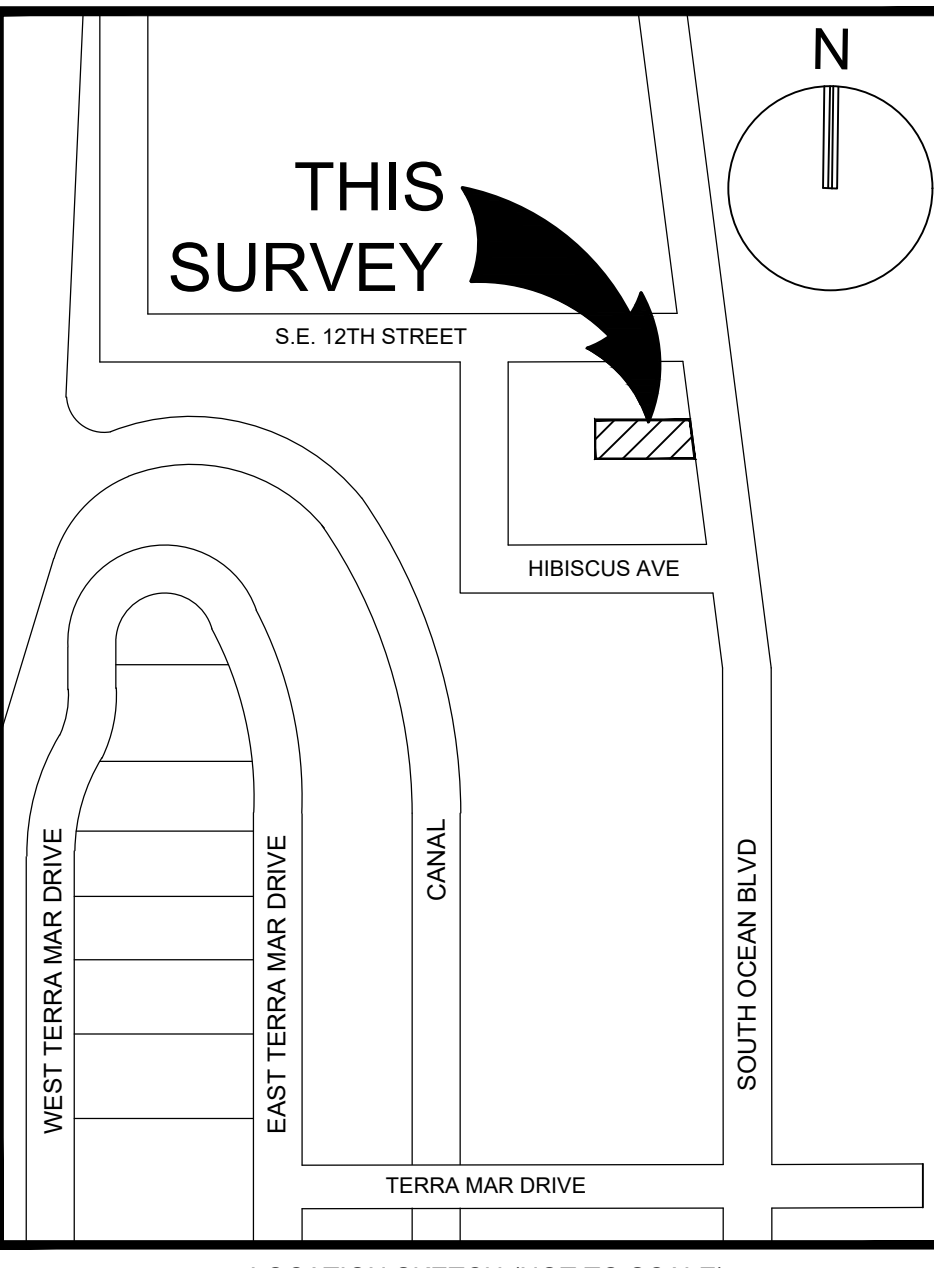


- LEGEND:**
- B.C.R. BROWARD COUNTY RECORDS
  - BLDG. BUILDING
  - CONC. CONCRETE
  - ELEV. ELEVATION
  - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
  - FFE FINISHED FLOOR ELEVATION
  - GIS GEOGRAPHIC INFORMATION SYSTEM
  - LB FLORIDA LICENSED BUSINESS NUMBER
  - P.B. PLAT BOOK
  - PG. PAGE
  - PVC POLYVINYL CHLORIDE PIPE
  - STY. STORY
  - TYP. TYPICAL
  - VERT. VERTICAL
  - BACK FLOW PREVENTER
  - BENCHMARK
  - CABLE TELEVISION RISER
  - CATCH BASIN
  - CURB INLET
  - DOUBLE FACE SIGN
  - ELECTRICAL MANHOLE
  - ELECTRICAL OUTLET
  - ELECTRICAL TRANSFORMER
  - FIRE HYDRANT
  - FLOOD LIGHT
  - GUY ANCHOR
  - HAND HOLE ELECTRICAL
  - HAND HOLE STREET LIGHT
  - HAND HOLE TRAFFIC SIGNAL
  - HAND HOLE TELEPHONE
  - IRRIGATION CONTROL VALVE
  - LIGHT POLE CONCRETE
  - LIGHT POLE WOODEN
  - NATURAL GAS METER
  - SINGLE POST SIGN
  - STORM DRAIN MANHOLE
  - TRAFFIC ARROWS (PAINT MARKS)
  - WATER METER
  - WATER VALVE
  - WOOD UTILITY POLE



**TREE TABLE:**

TREE NUMBER	TREE NAME	DIAMETER IN INCHES
525	PALM	10
526	PALM	8
730	PALM	10
731	PALM	10
732	PALM	(2)-4
761	PALM	(3)-3
762	PALM	10
