

**LEGAL DESCRIPTION:**

PARCEL A AND PARCEL B, "POMPANO BEACH RESIDENCES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, PAGE 166, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 91,036 SQUARE FEET, 2.09 ACRES MORE OR LESS.

**SURVEY NOTES:**

- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- UNDERGROUND IMPROVEMENTS NOT LOCATED OTHER THAN AS SHOWN HEREON.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARKS 14.745, "AD2592", & Y-311, "AD2604". BENCHMARK 14.745, "AD2592" IS A SURVEY DISK, HAS AN ORTHOMETRIC ELEVATION OF 13.17' AND IT'S DESCRIBED BY THE NGS AS: AT POMPANO BEACH, ABOUT 0.2 MILE WEST ALONG STATE HIGHWAY 814 FROM THE JUNCTION OF STATE HIGHWAY A 1 A, SET ON THE TOP OF THE NORTH END OF THE EAST ABUTMENT OF THE HIGHWAY BRIDGE OVER THE INTRACOASTAL WATERWAY, 19.5 FEET NORTH OF THE CENTER LINE OF THE WESTBOUND LANE OF THE HIGHWAY AND ABOUT LEVEL WITH THE HIGHWAY. BENCHMARK Y-311, "AD2604" IS A BENCHMARK DISK WITH AN ORTHOMETRIC ELEVATION OF 9.63' AND IT'S DESCRIBED BY THE NGS AS: 2.6 MI N FROM POMPANO BEACH, ABOUT 2.35 MILES NORTH ALONG STATE HIGHWAY A 1 A FROM THE JUNCTION OF STATE HIGHWAY 814 AT POMPANO BEACH, THENCE 0.2 MILE SOUTHEAST ALONG A BLACK TOPPED ROAD, AT THE COAST GUARD STATION AND LIGHTHOUSE, SET ON THE TOP OF THE EAST SIDE OF THE BASE OF THE LIGHTHOUSE, 168 FEET SOUTH OF BENCH MARK Z 311 1970 DESCRIBED, 10 FEET SOUTH OF THE SOUTHEAST CORNER OF THE STEPS LEADING UP TO LIGHTHOUSE, 14.6 FEET WEST OF THE SOUTHEAST LEG OF THE LIGHTHOUSE AND ABOUT LEVEL WITH THE GROUND.
- KEITH & ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B. 6860.
- IT IS A VIOLATION OF THE STANDARD OF PRACTICE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, (FORMERLY RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE) TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR AND ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- 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 ENLARGED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- THE HORIZONTAL CONTROL ACCURACY FOR THIS SURVEY ACHIEVED THE COMMERCIAL/HIGH RISK REQUIREMENT OF 1 FOOT IN 10,000 FEET. AS REQUIRED BY STANDARD OF PRACTICE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, (FORMERLY RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE), THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT. ALL DIMENSIONS SHOWN HEREON ARE IN U.S. FEET.
- THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"=20' OR SMALLER ON SHEET 2 & 3.
- THE INTENDED ACCURACY OF THE ELEVATIONS SHOWN HEREON IS 0.03' FOR THE HARD SURFACE SHOTS AND 0.1' FOR THE SOFT SURFACE SHOTS.
- FEATURES AND LINE WORK SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 TRANSVERSE MERCATOR, FLORIDA EAST ZONE WITH THE NATIONAL SPATIAL REFERENCE SYSTEM 1990 ADJUSTMENT APPLIED (NAD 83 /90). ALL DIMENSIONS SHOWN HEREON ARE IN U.S. DECIMAL SURVEY FEET THEREOF. THE HORIZONTAL DATUM FOR THIS SURVEY WAS ESTABLISHED USING GPS RTK PROCEDURES USING THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK (FPRN) AND NGS CORS STATION LAUD FOR A BASE. THE NGS BENCHMARKS PREVIOUSLY REPORTED IN NOTE 5 WERE USED FOR HORIZONTAL CONTROL CHECKS.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PARCEL B, POMPANO BEACH RESIDENCES, PLAT BOOK 176, PAGES 166-167, BROWARD COUNTY RECORDS, BEARING NORTH 08°12'59" EAST.
- THE MEAN HIGH WATER ELEVATION (NAVD 88) 0.28', AND SEASONAL HIGH WATER ELEVATION (NAVD 88) 4.12 SHOWN HEREON WERE INTERPOLATED USING TIDE STATIONS 872-2899 AND 872-2862 BOTH HAVING A TIDAL EPOCH OF 1983 THROUGH 2001 AS FOUND ON THE LABINS WEBSITE, WWW. HTTP://DATA.LABINS.ORG. LAST DATE OF FIELD WORK WAS OCTOBER 21, 2014.
- THE EROSION CONTROL LINE AS SHOWN HEREON IS BASED ON THE BROWARD COUNTY CADD FILE OF THE ENVIRONMENTAL PROTECTION DEPARTMENT'S EROSION CONTROL LINE (ECL) DATED FEB., 2004.
- THE CONVERSION FROM NAVD 1988 TO NGVD 1929 IS + 1.59' BASED ON NATIONAL GEODETIC BENCHMARK V 311 HAVING PUBLISHED ELEVATIONS OF 8.72' (NAVD 88) AND 10.31' (NGVD 29). THE CONVERSION SHOULD NOT BE USED FOR SURVEY CONTROL.
- FEMA FLOOD HAZARD AREA BOUNDARY OBTAINED FROM FEMA " DIGITAL FLOOD INSURANCE RATE MAP DATABASE, BROWARD COUNTY FLORIDA AND INCORPORATED AREAS, FEMA-DFRIM-FINAL" 20140818.

