

**P&Z**  
PZ20-05000003  
10/27/21

THIS IS TO CERTIFY that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 10A, 13, 14 and 19 of Table A thereof.

- Said lands lying in the City of Pompano Beach, Broward County, Florida and containing 270,241 square feet (6.2039 acres) more or less.

**CERTIFIED TO:** Fidelity National Title Insurance Company, Greenberg Traurig, P.A. and Falcone & Associates, LLC.

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JOHN T. DOGAN, P.L.S.  
Florida Registration No. 44  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

ASSOCIATES, INC.  
PZ20-050  
9/22/21

TREE #	COMMON NAME	BOTANICAL NAME	DBH (INCHES)	HEIGHT (FEET)	SPREAD
49	SABAL PALM	SABAL PALMETTO	12	10CT 170A	11
50	BLACK OLIVE	BUCIDA BUCERAS	27	36	30
51	BLACK OLIVE	BUCIDA BUCERAS	14	18	15
52	BLACK OLIVE	BUCIDA BUCERAS	11	19	17
53	BLACK OLIVE	BUCIDA BUCERAS	16	27	30
54	BLACK OLIVE	BUCIDA BUCERAS	40	30	45
55	BLACK OLIVE	BUCIDA BUCERAS	18	34	35
56	SABAL PALM	SABAL PALMETTO	11	18CT 230A	12
57	MAHOGANY	SWIETENIA MAHAGONI	17	24	20
58	MAHOGANY	SWIETENIA MAHAGONI	8	18	14
59	MAHOGANY	SWIETENIA MAHAGONI	33	37	65
60	BLACK OLIVE	BUCIDA BUCERAS	25	24	40
61	SABAL PALM	SABAL PALMETTO	8	5CT 160A	14
62	BLACK OLIVE	BUCIDA BUCERAS	30	40	40
63	BLACK OLIVE	BUCIDA BUCERAS	17	35	30
64	BLACK OLIVE	BUCIDA BUCERAS	15	37	35
65	MAHOGANY	SWIETENIA MAHAGONI	9	14	10
66	BLACK OLIVE	BUCIDA BUCERAS	13	24	22
67	BLACK OLIVE	BUCIDA BUCERAS	22	36	30
68	GUMBO LIMBO	BURSERIA SIMARUBA	4	14	8
69	BLACK OLIVE	BUCIDA BUCERAS	18	28	22
70	CHRISTMAS PALM (DOUBLE)	VEITCHIA MERRILLII	6	7CT 100A	6
71	CHRISTMAS PALM (DOUBLE)	VEITCHIA MERRILLII	6	7CT 100A	6
72	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	13	29CT 360A	14
73	QUEEN PALM	SYAGRUS ROMANZOFFIANA	7	14CT 190A	8
74	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	12	30CT 380A	14
75	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	14	30CT 380A	14
76	LIVE OAK	QUERCUS VIRGINIANA	3	15	7
77	LIVE OAK	QUERCUS VIRGINIANA	4	16	9
78	LIVE OAK	QUERCUS VIRGINIANA	4	16	9
79	LIVE OAK	QUERCUS VIRGINIANA	3	15	7
80	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	5	10	8
81	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	8	10	10
82	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	4	10	10
83	PITCH APPLE	CLUSIA ROSEA	6	12	14
84	LIVE OAK	QUERCUS VIRGINIANA	4	18	9
85	LIVE OAK	QUERCUS VIRGINIANA	3	16	8
86	LIVE OAK	QUERCUS VIRGINIANA	3	18	9
87	GUMBO LIMBO	BURSERIA SIMARUBA	10	20	14
88	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	8	20	14
89	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	6	17	15
90	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	7	17	14
91	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	3	12	9
92	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	3	12	8
93	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	3	12	7
94	LIVE OAK	QUERCUS VIRGINIANA	3	15	7
95	LIVE OAK	QUERCUS VIRGINIANA	3	13	7

SECTION	1" = 40'	ALTANSIPS LAND TITLE SURVEY		REVISIONS		DATE	BY	CHKD	DATE	F.B. / PG.	BY	CHKD
COMPUTED	17	PORTION OF PARCEL "A" & BLOCK 10		ADDED PERMITS TO A & REE		07/17/2021	JSB	JSB				
DATE	07/13/2020	CRESTHAVEN NO. 8		ADDED TITLE COMMITMENT		07/17/2021	JSB	JSB				
BY	WFE			ADDED EASE		07/17/2021	WFE	WFE				
CHECKED	J.T.D.			ADDED EASE		07/17/2021	J.T.D.	J.T.D.				
F.B.	1633 PG. 5/24	(P.B. 44, PG. 8, B.C.R.)		ADDED EASE		07/17/2021	J.T.D.	J.T.D.				
SHEET	1 OF 2	POMPAHO BEACH		ADDED EASE		07/17/2021	J.T.D.	J.T.D.				
		BROWARD COUNTY, FLORIDA		ADDED EASE		07/17/2021	J.T.D.	J.T.D.				