763	PALM	10
808	PALM	8
809	PALM	10
846	PALM	10
847	PALM	10
849	PALM	8
850	PALM	8
854	FICUS	12
857	GUMBO LIMBO	6
860	OAK	4
861	FICUS	8
862	OAK	6
882	PALM	6
883	PALM	6
1025	PALM	8
1026	PALM	10

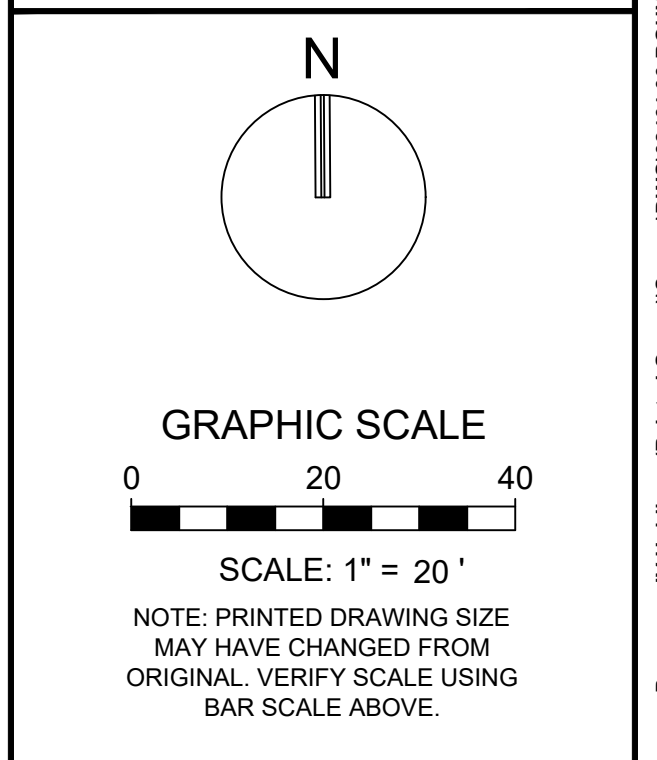
**KEITH**  
 301 East Atlantic Blvd.  
 Pompano Beach, FL 33060  
 PH: (954) 788-3400

Florida Engineering Business License: CA7929  
 Florida Surveyor and Mapper Business License: LB6860  
 Florida Landscape Architecture Business License: LC26000457

**REVISIONS**

NO.	DESCRIPTION	DATE

DATE: XX/XX/22  
 DRAWN BY: DDB  
 CHECKED BY: MMM  
 FIELD BOOK: 1056



**POMPANO JV HOLDINGS (RELATED GROUP) WALDORF-POMPANO**

**SHEET TITLE**  
**TOPOGRAPHIC SURVEY**

**SHEET NUMBER** 1 OF 1  
**PROJECT NUMBER** 08464.06

**SURVEY NOTES:**

- THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- BEARINGS SHOWN HEREON ARE ASSUMED HAVING A REFERENCE BEARING OF SOUTH 01° 07' 15" EAST ALONG THE EAST LINE OF THE NORTHEAST ONE QUARTER (N.E. 1/4) OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST.
- UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
- IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.

