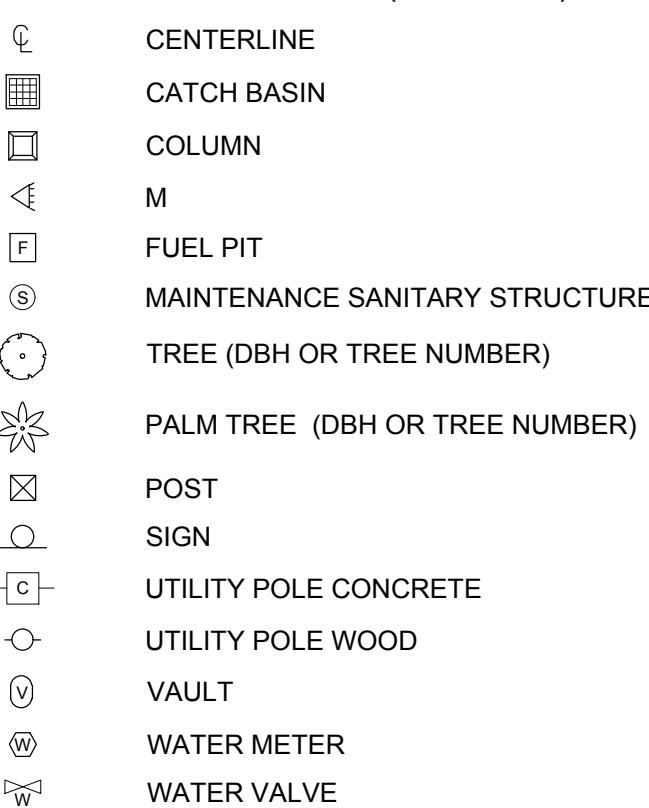


TREE #	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	HT (FEET)	CANOPY SPREAD (FEET)
001	PYGYMY DATE PALM	<i>"Phoenix roebelenii"</i>	5	10	5
002	PYGYMY DATE PALM	<i>"Phoenix roebelenii"</i>	5	10	5
003	PYGYMY DATE PALM	<i>"Phoenix roebelenii"</i>	5	12	5
004	COCONUT PALM	<i>"Cocos nucifera"</i>	12	24	10
005	COCONUT PALM	<i>"Cocos nucifera"</i>	10	22	12
006	COCONUT PALM	<i>"Cocos nucifera"</i>	10	22	12
007	COCONUT PALM	<i>"Cocos nucifera"</i>	10	18	15
008	WASHINGTONIA PALM	<i>"Washingtonia robusta"</i>	10	5	8
009	COCONUT PALM	<i>"Cocos nucifera"</i>	9	28	12
010	TRAVELERS PALM	<i>"Ravenala madagascariensis"</i>	13	6	10
011	SCREW PINE	<i>"Pandanus spp."</i>	7	22	20
012	CABBAGE PALM	<i>"Sabal palmetto"</i>	5	12	12
013	CABBAGE PALM	<i>"Sabal palmetto"</i>	9	18	10
014	CABBAGE PALM	<i>"Sabal palmetto"</i>	10	20	8
017	COCONUT PALM	<i>"Cocos nucifera"</i>	10	28	10
018	CABBAGE PALM	<i>"Sabal palmetto"</i>	9	20	10
019	CABBAGE PALM	<i>"Sabal palmetto"</i>	10	20	10
020	TRAVELER'S PALM	<i>"Ravenala madagascariensis"</i>	9	18	12
021	CABBAGE PALM	<i>"Sabal palmetto"</i>	10	20	10
022	SOLITAIRE PALM	<i>"Ptychosperma elegans"</i>	4	25	6
023	CABBAGE PALM	<i>"Sabal palmetto"</i>	12	14	10
024	QUEEN PALM	<i>"Arecastrum romanzoffianum"</i>	N/A	N/A	N/A
025	BRAZILIAN PEPPER	<i>"Schinus terebinthifolius"</i>	8	28	20
026	BRAZILIAN BEAUTYLEAF	<i>"Calophyllum brasiliense"</i>	6	15	10
027	CHRISTMAS PALM	<i>"Adonidia merillii"</i>	4	14	10
028	PYGYMY DATE PALM	<i>"Phoenix roebelenii"</i>	5	14	10
029	FISHTAIL PALM	<i>"Caryota mitis"</i>	N/A	15	10
030	PYGYMY DATE PALM	<i>"Phoenix roebelenii"</i>	6	15	10
031	TRAVELER'S PALM	<i>"Ravenala madagascariensis"</i>	9	15	12
032	FICUS	<i>"Ficus spp."</i>	14	30	30
033	BRAZILIAN PEPPER	<i>"Schinus terebinthifolius"</i>	5	20	12
034	CHRISTMAS PALM	<i>"Adonidia merillii"</i>	2	8	6
035	BRAZILIAN BEAUTYLEAF	<i>"Calophyllum brasiliense"</i>	5	30	15
036	MADAGASCAR OLIVE	<i>"Noronhia emarginata"</i>	7	28	15
037	FICUS	<i>"Ficus spp."</i>	16	30	30

1. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
3. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE 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.
4. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER, A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS DO EXIST.
5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
6. THE LEGAL DESCRIPTION SHOWN HEREON IS AS PROVIDED BY A TITLE CERTIFICATE FURNISHED BY THE CLIENT.
7. THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
8. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (NAD 83/11), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
9. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12011C0189H EFFECTIVE DATE AUGUST 18, 2014, THIS PROPERTY LIES IN ZONE VE. BASE FLOOD ELEVATION 9.0 (NAVD88) AND ZONE AE BASE FLOOD ELEVATION OF 7.0 (NAVD88). NO BASE FLOOD ELEVATION. FLOOD ZONE LINES SHOWN HEREON WERE PROVIDED BY BROWARD COUNTY.
10. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID ELEVATIONS ARE BASED ON COAST & GEODETIC SURVEY BENCH MARK CTD "W 311, PID AD2603". 1.7 MI N FROM POMPAÑO BEACH, ABOUT 1.7 MILES NORTH ALONG STATE HIGHWAY A1A FROM THE JUNCTION OF STATE HIGHWAY 84 AT POMPAÑO BEACH, SET ON THE TOP OF THE SOUTHWEST CORNER OF A CATCH BASIN, ABOUT 0.35 MILE NORTH OF THE JUNCTION OF STATE HIGHWAY 844, NEAR THE JUNCTION OF BARTON ROAD, 22.5 FEET WEST OF THE CENTER LINE OF THE HIGHWAY, 29 FEET SOUTH OF THE APPROXIMATE CENTER LINE OF BARTON ROAD AND ABOUT LEVEL WITH THE HIGHWAY. ELEVATION = 1.77 FEET (NAVD88). AND TIDAL STATION CTD "872 2859 3, PID AD5849", IN POMPAÑO BEACH AT THE STATE HIGHWAY A1A BRIDGE OVER HILLSBORO INLET IN POMPAÑO BEACH. THE MARK IS SET IN THE CONCRETE CURBING NEAR A DRAIN AND BEARS 222 FEET SOUTH OF THE SOUTH END OF THE BRIDGE, 18 FEET WEST OF A1A CENTERLINE, AND RECOVERED AS DESCRIBED IN NOS TIDAL DATA, QUAD 260802. THE MARK IS ABOVE LEVEL WITH CURBING, ELEVATION = 2.03 FEET (NAVD88).
11. 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. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS $\pm 0.10'$.
12. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER.
13. ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY. TREES SHOWN HEREON LIMITED TO THOSE GREATER THAN 5" DBH (DIAMETER AT BREAST HEIGHT). NUMBERED TREE INFORMATION PROVIDED BY KEITH ARBORIST. TREES NOT WITHIN THE SUBJECT PARCEL SHOWN HEREON ARE SHOWN WITH DBH ONLY.
14. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING ALONG THE NORTH LINE OF LOT 20, "EAST COAST FINANCE CORPORATION'S SUBDIVISION OF GOVERNMENT LOT 3", PLAT BOOK 1, PAGE 25, BROWARD COUNTY RECORDS, BEING NORTH 88°53'37" EAST.



KEITH & ASSOCIATES, INC.



PROJECT NUMBER	09520.02
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Drawing name: P:\09520.02 - Ocean Park Pompano Beach - Mount Vernon Property Holdings, LLC\Survey\DWG\09520.02 BOUNDARY AND TOPOGRAPHIC SURVEY.dwg