

TYPE OF SURVEY:

- BOUNDARY, CONSTRUCTION, CONDOMINIUM, ALTA/NSPS, TOPOGRAPHIC, SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

PROPERTY IMPROVEMENT-TC REVIEW

BEARING REFERENCE:

NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY. ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

PROPERTY ADDRESS: 3300 SE 1ST ST, POMPANO BEACH, FL. 33062

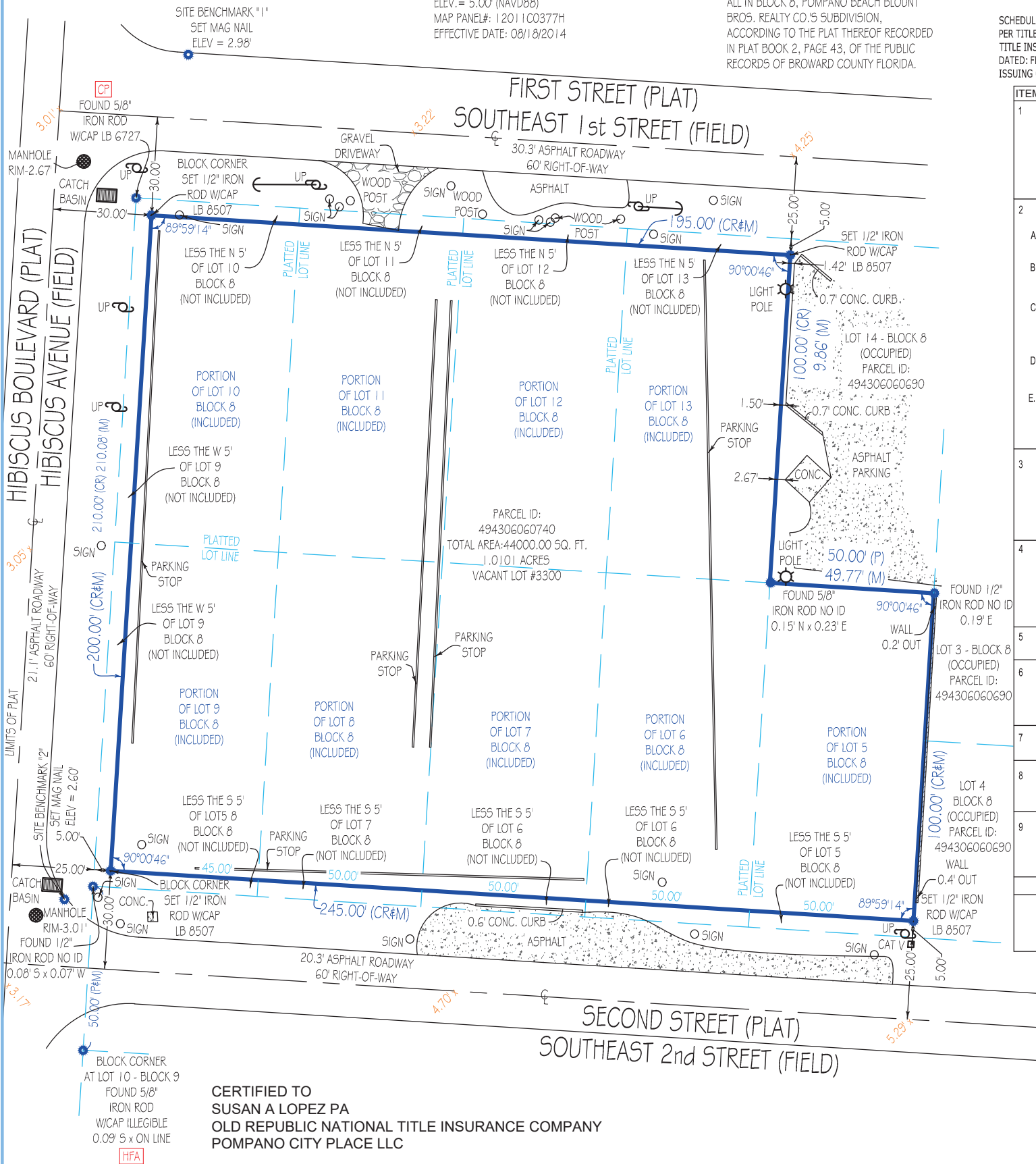
FLOOD INFORMATION: ZONE: "AE", ELEV. = 5.00' (NAVD88), MAP PANEL#: 12011C0377H, EFFECTIVE DATE: 08/18/2014

LEGAL DESCRIPTION: LOTS 5, 6, 7, 8 & 9, LESS THE SOUTH 5 FEET THEREOF, ALSO LESS THE WEST 5 FEET OF LOT 9, TOGETHER WITH LOTS 10, 11, 12 AND 13, LESS THE NORTH 5 FEET THEREOF, AND ALSO LESS THE WEST 5 FEET OF LOT 10, ALL IN BLOCK 8, POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.



AERIAL PHOTOGRAPH (MAY NOT SHOW LATEST IMPROVEMENTS) (NOT-TO-SCALE)

SCHEDULE B-II TITLE COMMITMENT REVIEW FINDINGS PER TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED: FEBRUARY 9, 2022 AT 11:00 PM ISSUING OFFICE FILE NO. 22-12947



CERTIFIED TO SUSAN A LOPEZ PA OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY POMPANO CITY PLACE LLC

Table with 2 columns: ITEM NO. and COMMENTS. Contains 9 items detailing survey findings and exceptions.

DENOTES EXCEPTION NUMBER, IF IT EFFECTS AND IS PLOTTABLE.

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- NO NOTABLE CONDITIONS FOUND.

This survey has been issued by the following Landtec Surveying office: 840 U.S. HWY 1, Suite 330 North Palm Beach, FL 33408 Office: (561) 210-9344 Email: Construction@landtecsurvey.com www.Landtecsurvey.com

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING): A ORAL = ARC LENGTH, EL OR ELEV = ELEVATION, OHC = OVERHEAD CABLE, P = PLAT, PC = POINT OF CURVE, PCC = POINT OF COMPOUND CURVATURE, PH = POOL HEATER, PI = POINT OF INTERSECTION, PK = PARKER KAELOM, POB = POINT OF BEGINNING, POC = POINT OF COMMENCEMENT

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE): U = UTILITY POLE, L = LIGHT POLE, C = CENTER LINE, P = PARTY WALL, R = RADIUS, QTR = QUARTER, F = FIRE HYDRANT, M = MANHOLE, W = WATER VALVE, W = WATER METER

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE): W = WELL, C = CENTER LINE, P = PARTY WALL, R = RADIUS, QTR = QUARTER, F = FIRE HYDRANT, M = MANHOLE, W = WATER VALVE, W = WATER METER

LINETYPES: BOUNDARY, BUILDING, EASEMENT, CHAIN LINK FENCE, WOOD FENCE, PLASTIC FENCE, OVERHEAD CABLE

GENERAL NOTES: 1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED. 2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES. 3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS. 4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. 5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON. 6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE. 7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8607.

Job Nr: 203740-SE Date of Field Work : 04/01/2024 Drawn by: I.F.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNATURE: PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE) DATE: 4-8-2024

Elevations, if shown: Benchmark: AD2593 Benchmark Elev.: 10.57' Benchmark Datum: N.A.V.D.88 Elevations on Drawing are in: N.G.V.D.29 [] N.A.V.D.88

PRINTING INSTRUCTIONS: WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".



LICENSED BUSINESS No. 8507