DRC
SCHEDULE B-II NOTES:
AFTER REVIEW OF SCHEDULE B-II, OF THE TITLE COMMITMENT ORDER NO: 24-00184-MR ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED APRIL 10, 2024 AT 8:00AM BE ADVISED AS FOLLOWS:
PZ25-12000009
12/17/2025

ALTA/NSPS LAND TITLE SURVEY

ITEM #1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. ***- NOT A SURVEY ISSUE.***

ITEM #2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. ***- NOT A SURVEY ISSUE.***

ITEM #3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. ***- IF ANY, REFLECTED HEREON.***

ITEM #4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. ***- NOT A SURVEY ISSUE.***

ITEM #5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. ***- NOT A SURVEY ISSUE.***

ITEM #6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. ***- NOT A SURVEY ISSUE.***

ITEM #7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. ***- NOT A SURVEY ISSUE.***

ITEM #8. TAXES AND ASSESSMENTS FOR THE YEAR 2024 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. ***- NOT A SURVEY ISSUE.***

ITEM #9. NOTES FOR STANDARD EXCEPTIONS: STANDARD EXCEPTIONS FOR PARTIES IN POSSESSION, FOR MECHANICS LIENS, AND FOR TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS SHALL BE DELETED UPON RECEIPT OF AN ACCEPTABLE NON-LIEN AND POSSESSION AFFIDAVIT ESTABLISHING WHO IS IN POSSESSION OF THE LANDS, THAT THERE ARE NO LIENS OR ENCUMBRANCES UPON THE LANDS OTHER THAN AS SET FORTH IN THE COMMITMENT, THAT NO IMPROVEMENTS TO THE LANDS HAVE BEEN MADE WITHIN THE PAST 90 DAYS OR ARE CONTEMPLATED TO BE MADE BEFORE CLOSING THAT WILL NOT BE PAID IN FULL, AND THAT THERE ARE NO UNRECORDED TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. ANY POLICIES ISSUED HEREUNDER MAY BE SUBJECT TO A SPECIAL EXCEPTION FOR MATTERS DISCLOSED BY SAID AFFIDAVIT.

STANDARD EXCEPTION(S) FOR QUESTIONS OF SURVEY MAY BE DELETED UPON RECEIPT AND REVIEW OF A PROPERLY CERTIFIED SURVEY MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS FOR ALL LAND SURVEYS DATED NO MORE THAN 90 DAYS PRIOR TO CLOSING OR SUCH OTHER PROOF AS MAY BE ACCEPTABLE TO THE COMPANY. ANY POLICIES ISSUED HEREUNDER MAY BE SUBJECT TO A SPECIAL EXCEPTION FOR MATTERS DISCLOSED BY SAID SURVEY OR PROOF.

ITEM #10. RIPARIAN AND/OR LITTORAL RIGHTS ARE NOT INSURED. ***- NOT A SURVEY ISSUE.***

ITEM #11. THE RIGHT, TITLE OR INTEREST, IF ANY, OF THE PUBLIC TO USE AS A PUBLIC BEACH OR RECREATION AREA ANY PART OF THE LAND LYING BETWEEN THE WATER ABUTTING THE LAND AND THE MOST INLAND OF ANY OF THE FOLLOWING: (A) THE NATURAL LINE OF VEGETATION; (B) THE MOST EXTREME HIGH WATER MARK; (C) THE BULKHEAD LINE, OR (D) ANY OTHER LINE WHICH HAS BEEN OR WHICH HEREAFTER MAY BE LEGALLY ESTABLISHED AS RELATING TO SUCH PUBLIC USE. ***- NOT A SURVEY ISSUE.***

ITEM #12. RIGHTS OF THE UNITED STATES GOVERNMENT TO THAT PART OF THE LAND, IF ANY, BEING ARTIFICIALLY FILLED IN LAND IN WHAT WAS FORMERLY NAVIGABLE WATERS ARISING BY REASON OF THE UNITED STATES GOVERNMENT CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE. ***- NOT A SURVEY ISSUE.***

