










































LEGEND:



P725-13000004

02/18/2026

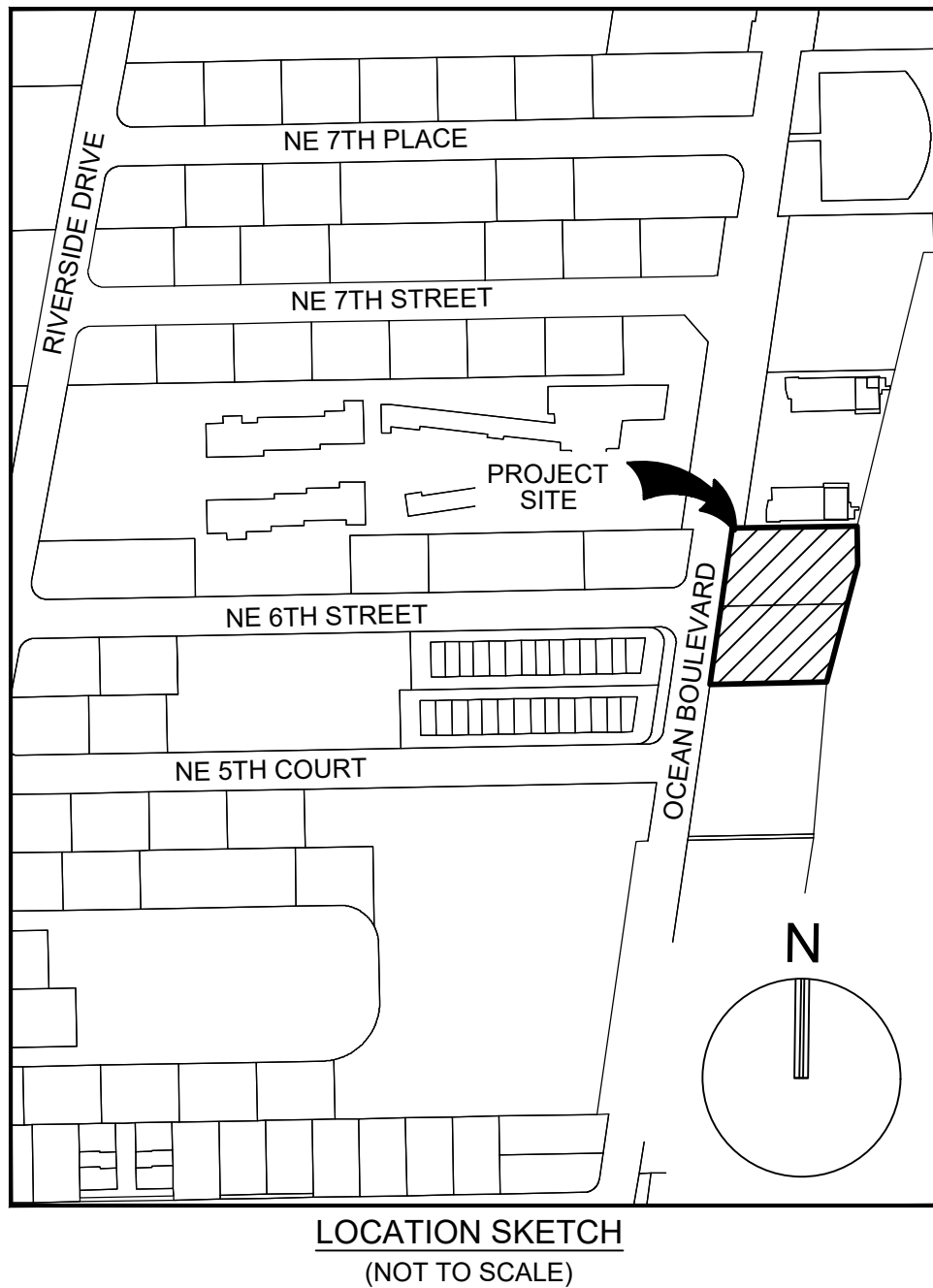
REVISION	DESCRIPTION
BM	BENCHMARK
B.C.R.	BROWARD COUNTY RECORDS
CONC.	CONCRETE
DIA.	DIAMETER
E	EAST
ECL	EROSION CONTROL LINE
ELEV.	ELEVATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.F.E.	FINISHED FLOOR ELEVATION
LB	LICENSED BUSINESS
GIS	GEOGRAPHIC INFORMATION SYSTEMS
INV.	INVERT
M.M.B.	MISCELLANEOUS MAP BOOK
N	NORTH
NE	NORTHEAST
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
PVC	POLYVINYL CHLORIDE PIPE
S	SOUTH
SYM.	SYMBOL
TYP.	TYPICAL
UNK.	UNKNOWN
W	WEST

