2024



**SCHEDULE B2 EXCEPTIONS:**

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment. ***(This item is not a matter of survey.)***
2. a. General or special taxes and assessments required to be paid in the year 2022 and subsequent years. ***(This item is not a matter of survey.)***
- b. Rights or claims of parties in possession not recorded in the Public Records. ***(This item is not a matter of survey.)***
- c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by a survey on an accurate and complete land survey of the Land and inspection of the Land. ***(After upon review of survey to be determined by title examiner.)***
- d. Easements or claims of easements not recorded in the Public Records. ***(This item is not certifiable.)***
- e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. ***(This item is not a matter of survey.)***
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. ***(As of date of survey the subject property was not submerged.)***
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. ***(This item is not a matter of survey.)***
5. All matters contained on the Plat of FIRST ADDITION TO PINE CREST, as recorded in Plat Book 7, Page 34, Public Records of Broward County, Florida. ***(All plottable matters of survey are shown hereon.)***
6. Easement in favor of the City of Pompano Beach recorded October 22, 1984, in O.R. Book 12076, Page 154, Public Records of Broward County, Florida. ***(This item does not affect the subject property.)***
7. Interlocal Agreement recorded in Instrument Number 115066195, Public Records of Broward County, Florida. ***(This item is not a matter of survey.)***
8. Rights of the lessees under unrecorded leases. ***(This item is not a matter of survey.)***

**APPARENT ENCROACHMENTS: (AE)**

1. Driveways in road right of way along the North and East boundary.