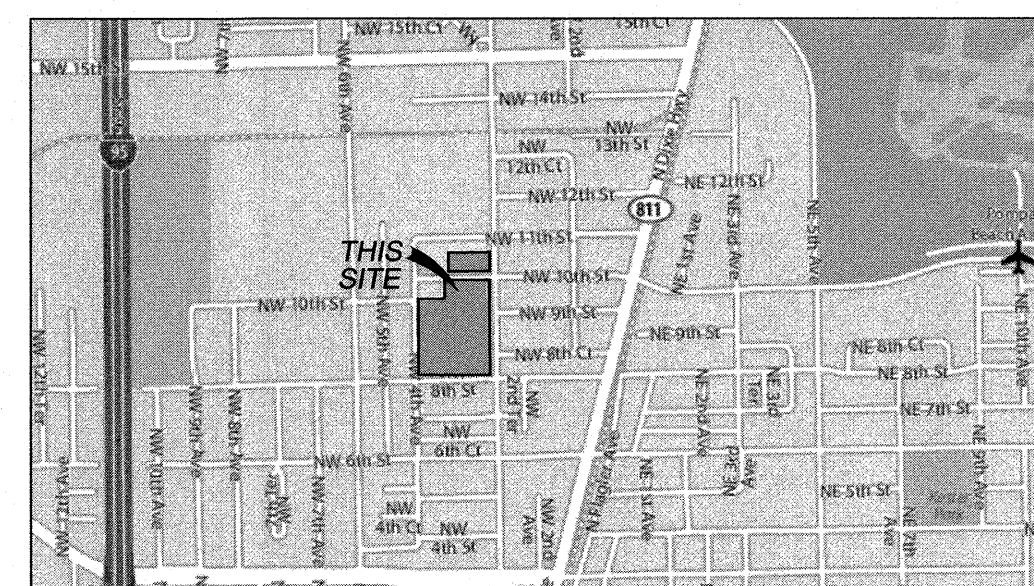


COUNT	NUMBER	DIAMETER	COMMON TREE NAME	COUNT	NUMBER	DIAMETER	COMMON TREE NAME	COUNT	NUMBER	DIAMETER	COMMON TREE NAME	COUNT	NUMBER	DIAMETER	COMMON TREE NAME
1	1083	10"	PALM	17	1089	5"	EARLEAF ACACIA	36	1118	3"	GREEN BUTTWOOD	52	1138	16"	PUNK
2	1084	12"	PALM	18	1100	5"	UMBRELLA	37	1119	15"	PALM	53	1139	24"	PALM
3	1085	40"	OAK	19	1101	8"	EARLEAF ACACIA	38	1120	7"	OAK	54	1140	16"	PALM
4	1086	15"	PALM	20	1102	12"	PALM	39	1121	3"	UMBRELLA	55	1141	15"	PALM
5	1087	15"	PALM	21	1103	33"	OAK	40	1122	7"	PALM	56	1142	13"	PALM
6	1088	15"	PALM	22	1104	9"	PALM	41	1123	6"	GUMBO LIMBO	57	1143	13"	PALM
7	1089	15"	PALM	23	1105	10"	PALM	42	1124	6"	GUMBO LIMBO	58	1144	15"	PALM
8	1090	4"	RUBBER	24	1106		REMOVED	43	1125	12"	PALM	59	1145	16"	PALM
9	1091	12"	PALM	25	1107	2"	UMBRELLA	44	1126	48"	FIG	60	1146	14"	PALM
10	1092	13"	PALM	26	1108	3"	GUMBO LIMBO	45	1127	13"	PALM	61	1147	10"	PALM
11	1093	29"	OAK	27	1109	5"	GUMBO LIMBO	46	1128	13"	PALM	62	1148	4"	GREEN BUTTWOOD
12	1094	40"	FIG	28	1110	8"	GUMBO LIMBO	47	1130	12"	PALM	63	1149	2"	FIG
13	1095	13"	PALM	29	1111	9"	GUMBO LIMBO	48	1131	12"	PALM	64	1150	6"	AUSTRALIAN PINE
14	1096	12"	PALM	30	1112	6"	GUMBO LIMBO	49	1135	12"	PALM	61	1151	15"	PALM
15	1097	12"	PALM	31	1113	6"	GUMBO LIMBO	50	1136	11"	PALM	62	1152	14"	PALM
16	1098	13"	PALM	32	1114	8"	GREEN BUTTWOOD	51	1137	15"	PUNK	63	1153	12"	PALM

# KEY TO ABBREVIATIONS

AC. = ACRES	I.D. = IDENTIFICATION
FD. = FOUND	(S) = AS SURVEYED IN THE FIELD
I.R. = IRON ROD	(P) = PER RECORDED PLAT
LB. = LICENSED BUSINESS	D.C.R. = MIAMI-DADE COUNTY RECORDS
O.R.B. = OFFICIAL RECORDS BOOK	I.D. = IDENTIFICATION
P.B. = PLAT BOOK	C. = CENTERLINE
B.C.R. = BROWARD COUNTY RECORDS	D.B. = DEED BOOK
PG. = PAGE	ELEV. = ELEVATION
NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS	INV. = INVERT
PSM = PROFESSIONAL SURVEYOR	# = NUMBER
R/W = RIGHT-OF-WAY	P.R.M. = PERMANENT REFERENCE MONUMENT
TYP. = TYPICAL	& 1 1/4" ALUMINUM CAP WITH #LB7019
W/ = WITH	(UNLESS NOTED OTHERWISE)
R = RADIUS	P.R.M. = PERMANENT REFERENCE MONUMENT
Δ = DELTA	(NAIL & 1 1/4" ALUMINUM CAP WITH #LB7019)
L = ARC LENGTH	ALTA = AMERICAN LAND TITLE ASSOCIATION

# LOCATION MAP (NOT TO SCALE)



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

- 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.
- Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
- 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.
- Unless noted, underground footers, foundations, subterranean utilities or other subsurface features have not been located for the purposes of this survey.
- The basis of this survey is that certain legal description as shown on Exhibit "A", in commitment listed in Surveyor's Note No. 1.
- 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.
- This drawing is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- The certification contained herein is for the latest date of field survey or latest revision date, whichever applicable.
- 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).
- Some features shown hereon may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled measurements.
- 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.
- This survey does not determine ownership of the subject property or its adjoiners. Ownership information, if shown, was taken from the Broward County Property Appraiser's Site.
- The horizontal accuracy of field measured control meets the applicable requirements of Chapter 5j-17.05(1)(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.
- 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 30349, Page 142 and Official Records Book 28083, Page 161, Public Records of Broward County, Florida.
- The purpose of this Map of Survey is to depict the results of a Boundary survey pursuant to Chapter 5j-17.05(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.
- 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.
- The vertical accuracy of field measured control meets the applicable requirements of Chapter 5j-17.05(1)(5)(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 [(0.5019) 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, 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.  
Professional Surveyor and Mapper  
Florida Registration No. 6269

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

DRAWN BY:  
VALENTINE

JOB NUMBER  
19-3953

SCALE

SHEET No.

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

**Sun-Tech**  
Engineering, Inc.  
Engineers - Planners - Surveyors

NO.	DATE	DESCRIPTION
1	6/10/2019	UPDATE TREES
2	6/13/2019	REVISE TREES AGAIN
	3/11/2021	UPDATE SURVEY

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