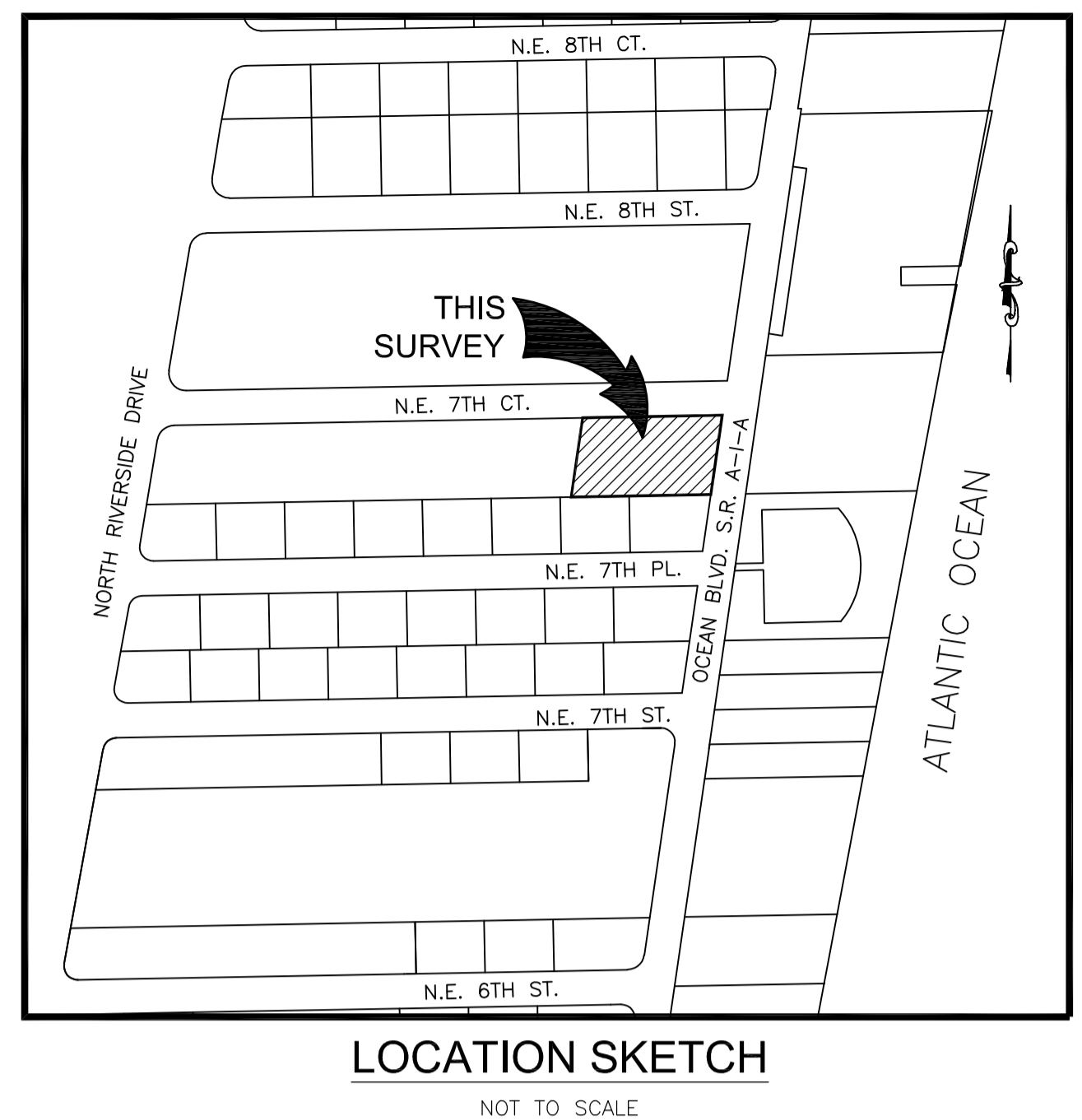
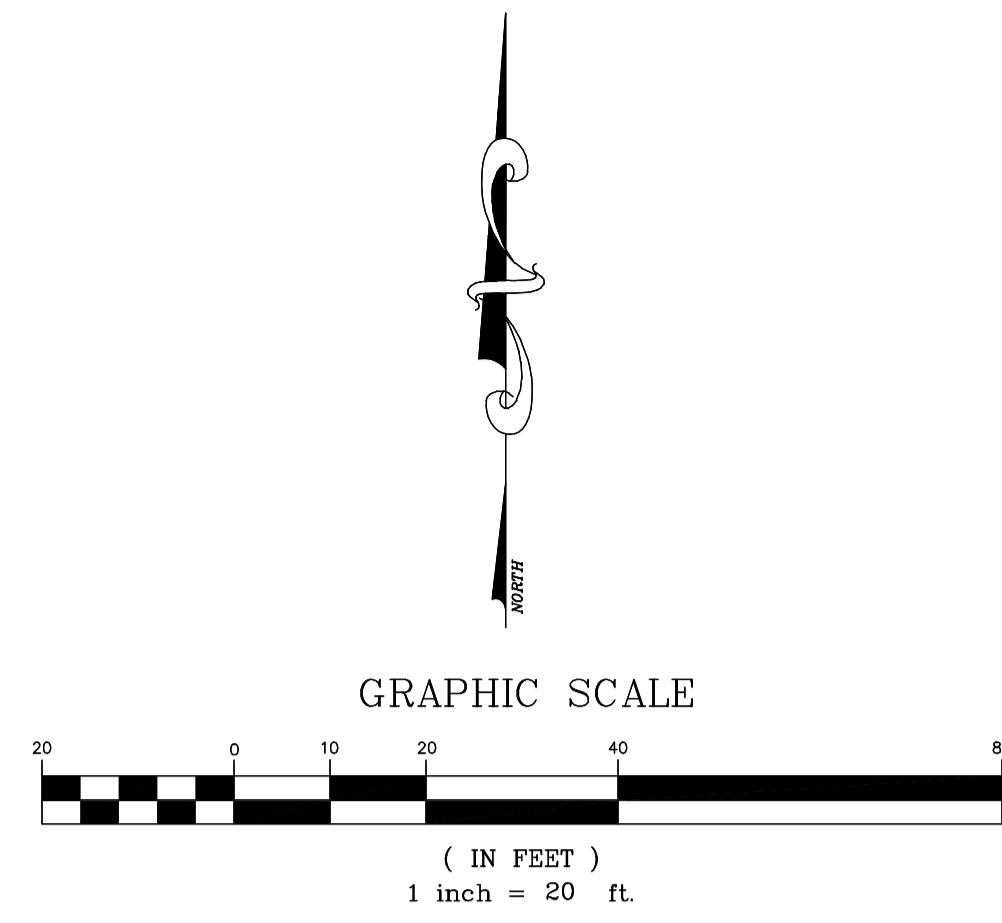


LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- BFP BACK FLOW PREVENTER
- CO CLEAN OUT
- CONC CONCRETE
- DIP DUCTILE IRON PIPE
- EHH ELECTRIC HAND HOLE
- ELEV. ELEVATION
- EM ELECTRIC METER
- F.F. FINISHED FLOOR
- FND FOUND
- ICV IRRIGATION CONTROL VALVE
- INVERT INVERT
- IRC IRON ROD WITH CAP
- LB FLORIDA LICENSED BUSINESS NUMBER
- P.B. PLAT BOOK
- PG. PAGE
- PVC POLYVINYL CHLORIDE
- TYP. TYPICAL
- U.E. UTILITY EASEMENT
- W/ WITH
- CL CENTERLINE
- BFP BACK FLOW PREVENTER
- CONC CONCRETE UTILITY POLE
- CLEANOUT CLEANOUT
- DOUBLE POST SIGN DOUBLE POST SIGN
- ELECTRIC PANEL WITH METER ELECTRIC PANEL WITH METER
- FIRE HYDRANT FIRE HYDRANT
- FLOOD LIGHT FLOOD LIGHT
- HANDICAP PARKING HANDICAP PARKING
- IRRIGATION CONTROL VALVE IRRIGATION CONTROL VALVE
- PALM TREE PALM TREE
- SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE
- SHADE TREE SHADE TREE
- SINGLE POST SIGN SINGLE POST SIGN
- WATER METER WATER METER
- WATER VALVE WATER VALVE
- WOOD UTILITY POLE WOOD UTILITY POLE
- METAL HAND RAIL METAL HAND RAIL
- NON-VEHICULAR ACCESS LINE NON-VEHICULAR ACCESS LINE
- OVERHEAD LINES OVERHEAD LINES
- WOOD FENCE WOOD FENCE
- CONCRETE CONCRETE
- WOOD SURFACE WOOD SURFACE



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

SURVEY NOTES:

- LAND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE INSTRUMENT OF RECORD.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- BEARINGS SHOWN HEREON ARE BASED ON A REFERENCE BEARING OF NORTH 88°58'34" EAST ALONG THE NORTH LINE OF PARCEL "B", "POMPANO BEACH RESIDENCES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, ON PAGE 166 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
- 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.
- THE OWNERSHIP OF FENCES, PERIMETER WALLS, PONDS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
- 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 POMPANO 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'.
- 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.
- 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'.
- 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 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).
- THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER.
- ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
- 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
POMPANO BEACH, FLORIDA 33062.

LAND DESCRIPTION:

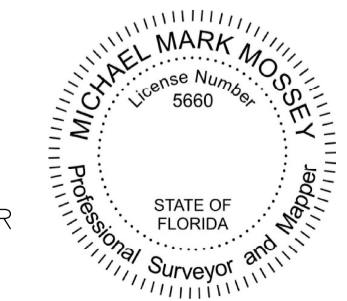
PARCEL B, "POMPANO BEACH RESIDENCES" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, ON PAGE 166, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HERON 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 HEREOF.

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.

DATE	REVISION	BY

DATE	11/24/2020
SCALE	1" = 20'
FIELD BOOK	951
DRAWN BY	DOB
CHECKED BY	MMM

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

BOUNDARY & TOPOGRAPHIC SURVEY
SABBIA BEACH - SALES TRAILER

PARCEL B, "POMPANO BEACH RESIDENCES"
PLAT BOOK 176, PAGE 166, B.C.R.

CITY OF POMPANO BEACH BROWARD COUNTY FLORIDA

SHEET	1	OF	1
PROJECT NUMBER	11-20-20		



PlanW3st LLC
10152 Indiantown Road
Unit 159
Jupiter, Florida 33478
954-529-9417
pwest@planw3st.com

Legal Description

POMPANO BEACH RESIDENCES PLAT, PARCEL B

Folio Number

484331490020

Owner

FERNBROOK FLORIDA LLLP

Site Address

723 N OCEAN BLVD POMPANO BEACH FL 33062

P&Z

PZ20-1300007

4/28/21