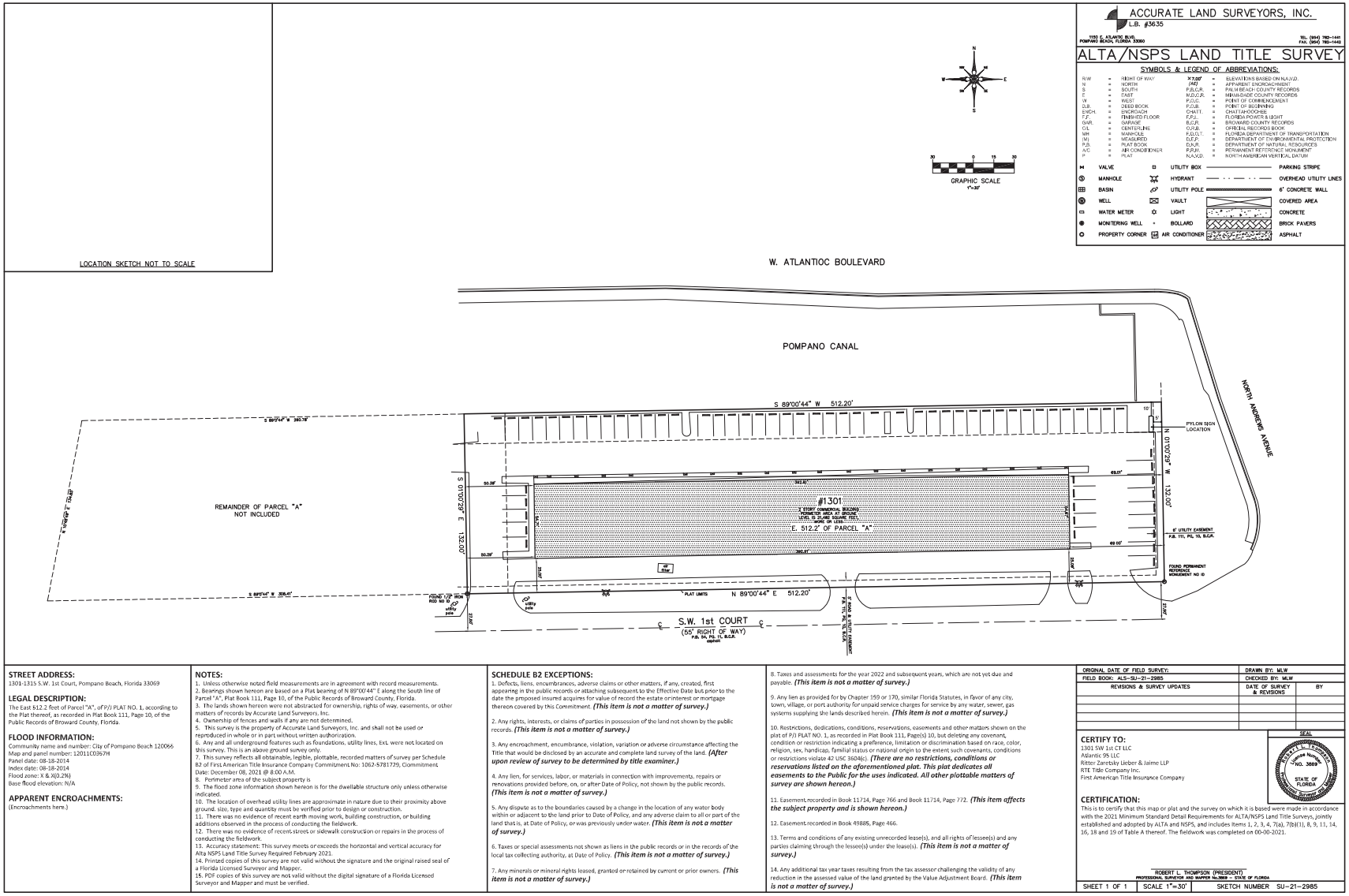

STREET ADDRESS:
1301-1315 S.W. 1st Court, Pompano Beach, Florida 33069

LEGAL DESCRIPTION:
The East 512.2 feet of Parcel "A", of P/J PLAT NO. 1, according to the Plat thereof, as recorded in Plat Book 111, Page 10, of the Public Records of Broward County, Florida.

FLOOD INFORMATION:
Community name and number: City of Pompano Beach 120066
Map and panel number: 12011C0367H
Panel date: 08-18-2014
Index date: 08-18-2014
Flood zone: X & X(0.2%)
Base flood elevation: N/A

APPARENT ENCROACHMENTS:
(Encroachments here.)

NOTES:
1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Bearings shown hereon are based on a Plat bearing of N 89°00'44" E along the South line of Parcel "A", Plat Book 111, Page 10, of the Public Records of Broward County, Florida.
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 First American Title Insurance Company Commitment No: 1062-5781729, Commitment Date: December 08, 2021 @ 8:00 A.M.
8. Perimeter area of the subject property is
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 streets or sidewalk construction or repairs in the process of conducting the fieldwork.
13. Accuracy statement: This survey meets or exceeds the horizontal and vertical accuracy for Alta NSPS Land Title Survey Required February 2021.
14. Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
15. PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.

SCHEDULE B2 EXCEPTIONS:
1. Deflects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date 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. Any rights, interests, or claims of parties in possession of the land not shown by the public records. ***(This item is not a matter of survey.)***

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. ***(After upon review of survey to be determined by title examiner.)***

4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records. ***(This item is not a matter of survey.)***

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. ***(This item is not a matter of survey.)***

6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. ***(This item is not a matter of survey.)***

7. Any minerals or mineral rights leased, granted or retained by current or prior owners. ***(This item is not a matter of survey.)***

8. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable. ***(This item is not a matter of survey.)***

9. Any lien as provided for by Chapter 159 or 170, similar Florida Statutes, in favor of any city, town, village, or port authority for unpaid service charges for service by any water, sewer, gas systems supplying the lands described herein. ***(This item is not a matter of survey.)***

10. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P/J PLAT NO. 1, as recorded in Plat Book 111, Page(s) 10, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). ***(There are no restrictions, conditions or reservations listed on the aforementioned plat. This plat dedicates all easements to the Public for the uses indicated. All other plottable matters of survey are shown hereon.)***

11. Easement recorded in Book 11714, Page 766 and Book 11714, Page 772. ***(This item affects the subject property and is shown hereon.)***

12. Easement recorded in Book 49885, Page 466.

13. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). ***(This item is not a matter of survey.)***

14. Any additional tax year taxes resulting from the tax assessor challenging the validity of any reduction in the assessed value of the land granted by the Value Adjustment Board. ***(This item is not a matter of survey.)***

ORIGINAL DATE OF FIELD SURVEY:	DRAWN BY: MLW
FIELD BOOK: ALS-SU-21-2985	CHECKED BY: MLW

REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY

CERTIFY TO:
1301 SW 1st CT LLC
Atlantic 95 LLC
Ritter Zaretsky Lieber & Jaime LLP
RTE Title Company Inc.
First American Title Insurance Company

SEAL
ROBERT L. THOMPSON
LICENSED SURVEYOR AND MAPPER
No. 3869
STATE OF FLORIDA

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, 11, 14, 16, 18 and 19 of Table A thereof. The fieldwork was completed on 00-00-2021.

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 – STATE OF FLORIDA

SHEET 1 OF 1	SCALE 1"=30'	SKETCH NUMBER SU-21-2985

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