

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

ABBREVIATIONS

A	ARC LENGTH
B.C.R.	BROWARD COUNTY RECORDS
CA	CENTRAL ANGLE
CB	CHORD BEARING
C	CENTER LINE
CBS	CONCRETE BLOCK STRUCTURE
CONC.	CONCRETE
CIR.	CIRCULAR
COL.	COLUMN
CLF	CHAIN LINK FENCE
F/ND.	FOUND NAIL & DISC
F.F.E.	FINISHED FLOOR ELEVATION
G.F.E.	GARAGE FLOOR ELEVATION
ID.	IDENTIFICATION
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
PLANT.	PLANTER
FIP	FOUND IRON PIPE
FPRM	FOUND PERMANENT REFERENCE MONUMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
PVC	POLYVINYL CHLORIDE
R	RADIUS
R/W	RIGHT-OF-WAY
SIRC	SET 5/8" IRON ROD & CAP
SEC.	SECTION
(M)	DATA BASED ON FIELD MEASUREMENTS
(P)	DATA BASED ON THE PLAT OF RECORD
(TYP.)	TYPICAL
--- EOW ---	EDGE OF WATER
--- TOB ---	TOP OF BANK
--- OHW ---	OVERHEAD WIRES

LEGEND

	AIR CONDITIONER
	ANCHOR
	BACK FLOW PREVENTER
	CONCRETE POWER POLE
	BOLLARD
	CABLE TV RISER
	CATCH BASIN
	SANITARY SEWER CLEANOUT
	CONCRETE POWER LIGHT POLE
	BENCH
	CONCRETE POST
	DOUBLE VALVE ASSEMBLY
	ELECTRIC PANEL
	ELECTRIC OUTLET
	ELECTRIC VAULT
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FIBER OPTIC VAULT
	FLAG POLE
	GUTTER INLET
	GROUND LIGHT
	MAIL BOX
	ELECTRIC METER
	MANHOLE
	STORM DRAINAGE MANHOLE
	GREASE TRAP MANHOLE
	SANITARY SEWER MANHOLE
	TELEPHONE MANHOLE
	UNKNOWN MANHOLE
	METAL LIGHT POLE
	MONITORING WELL
	METAL POST
	DOUBLE SUPPORT SIGN
	WATER METER
	GUTTER INLET TYPE P5
	GUTTER INLET TYPE P6
	PEDESTRIAN CROSSING SIGNAL
	SINGLE SUPPORT SIGN
	TRANSFORMER ON PAD
	UTILITY MARKER
	UNKNOWN UTILITY VAULT
	GAS VALVE
	SEWER VALVE
	WATER VALVE
	WIRE PULL BOX
	ELECTRIC WIRE PULL BOX
	STREET LIGHT WIRE PULL BOX
	TELEPHONE WIRE PULL BOX
	TRAFFIC WIRE PULL BOX
	WOOD POWER POLE
	ITEM NUMBER NOTED IN SCHEDULE B-II OF ALTA COMMITMENT FOR TITLE INSURANCE
	NUMBER OF PARKING SPACES
	HANDICAP PARKING
	ENCROACHMENT NUMBER

TREE LIST		
TREE #	COMMON NAME	TREE DIAMETER (IN INCHES)
2135	UNKNOWN PALM	12
2522	OAK TREE	14
2523	OAK TREE	18
2524	OAK TREE	18
2525	OAK TREE	16
2526	OAK TREE	18
2527	OAK TREE	14
2528	OAK TREE	14
2529	OAK TREE	12
2530	OAK TREE	16
2531	OAK TREE	14
2532	OAK TREE	18
2533	OAK TREE	30
2534	OAK TREE	12
2535	ROYAL PALM	12
2536	ROYAL PALM	16
2537	ROYAL PALM	18
2538	ROYAL PALM	18
2539	ROYAL PALM	16
2540	ROYAL PALM	18
2541	ROYAL PALM	24
2542	ROYAL PALM	18
2543	SYLVESTER DATE PALM	12
2544	OAK TREE	14
2545	SYLVESTER DATE PALM	12
2546	SYLVESTER DATE PALM	12
2547	SYLVESTER DATE PALM	12
2548	SABAL PALM CLUSTER	6
2549	PHOENIX ROEBELENI PALM CLUSTER	4
2550	PHOENIX ROEBELENI PALM CLUSTER	4
2551	PHOENIX ROEBELENI PALM CLUSTER	4
2552	SYLVESTER DATE PALM	12
2553	CUBAN BELLY PALM CLUSTER	12
2554	CUBAN BELLY PALM CLUSTER	12
2555	PHOENIX ROEBELENI PALM CLUSTER	4
2556	PHOENIX ROEBELENI PALM CLUSTER	4
2557	SYLVESTER DATE PALM	12
2558	SYLVESTER DATE PALM	12
2559	SYLVESTER DATE PALM	12
2560	SYLVESTER DATE PALM	12
2561	SYLVESTER DATE PALM	12
2562	SYLVESTER DATE PALM	12
2563	ROYAL PALM	18
2564	BOTTONWOOD TREE	12
2565	SABAL PALM	6
2566	SABAL PALM	10
2567	SABAL PALM	12
2569	SABAL PALM	10
2570	SABAL PALM	10
2571	SABAL PALM	12
2572	BOTTONWOOD TREE	12
2573	SYLVESTER DATE PALM	12
2574	SYLVESTER DATE PALM	12
2575	SYLVESTER DATE PALM	12
2576	SYLVESTER DATE PALM	12
2577	SYLVESTER DATE PALM	12
2578	SYLVESTER DATE PALM	12
2579	ROYAL PALM	24
2580	SYLVESTER DATE PALM	10
2581	SYLVESTER DATE PALM	14
2582	SYLVESTER DATE PALM	12
2583	SYLVESTER DATE PALM	12
2584	SYLVESTER DATE PALM	8
2585	SYLVESTER DATE PALM	8
2588	SABAL PALM	14
2589	PORTIA	8
2590	MANGROVE	60
2591	MANGROVE	40