**CERTIFICATION:**

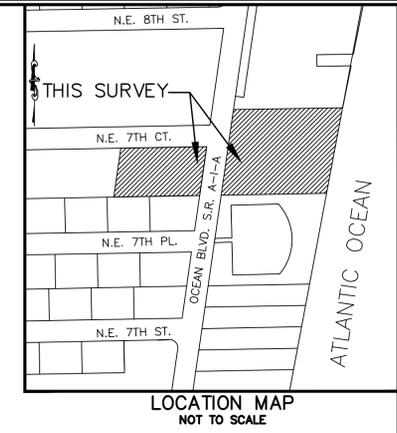
I HEREBY CERTIFY THAT THE ATTACHED TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON OCTOBER 21, 2014 MEETS THE STANDARD OF PRACTICE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, (FORMERLY RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE) SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

MICHAEL M. MOSSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 5660  
STATE OF FLORIDA

**TREE TABLE:**

POINT NUMBER	DIAMETER IN INCHES	TYPE	CANOPY SIZE IN FEET	POINT NUMBER	DIAMETER IN INCHES	TYPE	CANOPY SIZE IN FEET	POINT NUMBER	DIAMETER IN INCHES	TYPE	CANOPY SIZE IN FEET
3440	6	BUTTONWOOD	5	3492	6	SABAL PALM	6	3533	6	3 PALM CLUSTER	8
3441	3	BUTTONWOOD	5	3493	10	COCONUT PALM	18	3534	6	ALEXANDER PALM	8
3449	10	SEAGRAPE	20	3494	12	COCONUT PALM	12	3535	6	ALEXANDER PALM	8
3451	10	SABAL PALM	6	3495	8	COCONUT PALM	18	3536	6	ALEXANDER PALM	8
3452	10	SABAL PALM	10	3496	10	COCONUT PALM	16	3537	6	ALEXANDER PALM	8
3453	24	BIRD OF PARADISE	10	3497	10	COCONUT PALM	18	3538	6	ALEXANDER PALM	8
3455	12	SABAL PALM	10	3499	10	BIRD OF PARADISE	18	5402	10	SABAL PALM	5
3457	6	ALEXANDER PALM	6	3500	8	COCONUT PALM	12	5403	10	SABAL PALM	9
3458	4	BIRD OF PARADISE	12	3501	8	COCONUT PALM	16	5437	14	SABAL PALM	11
3459	4	ALEXANDER PALM	6	3502	10	COCONUT PALM	18	5438	8	SABAL PALM	6
3460	5	ALEXANDER PALM	6	3503	16	COCONUT PALM	20	5439	7	SABAL PALM	8
3461	6	BIRD OF PARADISE	8	3504	10	COCONUT PALM	20	5440	12	SABAL PALM	10
3462	5	ALEXANDER PALM	4	3505	12	SABAL PALM	10	5442	14	SABAL PALM	10
3469	36	PALM CLUSTER	10	3506	12	COCONUT PALM	20	5443	13	SABAL PALM	11
3472	8	SCREW PINE	10	3507	12	COCONUT PALM	20	5447	10	SABAL PALM	9
3473	8	SCREW PINE	16	3508	12	COCONUT PALM	20	5448	12	SABAL PALM	8
3474	6	SCREW PINE	8	3509	10	SABAL PALM	10	5488	13	SABAL PALM	9
3475	10	SABAL PALM	10	3510	10	COCONUT PALM	20	5489	13	SABAL PALM	8
3476	12	SABAL PALM	20	3511	8	COCONUT PALM	8	5490	12	SABAL PALM	12
3478	8	SCREW PINE	9	3513	8	COCONUT PALM	10	5494	14	SABAL PALM	10
3479	8	SCREW PINE	8	3514	8	COCONUT PALM	10	5499	12	SABAL PALM	10
3480	6	SCREW PINE	3	3515	6	COCONUT PALM	5	6000	15	SABAL PALM	10
3483	8	SABAL PALM	10	3516	8	COCONUT PALM	3	6001	20	SABAL PALM	13
3484	12	COCONUT PALM	20	3517	6	COCONUT PALM	8	6002	18	SABAL PALM	12
3485	14	COCONUT PALM	20	3518	6	COCONUT PALM	DEAD	6003	·	SABAL PALM	10
3486	10	COCONUT PALM	15	3519	6	COCONUT PALM	6	6004	14	SABAL PALM	12
3487	10	SEAGRAPE	20	3523	6	COCONUT PALM	4	6005	15	SABAL PALM	12
3488	6	ALEXANDER PALM	6	3524	10	COCONUT PALM	10	6006	12	SABAL PALM	6
3489	10	SEAGRAPE	20	3525	6	COCONUT PALM	8	6007	16	SABAL PALM	12
3490	12	COCONUT PALM	20	3526	6	COCONUT PALM	10	6008	10	PINE	25
3491	10	COCONUT PALM	18	3527	72	SEAGRAPE CLUSTER	35	6009	13	SABAL PALM	10
								7040	12	SABAL PALM	10



