



LEGAL DESCRIPTION

LESS and Except those portions conveyed to Broward County, by Warranty Deed filed August 10, 1967, recorded Official Records Book 3475, Page 176, of the Public Records of Broward County, Florida.

A.L.T.A. = American Land Title Association
 B.C.R. = Broward County Public Records
 C = Centerline
 CCR = Certified Corner Record
 CMP = Corrugated Metal Pipe
 (D) = Per Record Deed
 I.D. = Identification
 INV. = Invert
 R = Radius
 Δ = Central Angle
 L = Arc Length
 FD = Found
 F.D.O.T. = Florida Department of Transportation
 HDPE = High Density Polyethylene
 I.D. = Identification
 I.P. = Iron Pipe
 I.R. = Iron Rod
 LB = Licensed Business
 NSPS = National Society of Professional Surveyors
 (McL) = McLaughlin Engineering
 MP = Metal Pipe
 O.R.B. = Official Records Book
 (P) = Per Record Plat
 P.B. = Plat Book
 P.G. = Page
 PVC = Polyvinyl Chloride
 PSM = Permanent Reference Monument
 PSM = Professional Surveyor & Mapper
 RCP = Reinforced Concrete Pipe
 R/W = Right-of-Way
 (S) = As Surveyed in the field
 TOB = Top of Baffle
 TYP. = Typical
 W/ = With

Map No. 12011C0170 H
Community Name: City of Pompano Beach
Community No. 120055
Panel No. 0170
Suffix: H
Flood Zone: X
Base Flood Elevation: Area outside 0.2% annual chance Flood
Effective Date of Map: August 18, 2014

195,929 Square Feet, 4.4979 Acres ±

This map and the Survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements For ALTA/NSPS Land Title Surveys" jointly established and adopted by American Land Title Association and National Society of Professional Surveyors in 2016, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17 and 18 of Table A thereof. Pursuant to Accuracy Standards adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion as a land surveyor registered in the State of Florida, the maximum Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Donald L. Cooper 3.12.2020
DONALD L. COOPER, P.S.M. Date:
Professional Surveyor and Mapper
Florida Registration No. 6269

Sun-Tech
Engineering, Inc.
Engineers • Planners • Surveyors



NO.	DATE:	DESCRIPTION
1	3-12-2020	UPDATE WITH TITLE COMMITMENT

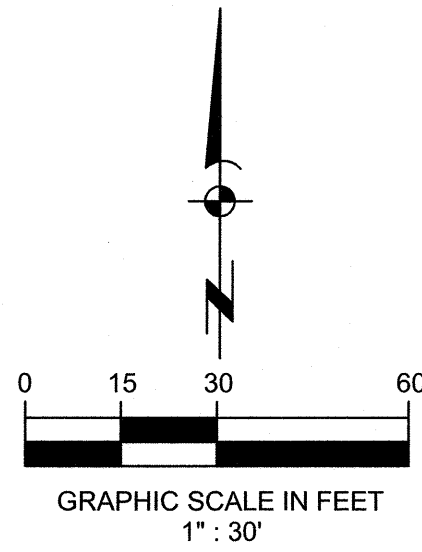
OUR REAL ESTATE LLC
THE NORTH 1/2 OF THE NW 1/4 OF THE NE 1/4 OF
THE NW 1/4 OF SECTION 27-48-42
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

