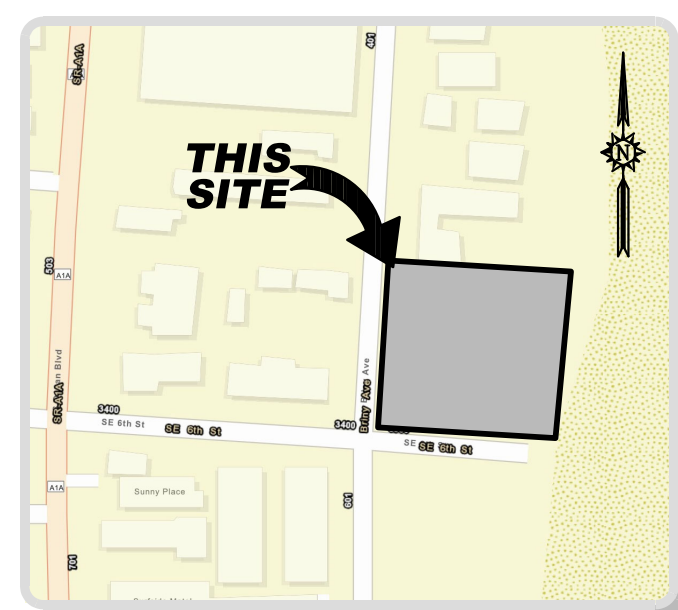


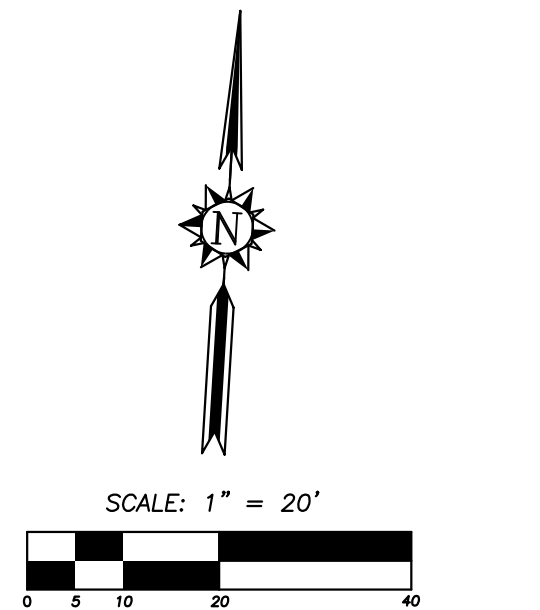
SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: **580 BRINY AVENUE, POMPANO BEACH, FL.**