- THE OWNERSHIP OF FENCES, PERIMETER WALLS, PONDS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). SAID ELEVATIONS ARE BASED ON NGS (NATIONAL GEODETIC SURVEY) BENCHMARKS W 311, A U.S. COASTAL & GEODETIC SURVEY 3 1/2" BRASS DISC STAMPED W 311 1970. ABOUT 1.7 MILES NORTH ALONG STATE HIGHWAY A 1 A FROM THE JUNCTION STATE HIGHWAY 814 AT POMPANO BEACH, SET ON THE TOP OF THE SOUTHWEST CORNER OF A CATCH BASIN, ABOUT 0.35 MILE NORTH OF THE JUNCTION OF STATE HIGHWAY 844, NEAR THE JUNCTION OF BARTON ROAD, 22.5 FEET WEST OF THE CENTER LINE OF THE HIGHWAY, 29 FEET SOUTH OF THE APPROXIMATE CENTER LINE OF BARTON ROAD AND ABOUT LEVEL WITH THE HIGHWAY. ELEVATION=1.77' AND BENCHMARK 026. BENCHMARK DISC IN CONCRETE MONUMENT, STAMPED 026 2011, 0.6 MILES EAST OF THE JUNCTION OF FEDERAL HIGHWAY (US HIGHWAY 1) AND NE 14th STREET, 96.00 FEET NORTHWEST OF A DRAW BRIDGE SIGNAL POLE 50.8 FEET NORTHEAST OF A METAL LIGHT POLE NUMBER 031 50 FEET NORTH OF THE CENTERLINE OF NE 14th STREET 10.7 FEET NORTH OF THE NORTH EDGE OF CONCRETE SIDEWALK AND 1.3 FEET SOUTH OF CARSONITE WITNESS POST. ELEVATION=5.63'
- THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND 0.1' FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.1'
- THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER.
- ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12011C0377H EFFECTIVE DATE AUGUST 18 2014, THIS PROPERTY LIES IN THIS PROPERTY LIES IN ZONE X, BASE FLOOD ELEVATION (NONE) AND ZONE X 0.2% ANNUAL CHANCE OF FLOOD HAZARD, BASE FLOOD ELEVATION (NONE). LINES IMPORTED FROM BROWARD COUNTY GIS FILE.

**LEGAL DESCRIPTION:**

A PORTION OF THE NORTHEAST ONE QUARTER (N.E. 1/4) OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 8, LAKESIDE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 38 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, ALONG THE SOUTH LINE OF SAID LOT 3, NORTH 89°14'06" EAST, 219.42 FEET TO A POINT ON A LINE 60.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 6; THENCE, ALONG SAID PARALLEL LINE AND ALONG THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A (SOUTH OCEAN BOULEVARD), SOUTH 01°07'15" EAST, 75.00 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 2, POMPANO BEACH H.C. JELKS SUBDIVISION ON PALM ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 35 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, ALONG SAID NORTH LINE AND THE NORTH LINE OF LOTS 5 AND 6 OF SAID BLOCK 2, SOUTH 89°14'06" WEST, 220.00 FEET; THENCE, DEPARTING SAID NORTH LINE, NORTH 01°07'15" WEST, 75.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 8, BLOCK 8 OF SAID PLAT BOOK 23, PAGE 38; THENCE, ALONG SAID LOT 8 SOUTH LINE, NORTH 89°14'06" EAST, 0.58 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH AND CONTAINING 16,500 SQUARE FEET (0.379 ACRES MORE OR LESS).

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON AUGUST 4, 2022 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS LISTED HEREON.

KEITH & ASSOCIATES, INC.  
 MICHAEL M. MOSSEY  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION, PSM 5660

Plotted by: mmossy On 8/22/2022 7:08 PM  
 Drawing name: C:\08464.06 - WaldorfPompano - 1358 South Ocean - Pompano JV Holdings (Related Group)\Survey\DWG\08464.06-BOUNDARY & TOPOGRAPHIC SURVEY.dwg