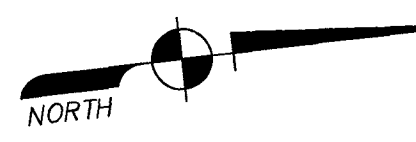
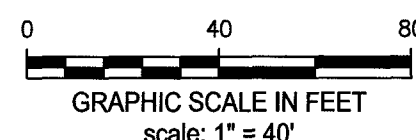
**AVIROM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**  
 50 S.W. 2nd Avenue, Suite 102  
 BOCA RATON, FLORIDA 33432  
 (954) 392-2394 / [www.aviromsurvey.com](http://www.aviromsurvey.com)

**AVIROM & ASSOCIATES**  
 5747 N. SHED 1981

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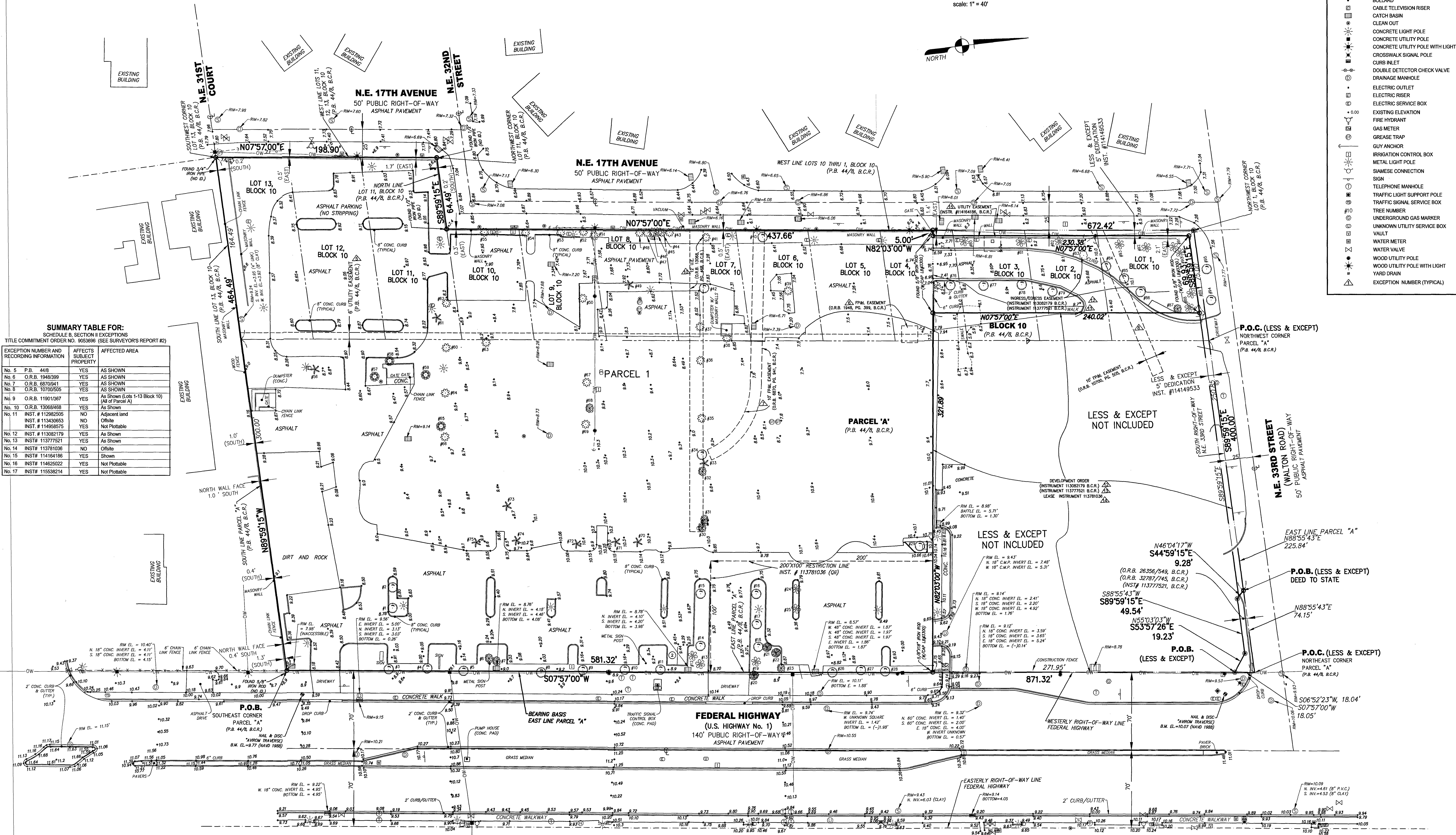
ALTA / NSPS SURVEY