DRC

PZ24-12000003
08/21/2024



LOCATION MAP
NOT TO SCALE



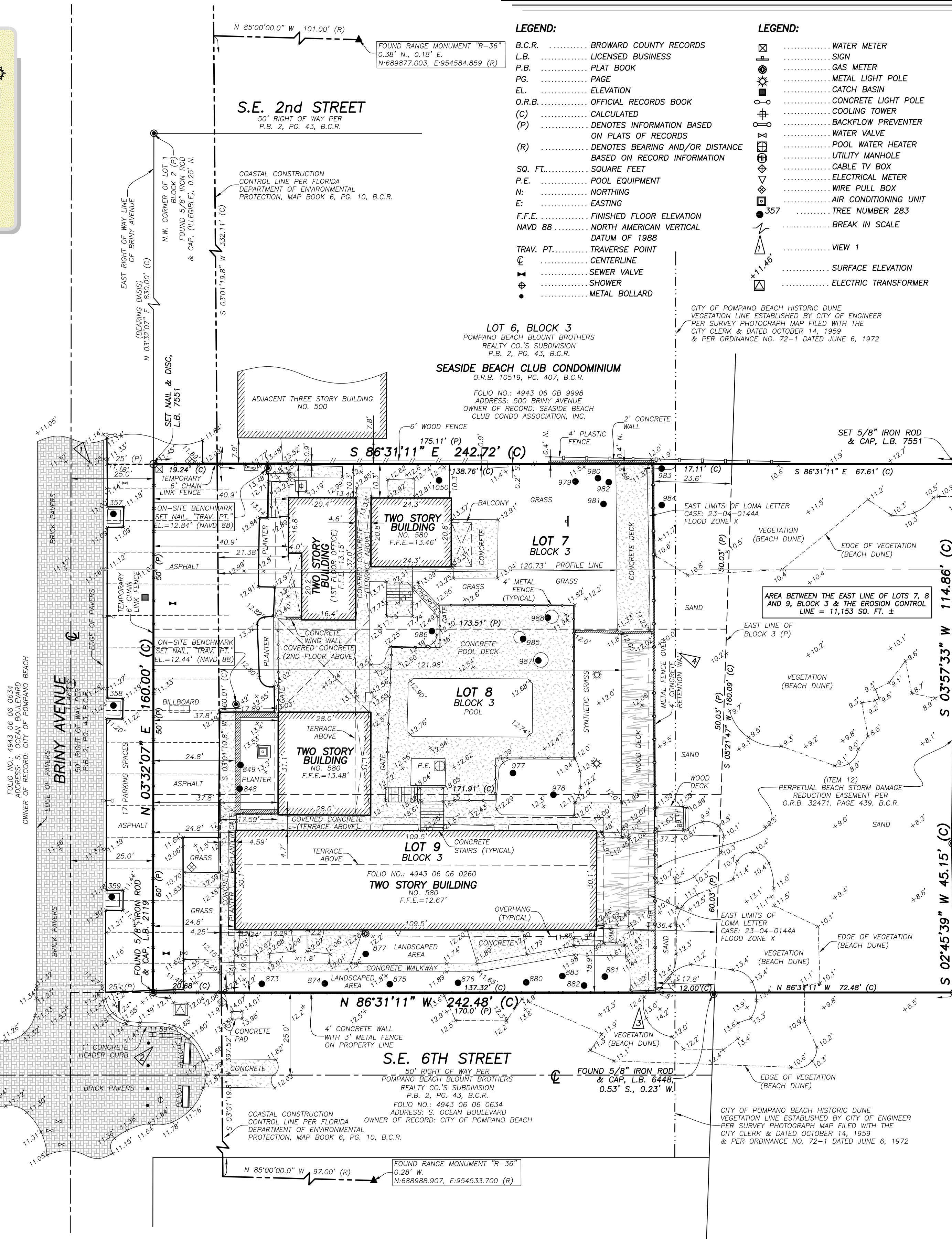
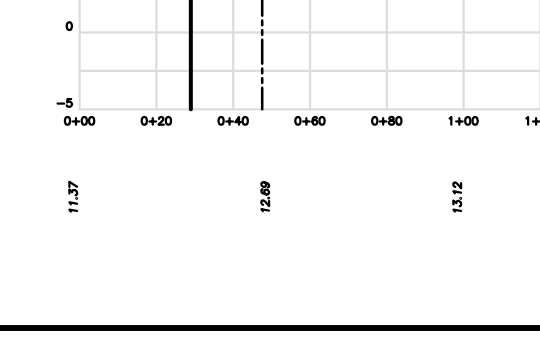
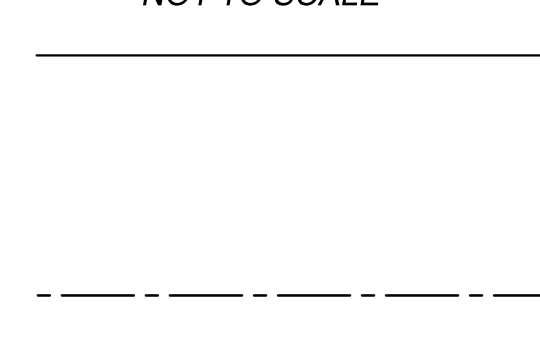
VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE



VIEW 3
NOT TO SCALE

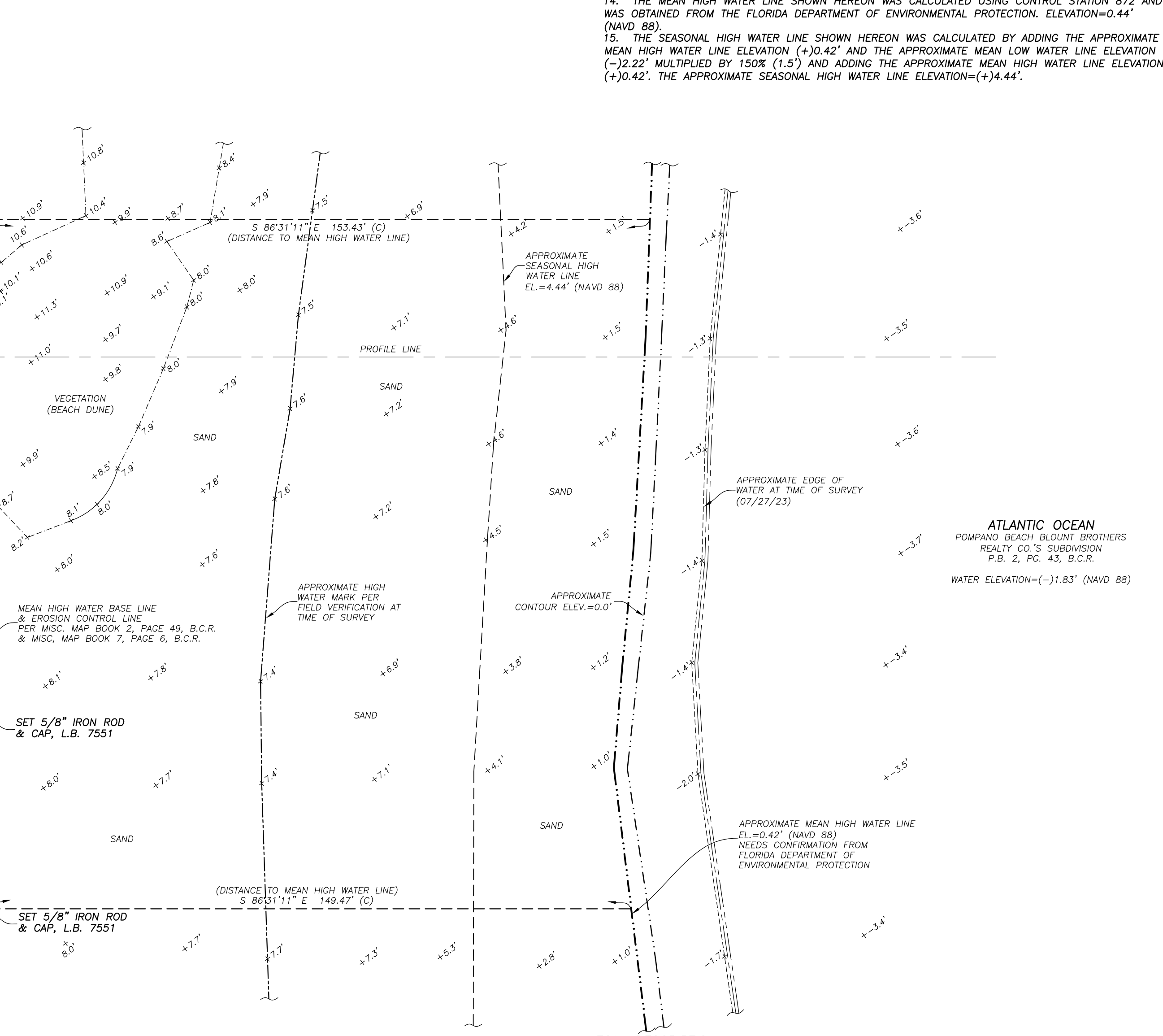


SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.03°32'07"E, ALONG THE EAST RIGHT OF WAY LINE OF BRINY AVENUE AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
3. THE ELEVATIONS SHOWN HEREON ARE BASED ON A BROWARD COUNTY BENCHMARK "3869" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A BRASS DISK SET ON CONCRETE MARKER STAMPED R-37 RESET STA. A.V.S. LOCATED NORTH OF CORAL BEACH APARTMENTS, #800 BRINY AVENUE AT END OF S.E. 8TH STREET, ELEVATION=10.75'. THE BENCHMARK ELEVATION SHOWN HEREON WAS CONVERTED FROM NGVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.58' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.
4. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE VE, ELEVATION=9' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12011C 0377 H, COMMUNITY NUMBER 120055, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: AUGUST 18, 2014.
5. APPROXIMATELY THE WEST 150 FEET OF PROPERTY IS SUBJECT TO A LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) LOMA CASE NO. 23-04-0144A, DATE: NOVEMBER 22, 2022. THE NEW FLOOD ZONE FOR THAT PORTION OF THE PROPERTY IS ZONE X.
6. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
7. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
8. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.

SURVEY NOTES: (CONTINUED):

9. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE OR OTHERS AFTER IT LEAVES OUR POSSESSION. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.
10. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
11. THE PROPERTY SHOWN HEREON CONTAINS 0.89 ACRES (38,761 SQUARE FEET), MORE OR LESS. THE AREA SHOWN HEREON WAS CALCULATED TO THE MEAN HIGH WATER BASE LINE & EROSION CONTROL LINE PER MISC. MAP BOOK 2, PAGE 49, AND MISC. MAP BOOK 7, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 4 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.
14. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (0901), NORTH AMERICAN DATUM (N.A.D.) OF 1983-90. SCALE FACTORS AND CONVERGENCE ARE NOT SHOWN.
15. THE MEAN HIGH WATER LINE SHOWN HEREON WAS CALCULATED USING CONTROL STATION 872 AND WAS OBTAINED FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, ELEVATION=0.44' (NAVD 88).
16. THE SEASONAL HIGH WATER LINE SHOWN HEREON WAS CALCULATED BY ADDING THE APPROXIMATE MEAN HIGH WATER LINE ELEVATION (+0.42') AND THE APPROXIMATE MEAN LOW WATER LINE ELEVATION (-2.22') MULTIPLIED BY 150% (1.5') AND ADDING THE APPROXIMATE MEAN HIGH WATER LINE ELEVATION (+0.42'). THE APPROXIMATE SEASONAL HIGH WATER LINE ELEVATION=+3.44'.



