

SURVEY NOTES:

1. LAND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE INSTRUMENT OF RECORD.

2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

4. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.

5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.

6. BEARINGS SHOWN HEREON ARE BASED ON A REFERENCE BEARING OF NORTH 88°58'34" EAST ALONG THE NORTH LINE OF PARCEL "B", "POMPAÑO BEACH RESIDENCES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, ON PAGE 166 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

7. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.

8. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.

9. THE OWNERSHIP OF FENCES, PERIMETER WALLS, PONDS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.

10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARKS. ORIGIN BENCHMARK 14.745 IS A SURVEY DISC IN THE TOP OF THE NORTH END OF THE EAST ABUTMENT OF THE HIGHWAY BRIDGE OVER THE INTRACOASTAL WATERWAY ABOUT 0.2 MILE WEST ALONG STATE HIGHWAY 814 FROM THE JUNCTION OF STATE HIGHWAY A 1 A; ELEVATION=13.17' AND BENCHMARK Y-311 IS A BRASS DISC SET ON THE TOP OF THE EAST SIDE OF THE BASE OF THE THE COAST GUARD STATION LIGHTHOUSE ABOUT 2.35 MILES NORTH ALONG STATE HIGHWAY A 1 A FROM THE JUNCTION OF STATE HIGHWAY 814 AT POMPAÑO BEACH, 10 FEET SOUTH OF THE SOUTHEAST CORNER OF THE STEPS LEADING UP TO LIGHTHOUSE, 14.6 FEET WEST OF THE SOUTHEAST LEG OF THE LIGHTHOUSE AND ABOUT LEVEL WITH THE GROUND; ELEVATION=9.63'.
11. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (83/NSRS11) TRANSVERSE MERCATOR, FLORIDA EAST ZONE WHICH WAS ESTABLISHED VIA MULTIPLE REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON THE PROJECT CONTROL POINTS. THE HORIZONTAL COORDINATE VALUES FROM THE RTK GPS OBSERVATIONS WERE OBTAINED AND PROCESSED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FPRN) FLORIDA PERMANENT REFERENCE NETWORK.

12. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND 0.1 FOOT FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.1'.

13. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

14. THE FEATURES SHOWN HEREON WERE LOCATED FROM PROJECT CONTROL POINTS THAT ACHIEVED A HORIZONTAL RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 29,238 FEET. THAT RELATIVE DISTANCE ACCURACY WAS OBTAINED BY REDUNDANT ANGLE AND DISTANCE MEASUREMENTS AND CALCULATION OF A CLOSED GEOMETRIC FIGURE (TRAVERSE).

15. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER.

16. ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.

17. ACCORDING TO THE LETTER OF MAP REVISION (LOMR) CASE NO. 15-04-4261P, EFFECTIVE DATE OF 4-6-2016; THIS PROPERTY LIES IN ZONE AE, BASE FLOOD ELEVATION (7).

SITE ADDRESS:

723 NORTH OCEAN BOULEVARD  
POMPAÑO BEACH, FLORIDA 33062.

LAND DESCRIPTION:

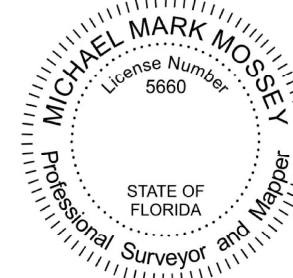
PARCEL B, "POMPAÑO BEACH RESIDENCES" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, ON PAGE 166, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON NOVEMBER 24, 2020 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

MICHAEL M. MOSSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 5660  
STATE OF FLORIDA