- LEGEND**
- BACK FLOW PREVENTOR VALVE
  - BOLLARD
  - CABLE TELEVISION RISER
  - CATCH BASIN
  - CLEAN OUT
  - CONCRETE LIGHT POLE
  - CONCRETE UTILITY POLE
  - CONCRETE UTILITY POLE WITH LIGHT
  - CROSSWALK SIGNAL POLE
  - CURB INLET
  - DOUBLE DETECTOR CHECK VALVE
  - DRAINAGE MANHOLE
  - ELECTRIC RISER
  - ELECTRIC OUTLET
  - ELECTRIC SERVICE BOX
  - FIRE HYDRANT
  - GAS METER
  - GREASE TRAP
  - GUY ANCHOR
  - IRRIGATION CONTROL BOX
  - METAL LIGHT POLE
  - SIAMSE CONNECTION
  - SIGN
  - TELEPHONE MANHOLE
  - TRAFFIC LIGHT SUPPORT POLE
  - TRAFFIC SIGNAL SERVICE BOX
  - TREE NUMBER
  - UNDERGROUND GAS MARKER
  - UNKNOWN UTILITY SERVICE BOX
  - VAULT
  - WATER METER
  - WATER VALVE
  - WOOD UTILITY POLE
  - WOOD UTILITY POLE WITH LIGHT
  - YARD DRAIN
  - EXCEPTION NUMBER (TYPICAL)

**SUMMARY TABLE FOR:**  
SCHEDULE B, SECTION II EXCEPTIONS  
TITLE COMMITMENT ORDER NO. 9053696 (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 5 P.B. 44/8	YES	AS SHOWN
No. 6 O.R.B. 1948399	YES	AS SHOWN
No. 7 O.R.B. 6870941	YES	AS SHOWN
No. 8 O.R.B. 10700505	YES	AS SHOWN
No. 9 O.R.B. 11901367	YES	As Shown (Lots 1-13 Block 10) (All of Parcel A)
No. 10 O.R.B. 13068468	YES	As Shown
No. 11 INST. # 112982505 INST. # 113430653 INST. # 114955375	NO	Adjacent land Offsite
No. 12 INST. # 113082179	NO	As Shown
No. 13 INST. # 11377521	YES	As Shown
No. 14 INST. # 113781036	NO	Offsite
No. 15 INST. # 114164186	YES	Shown
No. 16 INST. # 114625022	YES	Not Plottable
No. 17 INST. # 115538214	YES	Not Plottable



**NOTE**  
ELEVATIONS SHOWN HEREON  
ARE BASED ON THE NORTH  
AMERICAN VERTICAL DATUM OF 1988  
(NAVD 88)  
PZ20-050000003  
10/27/21

**NOT VALID WITHOUT**  
SHEETS 1 AND 2  
PZ20-050000003  
9/22/21

**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
90 S.W. 2nd Avenue, Suite 102  
Boca Raton, Florida 33432  
(561) 392-2334 / WWW.AVIROMSURVEY.COM  
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**ALTA/NSPS LAND TITLE SURVEY**  
**PORTION OF PARCEL "A" & BLOCK 10**  
CRESTHAVEN NO. 8  
(P.B. 44, PG. 8, B.C.R.)  
POMPANO BEACH  
BROWARD COUNTY, FLORIDA

REVISIONS	DATE	BY	CHKD	REVISIONS	DATE	BY	CHKD
UPDATE SURVEY DATA & REE	07/12/2021	C.M.	A.T.D.				
FIELD UPDATE BOUNDARY & REUSE PER COMMITMENT	09/17/2021	W.R.L.	A.T.D.				
REVISE PER COMMENTS	07/02/2021	J.T.D.	A.T.D.				
LOCATE & SETBACK EL'S & TRACES IN MULTIPLE PLACES	04/09/2021	A.T.S.	A.T.D.				

DATE: 10/27/21  
BY: W.R.L.  
CHKD: J.T.D.  
F.B. 1683 PG. 5-24  
SHEET: 2 OF 2  
JOB #: 9657-4