



TREE NUMBER	TREE DIAMETER IN FEET	NAME	TREE NUMBER	TREE DIAMETER IN FEET	NAME
131	3.0	UMBRELLA	378	1.0	UMBRELLA
132	3.0	UMBRELLA	379	1.5	TREE
133	2.5	UMBRELLA	380	1.0	OAK
134	3.0	MAHOGANY	381	1.5	OAK
135	2.5	OAK	382	1.0	TREE
136	2.0	MAHOGANY	383	1.0	UMBRELLA
222	3.0	MAHOGANY	384	1.0	UMBRELLA
223	1.5	BLACK OLIVE	389	3.0	TREE
224	2.5	MAHOGANY	485	2.5	BLACK OLIVE
225	2.0	MAHOGANY	486	2.0	BLACK OLIVE
226	2.5	MAHOGANY	487	1.0	BLACK OLIVE
227	3.0	MAHOGANY	488	2.5	TREE
371	2.0	TREE	500	1.5	BLACK OLIVE
372	1.0	UMBRELLA	501	1.5	OAK
373	1.0	UMBRELLA	502	1.5	BLACK OLIVE
374	1.0	UMBRELLA	504	1.0	PALM
375	2.0	UMBRELLA	596	1.5	BLACK OLIVE
376	2.0	UMBRELLA	597	3.0	BLACK OLIVE
377	1.0	UMBRELLA	598	1.5	BLACK OLIVE

SCHEDULE B2 EXCEPTIONS:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment. **(This item is not a matter of survey.)**

2. a. General or special taxes and assessments required to be paid in the year 2022 and subsequent years. **(This item is not a matter of survey.)**

b. Rights or claims of parties in possession not recorded in the Public Records. **(This item is not a matter of survey.)**

c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. **(After upon review of survey to be determined by title examiner.)**

d. Easements or claims of easements not recorded in the Public Records. **(This item is not certifiable.)**

e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. **(This item is not a matter of survey.)**

3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. **(As of date of survey the subject property was not submerged.)**

4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. **(This item is not a matter of survey.)**

5. All matters contained on the Plat of FIRST ADDITION TO PINE CREST, as recorded in Plat Book 7, Page 34, Public Records of Broward County, Florida. **(All plottable matters of survey are shown hereon.)**

6. Easement in favor of the City of Pompano Beach recorded October 22, 1984, in O.R. Book 12076, Page 154, Public Records of Broward County, Florida. **(This item does not affect the subject property.)**

7. Interlocal Agreement recorded in Instrument Number 115066195, Public Records of Broward County, Florida. **(This item is not a matter of survey.)**

8. Rights of the lessees under unrecorded leases. **(This item is not a matter of survey.)**

APPARENT ENCROACHMENTS: (AE)

1. Driveways in road right of way along the North and East boundary.

ACCURATE LAND SURVEYORS, INC.
L.B. #3635
1150 E. ATLANTIC BLVD.
POMPAÑO BEACH, FLORIDA 33060
INFO@ACCURATELANDSURVEYORS.COM
TEL. (954) 782-1441
FAX. (954) 782-1442

ALTA/NSPS LAND TITLE TOPOGRAPHIC & TREE SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W = RIGHT OF WAY	× 7.00' = ELEVATIONS BASED ON N.A.V.D. (AE)	— = APPARENT ENCROACHMENT
N = NORTH	P.B.C.R. = PALM BEACH COUNTY RECORDS	— = M.I.M. COUNTY RECORDS
S = SOUTH	M.D.C.R. = MIAMI-DADE COUNTY RECORDS	— = POINT OF COMMENCEMENT
E = EAST	P.O.C. = POINT OF BEGINNING	— = CHATT. = CHATTAHOOCHEE
W = WEST	P.O.B. = POINT OF BEGINNING	— = F.P.L. = FLORIDA POWER & LIGHT
D.B. = DEED BOOK	O.B. = OFFICIAL RECORDS BOOK	— = BROWARD COUNTY RECORDS
ENCH. = ENCROACH	F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	— = DEPARTMENT OF NATURAL RESOURCES
F.F. = FINISHED FLOOR	D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION	— = PERMANENT REFERENCE MONUMENT
GAR. = GARAGE	D.N.R. = DEPARTMENT OF NATURAL RESOURCES	— = NORTH AMERICAN VERTICAL DATUM
C.L. = CENTERLINE	P.R.M. = PERMANENT REFERENCE MONUMENT	
(M) = MEASURED	N.A.V.D. = NORTH AMERICAN VERTICAL DATUM	
P.B. = PLAT BOOK		
A/C = AIR CONDITIONER		
P = PLAT		