VALENTINE

0-3995

6 SI

PZ20-13000006^{SI}
8/4/2021

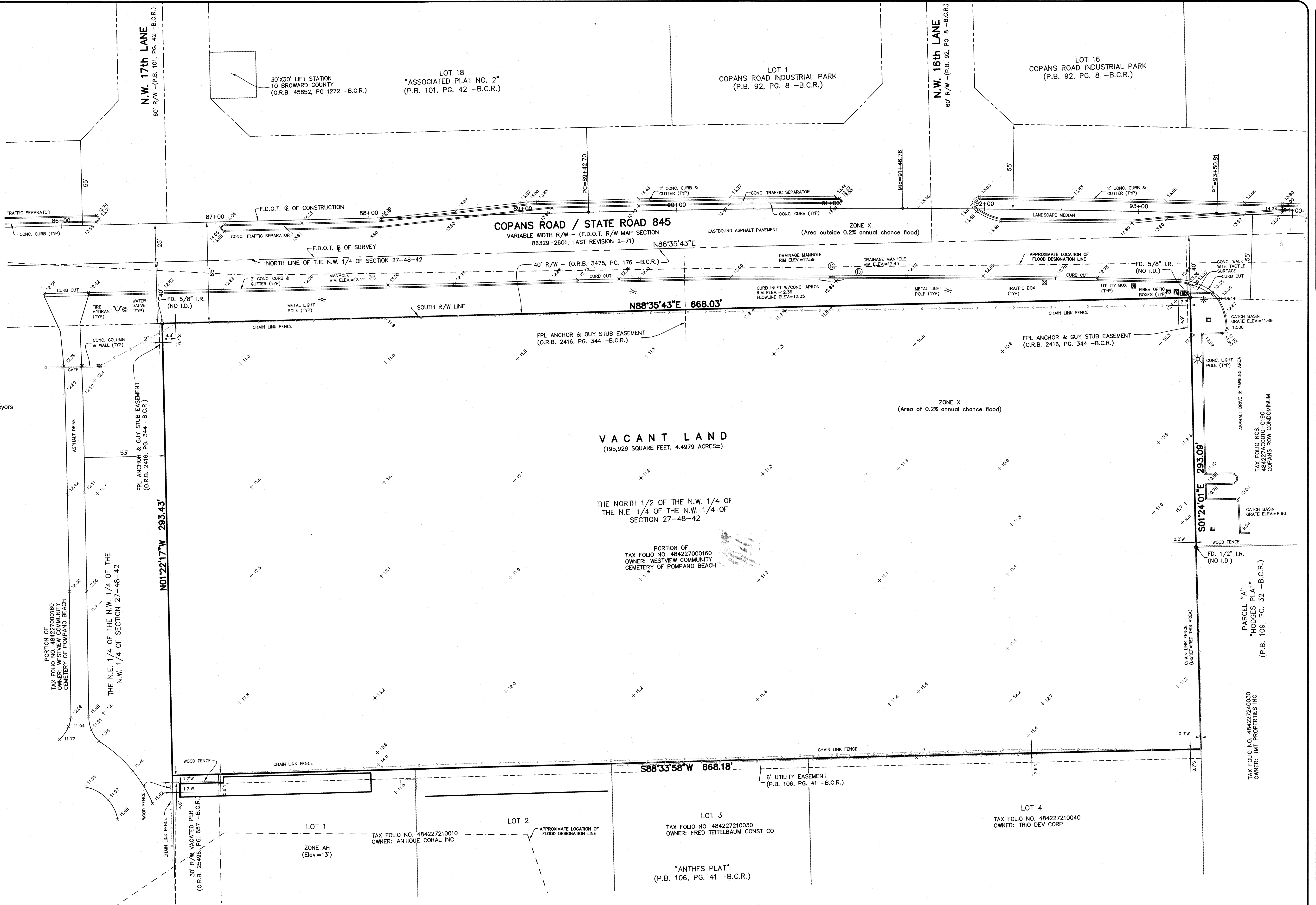


KEY TO ABBREVIATIONS
(Some or all may appear hereon)

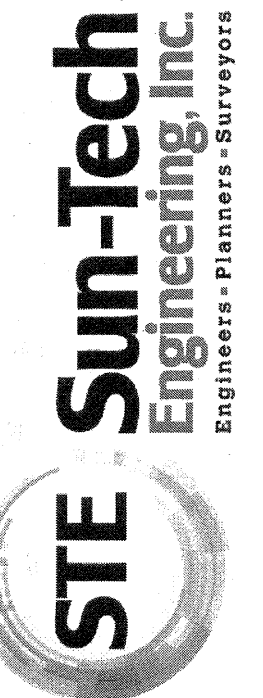
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TYP. = Typical
W/ = With

SYMBOLS LEGEND
(Some or all may appear hereon)

□ Air Conditioner
□ AT&T Box
□ Cable Riser
□ Catch Basin
□ Check Valve
□ Clean Out
□ Concrete Light Pole
□ Drainage Manhole
□ Electric Box
□ Electric Meter
□ Existing Elevation
□ Fiber Optic
□ Fire Hydrant
□ Guy Anchor
□ Irrigation Valve
□ Manhole
□ Metal Light Pole
□ Pedestrian Signal Pole
□ Post
□ Reducer
□ Sanitary Sewer Manhole
□ Sign
□ Tactile Surface
□ Telephone Box
□ Telephone Manhole
□ Traffic Signal Box
□ Traffic Signal Pole
□ Water Meter
□ Water Valve
□ Wood Utility Pole
□ Wood Utility Pole w/Light



4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114



REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

OUR REAL ESTATE LLC
THE NORTH 1/2 OF THE NW 1/4 OF THE NE 1/4 OF
THE NW 1/4 OF SECTION 27-48-42
CITY OF POMPAHO BEACH, BROWARD COUNTY, FLORIDA

DRAWN BY:
VALENTINE

JOB NUMBER
20-3995

SCALE
1" = 30'

DATE
8/4/2021

DRC
PZ20-13000006 S2
8/4/2021