



CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 7627727 EFFECTIVE DATE 05/07/2019 @ 8:00 AM REVIEW OF ITEMS, SCHEDULE B - SECTION 2

ITEMS 1-4 - Not a survey matter and not addressed
ITEM 5 - Dedication on Plat of MONTICELLO PARK ADDITION, Plat Book 11, Page 12, overlays the Subject Property but is not applicable.
ITEM 6 - Restrictions, dedications and easements on Plat of HIGHLAND OAKS, Plat Book 179, Page 135, affects the Subject Property and where applicable is shown hereon.
ITEM 7 - Florida Power & Light Company Easement, Official Records Book 2477, Page 345 and Official Records Book 4454, Page 86, affect the Subject Property and are shown hereon.
ITEM 8 - Ordinance No. 2010-25, Official Records Book 47144, Page 625, affects the Subject Property as Re-Zoning; as affected by Ordinance No. 2012-29, Official Records Book 49209, Page 1925, affects the Subject Property as it is part of the Broward County Comprehensive Plan, but the property is not within the Downtown Pompano Transit Oriented Corridor as referenced in said document and it contains no plottable matters.
ITEM 9 - Terms, conditions, provisions and obligations of Declaration of Restrictions, Official Records Book 47168, Page 40, affects the Subject Property but contains no plottable matters.
ITEM 10 - Terms, conditions, provisions and obligations of Environmental Resource Permit, Official Records Book 51102, Page 516, affects the Subject Property but contains no plottable matters.
ITEM 11 - Leases, not addressed.

DESCRIPTION
Parcels A and B in HIGHLAND OAKS, according to the Plat thereof, as recorded in Plat Book 179, Pages 135, of the Public Records of Broward County, Florida.

SURVEYOR'S NOTES
1. The undersigned surveyor has been provided a copy of a title certificate and associated documents, prepared by Chicago Title Insurance Company, Order No. 7627727, dated 05/07/2019, at 8:00 AM. All plottable matters contained therein which are of a nature relating to the survey of the subject property and listed under the sources of information have been reviewed and noted hereon. There may be additional deeds, easements, unrecorded instruments or other matters affecting title or boundary of the subject property which are unknown to the reviewing surveyor.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. Sun-Tech Engineering, Inc. reserves the right to utilize any and all information obtained in the preparation of this survey, including this map of survey, for any other purposes.
4. Unless noted, underground footers, foundations, subterranean utilities or other subsurface features have not been located for the purposes of this survey.
5. The basis of this survey is that certain legal description as shown on Exhibit "A", in commitment listed in Surveyor's Note No. 1.
6. This drawing may not be reproduced in whole or in part without the permission of Sun-Tech Engineering, Inc. additions or deletions to the survey map by other than the signing party is prohibited without the written consent of the signing party.
7. This drawing is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
8. The certification contained herein is for the latest date of field survey or latest revision date, whichever applicable.
9. Bearings shown hereon are based on an assumed datum and are relative to the North line of Block 3, bearing North 88°06'11" East, an established and monumented line (see survey).
10. Some features shown hereon may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled measurements.
11. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping services by the State of Florida Department of Agriculture and Consumer Services, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
12. This survey does not determine ownership of the subject property or its adjacencies. Ownership information, if shown, was taken from the Broward County Property Appraiser's Site.
13. The horizontal accuracy of field measured control meets the applicable requirements of Chapter 5J-17.051(b)(ii). The accuracy obtained is 1:170,825 and is based on a closed geometric figure. The expected use of the property is commercial/high risk, mandating a maximum allowable error of closure of 1:110,000.
14. Source of information received and used in the preparation of this survey is as follows:
A. Record Plat entitled Highland Oaks, Plat Book 179, Page 135, Public Records of Broward County, Florida.
B. Record Plat entitled Monticello Park Addition, Plat Book 11, Page 12, Public Records of Broward County, Florida.
C. Record Plat entitled the Subdivision of Section 35, Township 48 South, Range 42 East, Plat Book B, Page 73, Public Records of Miami-Dade County, Florida.
D. Warranty Deed, Official Records Book 30348, Page 142 and Official Records Book 28083, Page 161, Public Records of Broward County, Florida.
15. The purpose of this Map of Survey is to depict the results of a Boundary survey pursuant to Chapter 5J-17.052(2) Florida Administrative Code. Uses inconsistent with its intended purpose are prohibited. Contractual considerations and obligations between the surveyor and client may be addressed in the preparation of this survey.
16. Elevations shown hereon are based on North American Vertical Datum of 1988, and are relative to the following described benchmarks:
A. Broward County Highway Construction and Engineering Division Benchmark No. 695, Elevation = 14.44.
17. The vertical accuracy of field measured control meets the applicable requirements of Chapter 5J-17.051(15)(a). The vertical accuracy of the closed level loop obtained is 0.01". A maximum allowable error of accuracy for this survey is 0.05" times the square root of the distance of the level circuit in miles [(0.0519) x 0.05 = 0.035].