TREE LIST		
TREE #	COMMON NAME	TREE DIAMETER (IN INCHES)
2593	PORTIA	6
2594	MANGROVE	24
2595	MANGROVE	18
2596	MANGROVE	60
2597	MANGROVE	60
2598	ALMOND TREE	18
2602	MANGROVE	16
2603	MANGROVE	12
2604	UMBRELLA TREE	12
2605	UMBRELLA TREE	12
2606	SEAGRAPE TREE	14
2607	MANGROVE	16
2608	MANGROVE	60
2609	SABAL PALM	16
2610	MANGROVE	14
2611	ALMOND TREE	12
2612	GUMBO LIMBO	12
2613	FICUS TREE	12
2614	FICUS TREE	96
2618	MANGROVE CLUSTER	84
2619	PORTIA	6
2620	MANGROVE	10
2621	PORTIA	6
2622	FICUS TREE	8
2623	FICUS TREE	8
2624	FICUS TREE	10
2625	FICUS TREE	8
2626	PORTIA	8
2627	FICUS TREE	4
2628	PORTIA	4
2629	MANGROVE	24
2630	MANGROVE	8
2631	PORTIA	16
2632	MANGROVE	10
2633	FICUS TREE	6
2634	FICUS TREE	6
2635	ALMOND TREE	12
2636	MANGROVE	12
2637	FICUS TREE	12
2638	FICUS TREE	6
2643	ALMOND TREE	8
2644	PORTIA	6
2645	MANGROVE CLUSTER	36
2646	MANGROVE CLUSTER	14
2647	UMBRELLA TREE	8
2648	UMBRELLA TREE	12
2649	UMBRELLA TREE	18
2650	ARECA PALM CLUSTER	24
2651	ARECA PALM CLUSTER	24
2652	ARECA PALM CLUSTER	24
2653	ARECA PALM CLUSTER	24
2654	ARECA PALM CLUSTER	24
2655	ARECA PALM CLUSTER	24
2656	FICUS TREE CLUSTER	8 & 4
2657	FICUS TREE CLUSTER	12 & 4
2658	FICUS TREE CLUSTER	8 & 2
2659	FICUS TREE	6
2660	FICUS TREE	18
2661	FICUS TREE	4
2662	SEAGRAPE TREE	14
2663	ALMOND TREE	8
2664	PORTIA	4
2665	SEAGRAPE TREE	8
2666	ALMOND TREE	8
2667	PORTIA	10
2668	ALMOND TREE	5
2669	ALMOND TREE	4
2670	ALMOND TREE	4

SURVEYOR'S CERTIFICATE:

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, 6(A), 7(A), 7(C), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 5/27/2025.

DATE OF PLAT OR MAP: 8.13.2025
DATE OF SIGNATURE: 9.8.2025

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SKETCH OF ALTA/NSPS LAND TITLE SURVEY
MILL CREEK RESIDENTIAL
POMPANO BEACH, FLORIDA
855 - 943 S. FEDERAL HIGHWAY, POMPANO BEACH, FL 33062

LAST DATE OF FIELD SURVEY	5/27/25
DRAWN: DRL	
CHECKED: JDS	
BOOK/PAGE(S)	11061-73
& DATA COLLECTOR	

SEAL

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PROJECT
25-9842
PARCEL "A"

SHEET NO.
3 OF 3