**LEGEND:**

- NAIL & DISC
- IRON ROD
- SIGN
- DOUBLE POST SIGN
- CONCRETE UTILITY POLE
- METAL LIGHT POLE
- DECORATIVE LIGHT POLE
- UTILITY POLE
- ELECTRIC OUTLET
- ELECTRIC HANDHOLE
- GUY WIRE ANCHOR
- HANDICAPPED PARKING
- PARKING STOP
- LEFT TURN ARROW
- FIRE HYDRANT
- WATER METER
- WATER GATE VALVE
- IRRIGATION CONTROL VALVE
- IRON PIPE
- GAS METER
- CABLE TV PEDESTAL
- T.O.B. TOP OF BANK
- BLVD. BOULEVARD
- PSM PROFESSIONAL SURVEYOR & MAPPER
- BUSH
- PINE TREE
- BRICK PAVERS
- FLAG POLE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- CURB INLET
- SANITARY SEWER CLEANOUT
- CENTERLINE
- MISC. MISCELLANEOUS
- P.G. PAGE
- O.R.B. OFFICIAL RECORD BOOK
- IRC IRON ROD WITH CAP
- TYP. TYPICAL
- B.C.R. BROWARD COUNTY RECORDS
- CLF CHAINLINK FENCE
- CONC. CONCRETE
- (D) DEED
- FDOT FLORIDA'S DEPARTMENT OF TRANSPORTATION
- LB LICENSED BUSINESS
- 3532** TREE IDENTIFICATION NUMBER
- FND FOUND
- PRM PERMANENT REFERENCE MONUMENT
- (C) CALCULATED
- ELEV. ELEVATION
- PERMANENT REFERENCE MARKER
- P.B. PLAT BOOK
- SEC SECTION
- MISC. MISCELLANEOUS
- R.C.P. REINFORCED CONCRETE PIPE
- PALM TREE
- TREE
- CB CATCH BASIN
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- CHAINLINK FENCE
- WOOD FENCE
- BACKFLOW PREVENTER
- DROP CURB
- OVERHEAD WIRE
- S/W SIDE WALK
- INV. INVERT
- R/W RIGHT-OF-WAY
- SPOT ELEVATION
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- NAVD NORTH AMERICAN VERTICAL DATUM
- B.M. BENCHMARK
- C.B.S. CONCRETE BLOCK STRUCTURE
- N&D NAIL AND DISC
- CCCL COASTAL CONSTRUCTION CONTROL LINE
- (M) MEASURED
- M.M.B. MISCELLANEOUS MAP BOOK
- S.R. STATE ROAD
- NON-VEHICULAR ACCESS LINE