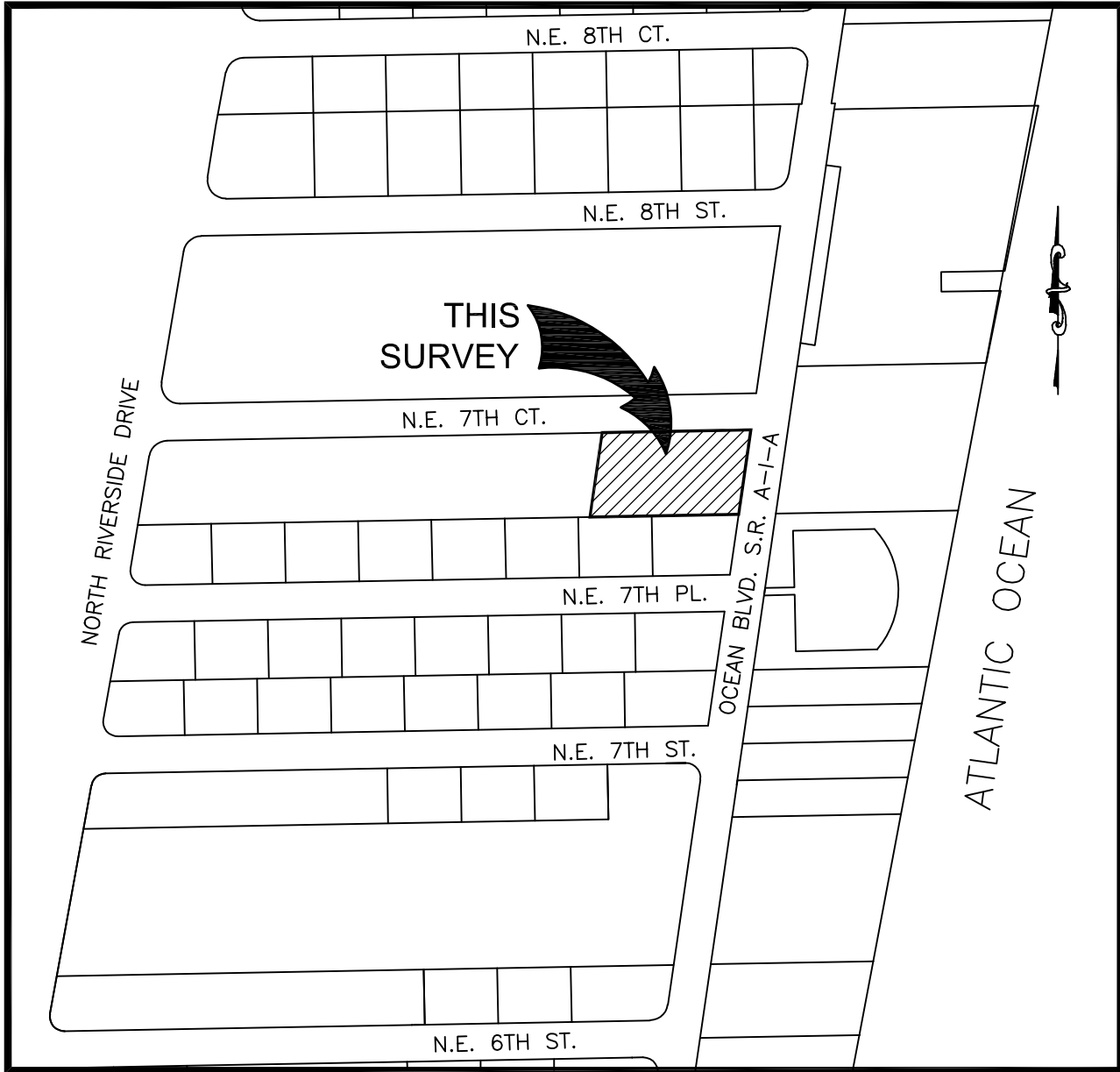


Digitally signed  
by Michael M  
Mossey

Date: 2020.11.24  
11:15:39 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY  
MICHAEL M. MOSSEY ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT  
CONSIDERED SIGNED AND SEALED AND THE  
SIGNATURE MUST BE VERIFIED ON ANY  
ELECTRONIC COPIES.



LOCATION SKETCH

NOT TO SCALE

TREE TABLE:

| TREE NUMBER | TREE NAME | DIAMETER IN INCHES | CANOPY IN FEET |
|-------------|-----------|--------------------|----------------|
| 514         | PALM      | 12                 | 15             |
| 515         | PALM      | 12                 | 15             |
| 530         | PALM      | 12                 | 15             |
| 531         | PALM      | 12                 | 15             |
| 532         | PALM      | 12                 | 15             |
| 533         | PALM      | 16                 | 15             |
| 554         | PALM      | 24                 | 20             |
| 555         | PALM      | 18                 | 20             |
| 561         | UNKNOWN   | 6                  | 25             |
| 567         | PALM      | 12                 | 15             |
| 568         | PALM      | 12                 | 15             |
| 569         | PALM      | 12                 | 15             |
| 570         | PALM      | 14                 | 15             |
| 571         | SEA GRAPE | 4                  | 20             |
| 572         | PALM      | 14                 | 15             |
| 607         | PALM      | 8                  | 15             |
| 608         | PALM      | 8                  | 15             |
| 609         | PALM      | 8                  | 15             |
| 610         | PALM      | 12                 | 15             |
| 611         | PALM      | 12                 | 15             |
| 612         | PALM      | 12                 | 15             |
| 659         | PALM      | 12                 | 15             |
| 660         | PALM      | 10                 | 15             |
| 661         | PALM      | 12                 | 15             |
| 662         | PALM      | 10                 | 15             |
| 663         | PALM      | 10                 | 15             |
| 664         | UNKNOWN   | 6                  | 25             |
| 665         | UNKNOWN   | 6                  | 25             |
| 666         | UNKNOWN   | 8                  | 25             |
| 667         | SEA GRAPE | 6                  | 20             |
| 830         | PALM      | 8                  | 15             |
| 831         | PALM      | 8                  | 20             |
| 832         | PALM      | 8                  | 20             |
| 833         | PALM      | 8                  | 20             |
| 834         | PALM      | 8                  | 10             |

BOUNDARY & TOPOGRAPHIC SURVEY  
SABBIA BEACH – SALES TRAILER

PARCEL B, "POMPAÑO BEACH RESIDENCES"

PLAT BOOK 176, PAGE 166, B.C.R.

CITY OF POMPAÑO BEACH

BROWARD COUNTY

FLORIDA

SHEET 1 OF 1

PROJECT NUMBER

11-2020

| DATE | REVISION | BY |
|------|----------|----|
|      |          |    |
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|            |            |
|------------|------------|
| DATE       | 11/24/2020 |
| SCALE      | 1"= 20'    |
| FIELD BOOK | 951        |
| DRAWN BY   | DOB        |
| CHECKED BY | MM         |

KEITH

301 EAST ATLANTIC BOULEVARD  
POMPAÑO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@KEITHteam.com LB NO. 6860

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