SURVEYOR'S CERTIFICATE
To: Chicago Title Insurance Company; CalAtlantic Title, Inc.; and each of their respective successors and/or assigns:
I HEREBY CERTIFY 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 2021, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 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.

SUN-TECH ENGINEERING, INC.
Latest date of Field Survey: March 11, 2021
DONALD L. COOPER, P.S.M. Date: 3-12-2021
Professional Surveyor and Mapper
Florida Registration No. 6269

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



REVISIONS		DATE	DESCRIPTION
1	UPDATE TREES	6/10/2019	
2	REVISE TREES AGAIN	6/13/2019	
	UPDATE SURVEY	3/11/2021	

ALTA/NSPS LAND TITLE SURVEY
PARCEL A AND PARCEL B
HIGHLAND OAKS
(PLAT BOOK 179, PAGE 135 - BROWARD COUNTY RECORDS)
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

DRAWN BY:
VALENTINE
JOB NUMBER
19-3953
SCALE
SHEET No.

SCHEDULE OF OBSERVATIONS
1. The reviewing surveyor notes that site appears to not be in use, that the buildings shown on the property are not occupied or in use.
2. The reviewing surveyor encountered no observable evidence of the site used as a solid waste dump, sump or sanitary landfill.
3. The reviewing surveyor encountered no observable evidence of wetlands, nor has he been informed as to any present or historic wetlands on the subject property. (See survey).
4. The property is served for ingress, egress and utilities via a duly dedicated and maintained public right-of-way known as N.W. 3rd Avenue, N.W. 10th Street and N.W. 8th Street, the same being open and in use. Public utilities serve the subject property across the boundaries from the adjoining rights-of-way.
5. The reviewing surveyor notes the presence of utility poles and overhead wires (and appurtenances) located along the east boundary line with the benefit of easements, along the North line of Parcel A without the benefit of an easement and along the North line of Parcel B without the benefit of an easement (see survey).
6. The reviewing surveyor reports no evidence of earthmoving nor any evidence regarding the extraction or removal of minerals or subsurface material from the subject premises.
7. The reviewing surveyor is unaware of any changes in street right-of-way lines. Nor is there any evidence of recent street or sidewalk construction or repairs.

FLOOD INSURANCE RATE MAP INFORMATION
Map No. 12011C0357 H
Community Name: CITY OF POMPANO BEACH
Community No. 120055
Panel No. 357
SURFIX: H
Flood Zone: AH / AH / X
Base Flood Elevation: 12' / 11' / Area of 0.2% annual chance flood (NAVD 88)
Effective Date of Map: August 18, 2014
ZONING
As Per Official Records Book 47144, Page 625, Broward County Records.
ZONING R-PUD (Residential Planned Unit Development)
Setbacks and Restrictions are based on an approved Site Plan from the City of Pompano Beach.
PROPERTY ADDRESSES
921, 1005 & 1009 N.W. 3rd Avenue, Pompano Beach, Florida 33069
AREA TABULATION
Parcel A 426,880 Square Feet 9.7998 Acres
Parcel B 41,372 Square Feet 0.9498 Acres
TOTAL 468,252 Square Feet 10.7496 Acres

AAC
PZ13-12000041
6/1/2021