ITEM #13. ANY LIEN AS PROVIDED FOR BY CHAPTER 153 OR CHAPTER 159 OR CHAPTER 170, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE, COUNTY OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER, GAS SYSTEMS SUPPLYING THE LANDS DESCRIBED HEREIN. ***- NOT A SURVEY ISSUE.***

ITEM #14. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF POMPANO BEACH PARK, AS RECORDED IN PLAT BOOK 21, PAGE(S) 20, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). ***- IF ANY, REFLECTED HEREON.***

ITEM #15. ORDINANCE NO. 84-5 RECORDED IN OFFICIAL RECORDS BOOK 11825, PAGE 970. ***- NOT A SURVEY ISSUE.***

ITEM #16. ORDINANCE NO. 2002-61 RECORDED IN OFFICIAL RECORDS BOOK 34145, PAGE 1891. ***- NOT A SURVEY ISSUE.***

ITEM #17. DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN INSTRUMENT NO. 116281123. ***- APPLIES, NOT A SURVEY ISSUE.***

ITEM #18. ZONING BOARD VARIANCE PERMIT RECORDED IN INSTRUMENT NO. 118044907. ***- APPLIES, NOT A SURVEY ISSUE.***

ITEM #19. DRAINAGE EASEMENT AGREEMENT RECORDED IN INSTRUMENT NO. 119163242. (AS TO LOT 7) ***- REFLECTED HEREON.***

ITEM #20. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). ***- NOT A SURVEY ISSUE.***

ITEM #21. NOTE: ALL OF THE RECORDING INFORMATION CONTAINED HEREIN REFERS TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED. ANY REFERENCE HEREIN TO A BOOK AND PAGE OR INSTRUMENT NUMBER IS A REFERENCE TO THE OFFICIAL RECORD BOOKS OF SAID COUNTY, UNLESS INDICATED TO THE CONTRARY.

ITEM #22. COPIES OF THE SUPPORTING DOCUMENTS HAVE BEEN HYPERLINKED FOR YOUR CONVENIENCE: SP-EXCEPTIONS

TREES TABLE:

#	SPECIES:	TRUNK (FEET)	CANOPY (FEET)	HEIGHT (FEET)
201	SABAL PALM	2'	12'	15'
202	SABAL PALM	1'	10'	12'
203	HARDWOOD	2'	30'	40'
204	SABAL PALM	1'	20'	15'
205	SABAL PALM	1'	20'	15'
206	HARDWOOD	1'	25'	15'
207	ARECA PALM	3'	10'	15'
208	BRAZILIAN PEPPER	3'	25'	15'
209	ARECA PALM	1.5'	10'	10'
210	HARDWOOD	5'	30'	30'
211	COCONUT PALM	0.5'	20'	30'
212	COCONUT PALM	0.5'	20'	30'
213	MANGO	2.5'	40'	30'
214	PINE	1'	20'	15'
215	MANGO	1.5'	20'	30'
216	MANGO	2'	25'	30'
217	HARDWOOD	3'	30'	30'
218	SABAL PALM	1'	20'	20'
219	HARDWOOD	0.75'	10'	20'
220	HARDWOOD	0.75'	10'	20'

GROSS SQUARE FOOTAGE:

18,000 SQUARE FEET +/- 0.41 ACRES +/-

PARKING SPACES:

0 TOTAL REGULAR PARKING SPACES
0 TOTAL HANDICAP PARKING SPACES

VEHICULAR ACCESS TO SUBJECT PROPERTY:

SOUTH RIVERSIDE DRIVE,

ENCROACHMENT - VIOLATIONS STATEMENTS

PZ25-12000009
09/03/2025

IF ANY REFLECTED HEREON

SURVEY CERTIFICATION

TO ALEJANDRO E. JORDAN JD, P.A.,
FIRST AMERICAN TITLE INSURANCE COMPANY,
PNN INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ROYAL QUALITY HOMES OF FLORIDA LLC, A FLORIDA LIMITED LIABILITY COMPANY AND 113 S RIVERSIDE LLC, A FLORIDA LIMITED LIABILITY COMPANY,
THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE PHYSICAL STATUS OF THE PROPERTY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY", JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS IN 2021; UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH "THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

THE FIELD WORK WAS COMPLETED ON APRIL 23, 2024.