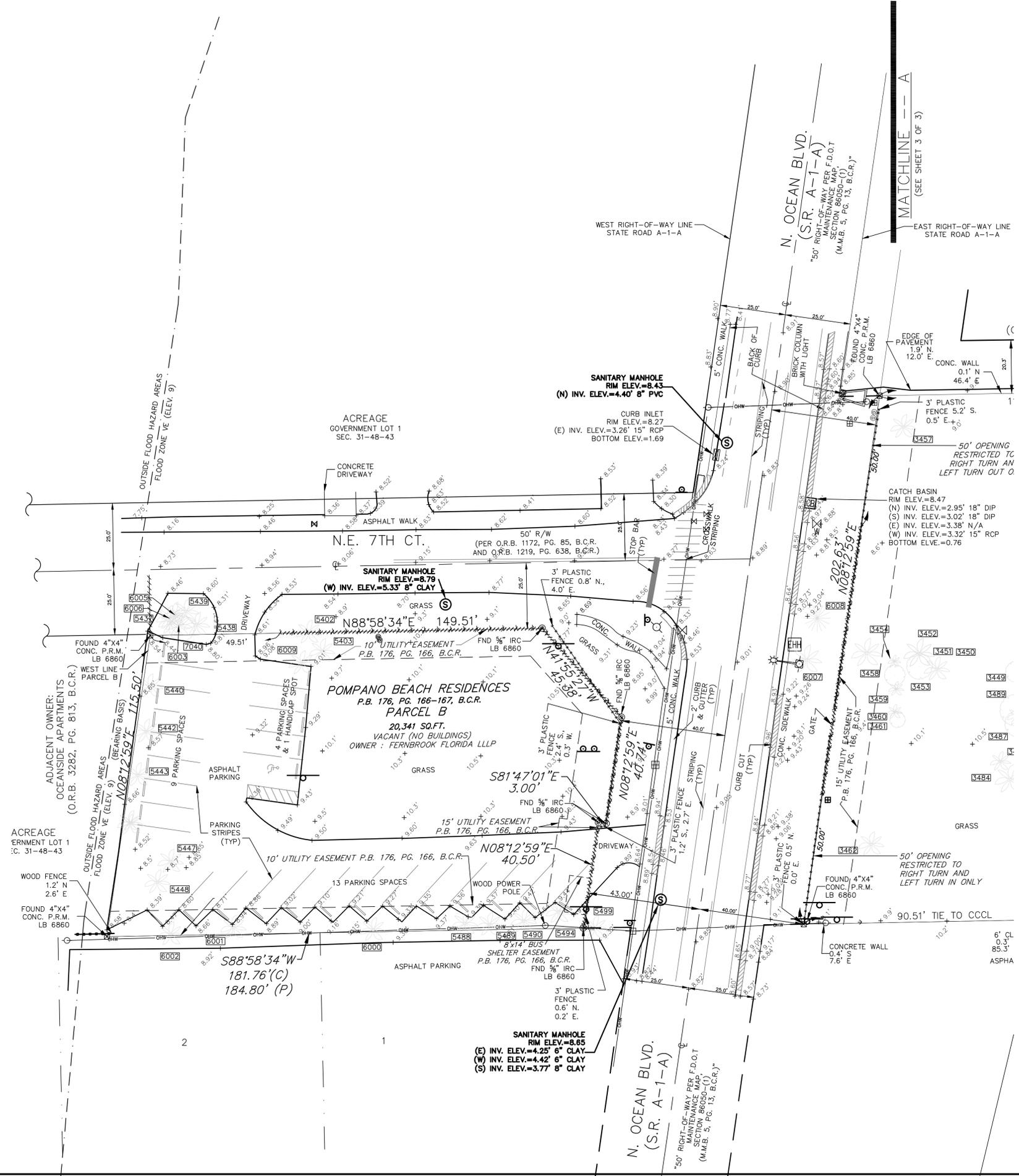
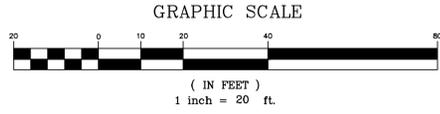
REVISION	DATE

DATE	10/21/14
SCALE	1"=20'
FIELD BOOK	625
DRAWN BY	CG
CHECKED BY	MMM

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**TOPOGRAPHIC SURVEY**

PARCELS A AND B, "POMPANO BEACH RESIDENCES"  
PLAT BOOK 176, PAGE 166, BROWARD COUNTY RECORDS  
CITY OF POMPANO BEACH BROWARD COUNTY FLORIDA