| TREE TABLE | | | | | |
|-------------|--------------|---------------------------|-----------------|--------------|-----------|
| TREE NUMBER | TREE TYPE | DIAMETER AT BREAST HEIGHT | CANOPY DIAMETER | TOTAL HEIGHT | CLEARWOOD |
| 357 | PALM | 12" | 25' | 15' | |
| 358 | PALM | 12" | 30' | 20' | |
| 359 | PALM | 12" | 25' | 15' | |
| 848 | COCONUT PALM | 12" | 25' | 15' | |
| 849 | COCONUT PALM | 12" | 25' | 15' | |
| 873 | PALM | 12" | 8' | 5' | |
| 874 | PALM | 12" | 8' | 5' | |
| 875 | PALM | 12" | 8' | 5' | |
| 876 | PALM | 12" | 8' | 5' | |
| 877 | PALM | 12" | 8' | 5' | |
| 880 | PALM | 12" | 8' | 5' | |
| 881 | PALM | 12" | 8' | 5' | |
| 882 | COCONUT PALM | 6" | 12' | 5' | |
| 883 | COCONUT PALM | 15" | 35' | 30' | |
| 977 | PALM | 12" | 8' | 5' | |
| 978 | SABAL PALM | 10" | 25' | 15' | |
| 979 | SABAL PALM | 10" | 25' | 15' | |
| 980 | SABAL PALM | 10" | 25' | 15' | |
| 981 | SABAL PALM | 10" | 25' | 15' | |
| 982 | SABAL PALM | 12" | 20' | 10' | |
| 983 | SABAL PALM | 12" | 20' | 10' | |
| 984 | COCONUT PALM | 10" | 35' | 20' | |
| 985 | COCONUT PALM | 10" | 35' | 20' | |
| 986 | PINE | 10" | 30' | 45' | |
| 987 | PINE | 5" | 15' | 25' | |
| 988 | PINE | 6" | 15' | 25' | |
| 1050 | UNKNOWN | 8" | 20' | 25' | |

LEGAL DESCRIPTION:

PER SCHEDULE A, COMMITMENT FOR FIRST AMERICAN TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-1131090-MA, EFFECTIVE DATE: MAY 27, 2022 AT 7:30 A.M.

LOTS 7, 8, AND 9, BLOCK 3, BLOUNT BROTHERS REALTY CO.'S SUBDIVISION OF POMPANO BEACH, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH LANDS LYING WESTERLY OF THE MEAN HIGH WATER BASE LINE AND EROSION CONTROL LINE PER MISCELLANEOUS MAP BOOK 2, PAGE 49 AND MISCELLANEOUS MAP BOOK 7, PAGE 6; TO THE EASTERLY LOT LINE OF LOTS 7, 8 AND 9, BLOCK 3, BLOUNT BROTHERS REALTY CO.'S SUBDIVISION OF POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THIS SURVEY IS CERTIFIED TO:

CLARIDGE HOMES BEACHBOYS LP.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Digitally signed by
Javier De La Rocha
Date: 2024.06.17
10:46:24 -04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
email:javier@ecsurveyors.com

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770
ECS
LAND SURVEYORS, INC.
3450 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY
LOTS 7, 8 AND 9, BLOCK 3
POMPANO BEACH BLOUNT BROTHERS
REALTY CO.'S SUBDIVISION, P.B. 2, PG. 43, B.C.R.
& LANDS LYING EAST OF LOTS 7, 8 & 9
TO THE EROSION CONTROL LINE
580 BRINY AVENUE, POMPANO BEACH, FL 33062

CLIENT: CLARIDGE HOMES, LP
DATE: 06/17/24
DRAWN BY: CDLR
CHKD BY: JDLR
LAST FIELD DATE: 6-17-24
REVISIONS
1. REVISE FLOOD ZONE NOTE ONLY 1-3-23
2. UPDATE SURVEY 7-28-23
3. UPDATE SURVEY 1-03-24
4. UPDATE SURVEY 6-17-24
JOB NO: ECS3036
TASK 6
SHEET NO: 01 OF 01