SYM.	DESCRIPTION
	360° LIGHT
	AIR CONDITIONER
	BACK FLOW PREVENTOR
	BOLLARD
	CATCH BASIN
	CURB INLET
	CLEANOUT, SANITARY SEWER
	COLUMN SQUARE
	ELECTRICAL OUTLET
	ELECTRICAL PANEL
	ELECTRICAL TRANSFORMER
	END OF SIGNAL
	FLOOD LIGHTS
	GUY WIRE ANCHOR
	HAND HOLE, CABLE TELEVISION
	HAND HOLE, ELECTRICAL
	HAND HOLE, STREET LIGHTS
	HAND HOLE, CABLE TELEVISION
	LIGHT POLE, CONCRETE
	LIGHT POLE, SINGLE
	MANHOLE, SANITARY SEWER

SYM.	DESCRIPTION
	METER, NATURAL GAS
	METER, WATER
	SIGN, SINGLE POST
	SPRINKLER TIMER
	PAINT STRIPE, LEFT TURN ARROW
	PEDESTAL, TELEVISION
	POST, SQUARE
	TREE (SEE TREE TABLE)
	PALM TREE (SEE TREE TABLE)
	UTILITY POLE, CONCRETE
	UTILITY POLE, WOODEN
	VALVE, IRRIGATION CONTROL
	VALVE, SANITARY SEWER
	VALVE, UNKNOWN UTILITY
	VALVE, WATER
	VERTICAL PIPE
	WATER SPIGOT
	YARD DRAIN

HATCH PATTERNS	
	BRICK PAVERS
	CONCRETE AREA

LINE TYPE	DESCRIPTION
— X ——— X ——— X ———	FENCE, CHAIN LINK
— O ——— O ——— O ——— O ———	FENCE, METAL
— o ——— o ——— o ———	FENCE, HAND RAIL
--- TV(B) --- --- TV(B) --- --- TV(B) ---	SUBSURFACE UTILITY, TELEVISION
--- TEL(B) --- --- TEL(B) --- --- TEL(B) ---	SUBSURFACE UTILITY, TELEPHONE
--- FOC(B) --- --- FOC(B) --- --- FOC(B) ---	SUBSURFACE UTILITY, FIBER OPTIC
--- W(B) --- --- W(B) --- --- W(B) ---	SUBSURFACE UTILITY, WATER
--- E(B) --- --- E(B) --- --- E(B) ---	SUBSURFACE UTILITY, ELECTRICAL
--- SL(B) --- --- SL(B) --- --- SL(B) ---	SUBSURFACE UTILITY, STREET LIGHT
--- TS(B) --- --- TS(B) --- --- TS(B) ---	SUBSURFACE UTILITY, TRAFFIC SIGNAL
--- UNK(B) --- --- UNK(B) --- --- UNK(B) ---	SUBSURFACE UTILITY, UNKNOWN
--- G(B) --- --- G(B) --- --- G(B) ---	SUBSURFACE UTILITY, NATURAL GAS
OHW ——— OHW ——— OHW ———	OVERHEAD WIRE



 **KEITH**
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Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

[illegible]

DATE:	10/21/25
DRAWN BY:	ZPB
CHECKED BY:	DAS
FIELD BOOK:	1205, 1209, 1210

TREE TABLE:

TREE NUMBER	TREE NAME	DIAMETER IN INCHES
877	PALM	12
878	UNKNOWN CLUSTER	(3) 5
953	UNKNOWN CLUSTER	(3) 5
1029	UNKNOWN	3
1039	PALM CLUSTER	(2) 4
1040	PALM CLUSTER	(2) 4
1041	PALM	10
1043	UNKNOWN	5
1044	PALM	10
1048	PALM	10
1050	UNKNOWN	6
1053	PALM CLUSTER	(3) 3
1055	PALM	8
1058	PALM CLUSTER	(2) 4
1070	PALM	6
1071	PALM	4
1072	PALM CLUSTER	(2) 4
1073	PALM	6
1074	PALM	4
1310	PALM	2
1311	PALM	3
1312	PALM	3
1535	PALM	3
1627	UNKNOWN	12
1628	UNKNOWN	12
1629	UNKNOWN	6
1630	UNKNOWN	12
1635	UNKNOWN	10
1636	UNKNOWN	5
1637	UNKNOWN	6
1643	UNKNOWN	4
1644	UNKNOWN	4
1647	UNKNOWN	5
1719	PALM	6
1728	UNKNOWN	15
1740	PALM	7
1764	PALM	5
1787	PALM	8
1959	PALM CLUSTER	(3) 4
2085	UNKNOWN	15
2088	PALM	8
2089	PALM	8
2097	PALM	7
2103	PALM	6
2111	PALM CLUSTER	(2) 4
2125	PALM CLUSTER	(2) 3
2150	PALM	7
2151	PALM	6
2154	PALM	6
2159	PALM	7

SURVEY NOTES:

1. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
2. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
6. UNLESS OTHERWISE NOTED THE UTILITY LINES SHOWN HEREON REPRESENT A LOCATED SURFACE DESIGNATION (PAINT MARK OR FLAG) AS MARKED BY KEITH & ASSOCIATES' SUBSURFACE UTILITY ENGINEERING DIVISION. THE HORIZONTAL ACCURACY STATEMENT SHOWN IN NOTE 11 PERTAINS ONLY TO THE LOCATION OF THE PAINT MARK OR FLAG AND NOT THE ACTUAL UTILITY LOCATION.
7. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
8. THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCRoACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
9. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (NAD 83/11), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
10. ELEVATIONS AND CONTOUR LINES SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIc SURVEY (NGS) BENCHMARKS. ORIGIN BENCHMARK 14.745 IS A SURVEY DISC IN THE TOP OF THE NORTH END OF THE EAST ABUTMENT OF THE HIGHWAY BRIDGE OVER THE INTRACOASTAL WATERWAY ABOUT 0.2 MILE WEST ALONG STATE HIGHWAY 814 FROM THE JUNCTION OF STATE HIGHWAY A 1 A; ELEVATION=13.17' AND BENCHMARK Y-311 IS A BRASS DISC SET ON THE TOP OF THE EAST SIDE OF THE BASE OF THE COAST GUARD STATION LIGHTHOUSE ABOUT 2.35 MILES NORTH ALONG STATE HIGHWAY A 1 FROM THE JUNCTION OF STATE HIGHWAY 814 AT POMPAHO BEACH, 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; ELEVATION=9.63'.
11. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/10 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS $\pm 0.10'$.
12. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 10' OR SMALLER.
13. ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
14. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING ALONG THE SOUTH LINE LOT 4, BLUE WATERS BEACH, PLAT BOOK 26, PAGE 29, BROWARD COUNTY RECORDS, BEING SOUTH 88°57'11" WEST.
15. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12011C03771 EFFECTIVE DATE 07/31/2024, THIS PROPERTY LIES IN ZONE X, BASE FLOOD ELEVATION (NONE) AND ZONE VE, BASE FLOOD ELEVATION (8.0'), LINES IMPORTED FROM FEMA GIS FILE.

LEGAL DESCRIPTION:

LOTS 1 THROUGH 4, BLUE WATER BEACH, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 26, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 51,422 SQUARE FEET (1.180 ACRES) MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND 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, 2025 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA
(FOR THE FIRM)

LA PLAGES

**TURKS CAPITAL
ACQUISITIONS LLC**

SHEET TITLE

BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET 1 OF 3

PROJECT NUMBER	15575.00
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Plotted by: dbittner On 11/20/2025 9:49 AM

Drawing name: H:\15575.00 - La Plage - Pompano Beach - Turks Capital Acquisitions, LLC\Survey\DWG\15575.00 BOUNDARY & TOPO.dwg