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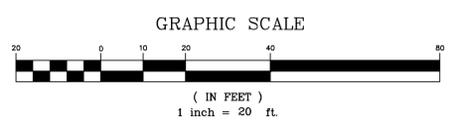
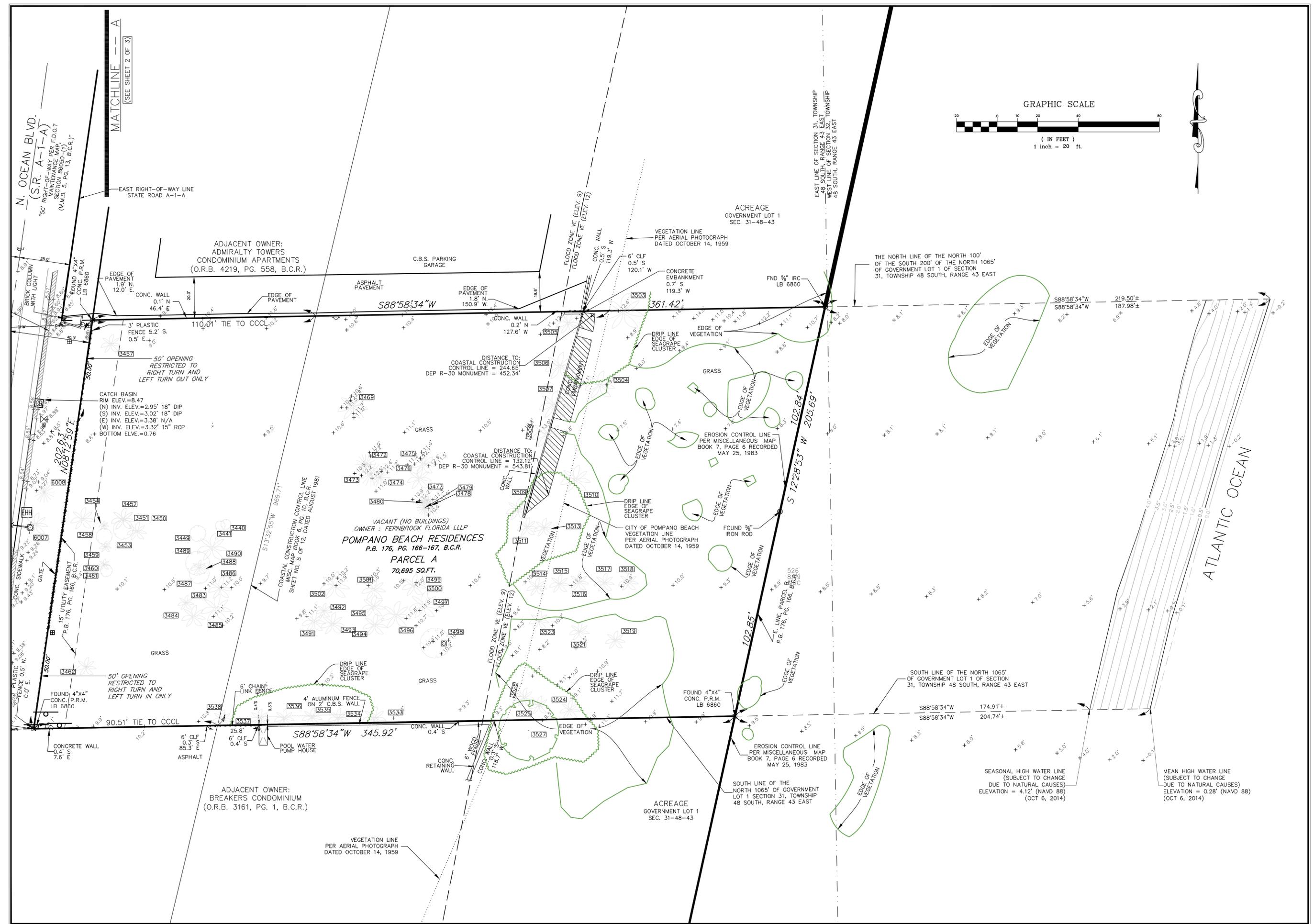
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FIELD BOOK	625
DRAWN BY	CG
CHECKED BY	MMM

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 PLAT BOOK 176, PAGE 166, BROWARD COUNTY RECORDS  
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