DATE OF PLAT OR MAP: 04-23-2024

FRANCISCO F. FAJARDO #4767
PROFESSIONAL SURVEYOR AND MAPPER
SURVEY PERFORMED BY: LANNES AND GARCIA, INC

Francisco F Fajardo
Digitally signed by Francisco F Fajardo
DN: c=US, o=Lannes and Garcia Inc., dnQualifier=A01410D00000189D5E92AF4001B3E6C, cn=Francisco F Fajardo
Date: 2024.04.29 13:28:52 -04'00'

LEGEND

A/C	AIR CONDITIONER
AVE.	AVENUE
BLVD.	BOULEVARD
BM	BENCH MARK
CATV	CABLE TELEVISION BOX
C.B.	CATCH BASIN
CBS	CONCRETE BLOCK STRUCTURE
CHB	CHORD BEARING
CH	CHORD DISTANCE
COR	CORNER
CT	COURT
℄	CENTERLINE
CL.	CLEAR
CONC.	CONCRETE
C.O.	CLEAN OUT
E.B.	ELECTRIC BOX
ELEV.	ELEVATION
ENCR.	ENCROACHMENT
E.R.P.	ELEVATION REFERENCE POINT
F.F.	FINISH FLOOR
F.H.	FIRE HYDRANT
I.C.V.	IRRIGATION CONTROL VALVE
I.P.	IRON PIPE
FPL	FLORIDA POWER & LIGHT
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
FND.	FOUND
L	ARC LENGTH
(L)	LEGAL
L.P.	LIGHT POLE
LB	LICENSED BUSINESS
LS	LAND SURVEYOR
(M)	MEASURED
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NO ID.	NOT IDENTIFIABLE
NO.	NUMBER
NTS	NOT TO SCALE
O.R.B	OFFICIAL RECORD BOOK
ON/PL	ON PROPERTY LINE
O.U.L	OVERHEAD UTILITY LINES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PL	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
R	RADIUS
(R)	RECORD
R.E.	RIM ELEVATION
R/W	RIGHT-OF-WAY
SAN.	SANITARY
S.I.P.	SET IRON PIPE
S.I.R.	SET IRON ROD
ST.	STREET
T	TANGENT
T.B.M	TEMPORARY BENCH MARK
TEL.	TELEPHONE
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W/M	WATER METER
W.V.	WATER VALVE
W.U.P.	WOOD UTILITY POLE

SYMBOLS

CONCRETE
OVERHEAD UTILITY LINES
WIRE FENCE
WOOD FENCE
PROPERTY CORNER
WATER FLOW
9.60 EXISTING GRADE ELEVATION
9.60 PROPOSED GRADE ELEVATION
WATER VALVE
SIGN
DRAINAGE MANHOLE
SANITARY MANHOLE
FIRE HYDRANT
LIGHTING FIXTURE
FIRE DEPARMENT CONNECTION

FRANCISCO F. FAJARDO
CERTIFICATE
NO. 4767
STATE OF FLORIDA
PROFESSIONAL SURVEYOR MAPPER

ALTA/NSPS LAND TITLE SURVEY

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), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON APRIL 23, 2024.
DATE OF PLAT OR MAP: 04-23-2024

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767

PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530

FIELD DATE:04/23/2024		DRAWN BY: PB./TJY	DWG. No.: 258208D & 258209D

DRC
PZ25-12000009
06/18/2025