VALVE, MANHOLE, BASIN, WELL, WATER METER, MONITORING WELL, PROPERTY CORNER, UTILITY BOX, HYDRANT, UTILITY POLE, VAULT, LIGHT, TREE, AIR CONDITIONER, PARKING STRIPE, OVERHEAD UTILITY LINES, 6" CONCRETE WALL, COVERED AREA, CONCRETE, BRICK PAVERS, ASPHALT

STREET ADDRESS:
911 E. Atlantic Boulevard, Pompano Beach, Florida 33060

LEGAL DESCRIPTION:

Parcel 1:
Lots 1 through 8 and Lots 15 through 24, Block 10, FIRST ADDITION TO PINE CREST, according to the map or plat thereof as recorded in Plat Book 7, Page 34, Public Records of Broward County, Florida; LESS the South 20 feet for Street.

Parcel 2:
Lot 9, Block 10, FIRST ADDITION TO PINE CREST, according to the map or plat thereof as recorded in Plat Book 7, Page 34, Public Records of Broward County, Florida.

NOTES:

- Unless otherwise noted field measurements are in agreement with record measurements.
- Angles shown hereon are based on field occupation and existing monumentation.
- The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
- Ownership of fences and walls if any are not determined.
- This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
- Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
- This survey reflects all obtainable, legible, plottable, recorded matters of survey per Schedule B2 of Old Republic National Title Insurance Company Commitment No: 1287192 A1, Commitment Date: November 30, 2022 at 11:00P.M.
- Perimeter area of the subject property is 56,513 square feet, or 1.2974 acres, more or less.
- The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
- The location of overhead utility lines are approximate in nature due to their proximity above ground, size, type and quantity must be verified prior to design or construction.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There was no evidence of recent street or sidewalk construction or repairs in the process of conducting the fieldwork.
- Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.
- Accuracy statement: This survey meets or exceeds the horizontal and vertical accuracy for ALTA/NSPS Land Title Survey Required February 2021.
- Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.

FLOOD INFORMATION:
Community name and number: City of Pompano Beach 120055
Map and panel number: 12011C0376H
Panel date: 08-18-2014
Flood zone: X X(0.2%)
Base flood elevation: N/A N/A

BENCHMARK INFORMATION:
City of Pompano Beach Benchmark #666
Elevation = 16.260 NAVD1988

ORIGINAL DATE OF FIELD SURVEY: 12-20-2022	DRAWN BY: MLW
FIELD BOOK: ALS-SU-22-2085	CHECKED BY: MLW
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS
ALTA/NSPS LAND TITLE SURVEY 12-0318	03-07-2023 MLW

CERTIFY TO:
Yuri Gurfel
Eric M. Babbitt, P.A.
Old Republic National Title Insurance Company

CERTIFICATION:
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, 7(a), 7(b)(1), 8, 9, 10, 11 (a), 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on 12-20-2022.

Robert L Thompson
Digitally signed by Robert L Thompson
Date: 2023.09.14 09:31:14 -0400

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA

SEAL
Robert L. Thompson
License Number 3869
STATE OF FLORIDA
Professional Surveyor and Mapper

SHEET 1 OF 1 | **SCALE 1"=20'** | **SKETCH NUMBER SU-22-2085**

AAC
PZ23-12000043
04/02/2024