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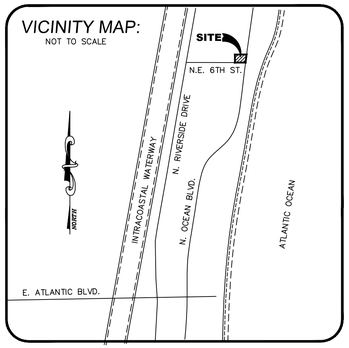
ALTA/NSPS LAND TITLE SURVEY

VICINITY MAP:
NOT TO SCALE



PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
LICENSED BUSINESS #6857

PROJECT ADDRESS: 601 N. OCEAN BOULEVARD
POMPANO BEACH, FLORIDA 33062

LEGAL DESCRIPTION:
LOT 24, BLUE WATER BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH ALL RIGHTS OF THE GRANTOR TO THE PASSAGEWAY EASEMENT OVER THE SOUTHERLY FOUR (4) FEET OF LOT 4, OF BLUE WATER BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, PURSUANT TO THAT CERTAIN GRANT OF PASSAGEWAY EASEMENT RECORDED IN DEED BOOK 722, PAGE 607 AND IN OFFICIAL RECORDS BOOK 3016, PAGE 822; WHICH EASEMENT WAS CONFIRMED AND ENFORCED BY THAT CERTAIN ORDER RECORDED IN THE MINUTES OF THE 17TH JUDICIAL CIRCUIT COURT IN BOOK 211, PAGE 770.

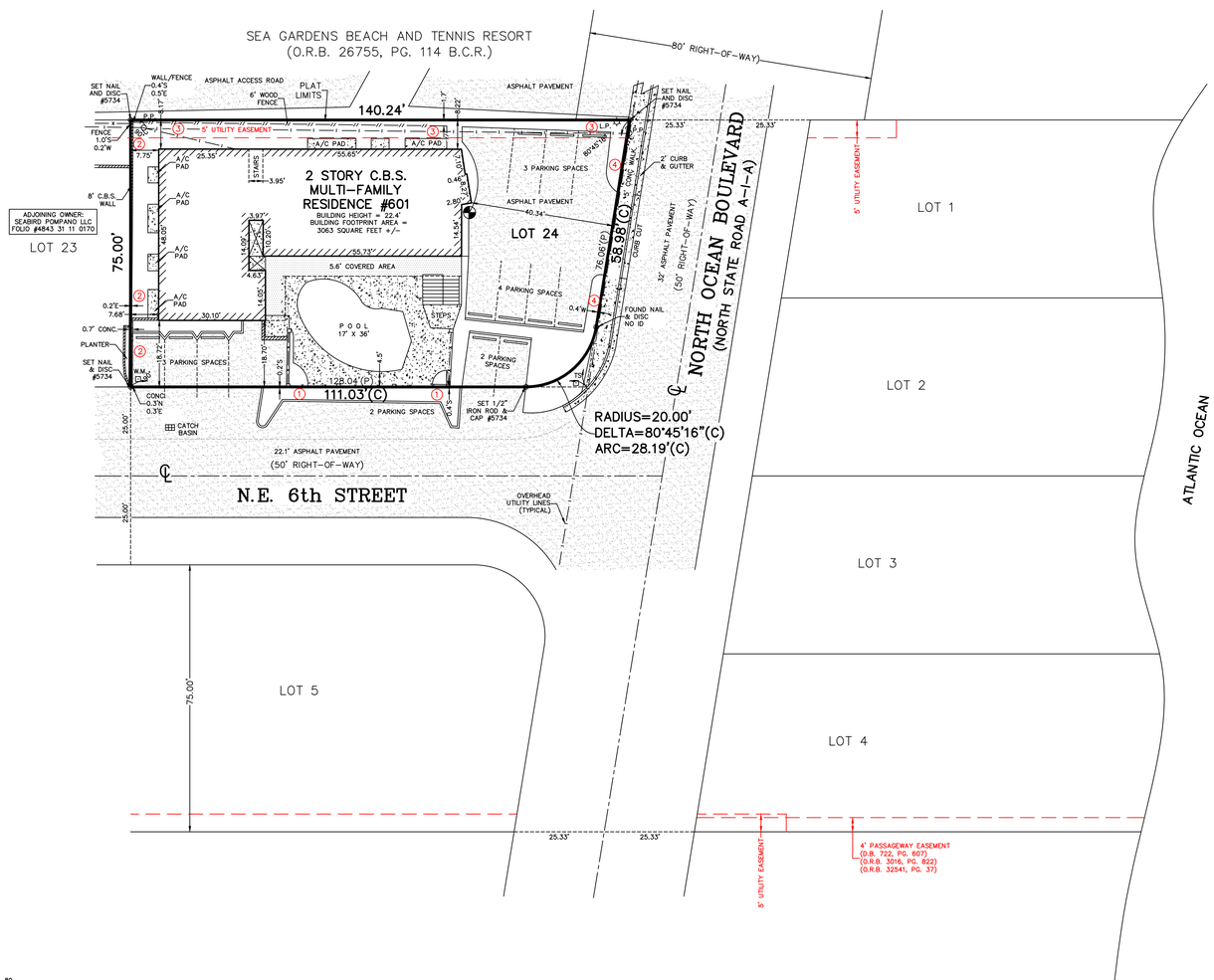
ENCROACHMENT NOTES:
1. – CONCRETE AND COLUMNS CROSS OVER THE SOUTHERLY PROPERTY LINE.
2. – CONCRETE AND 8 FOOT C.B.S. WALL CROSS OVER THE WESTERLY PROPERTY LINE.
3. – 8 FOOT C.B.S. WALL, 6 FOOT WOOD FENCE, ASPHALT PAVEMENT AND CONCRETE SIDEWALK ENCROACH INTO 5 FOOT UTILITY EASEMENT ALONG THE NORTHERLY PORTION OF THE SUBJECT PROPERTY.
4. – CONCRETE SIDEWALK CROSSES OVER THE EASTERLY PROPERTY LINE.

SCHEDULE "B" TITLE NOTES:
THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. 9175077, DATED JANUARY 22, 2021 @ 8:00 A.M.

ITEMS 1 THROUGH 5, 7, 8 AND 10 IN SCHEDULE B – SECTION II ARE STANDARD EXCEPTIONS, MORTGAGES, TERMS AND CONDITIONS AND LIENS THAT ARE NOT MATTERS OF SURVEY.

ITEM 6; RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF BLUE WATER BEACH, AS RECORDED IN PLAT BOOK 26, PAGE 29 (AS TO LOT 24 AND EASEMENT AREA). THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 9; TERMS, PROVISIONS, RESTRICTIVE COVENANTS, CONDITIONS, RESERVATIONS AND EASEMENTS CONTAINED IN THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 32541, PAGE 37 (AS TO THE EASEMENT AREA). THIS ITEM BENEFITS THE SUBJECT PROPERTY AND IS SHOWN HEREON.



GENERAL NOTES:
1) TYPE OF SURVEY: BOUNDARY
2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3) THE BROWARD COUNTY TAX I.D. NUMBER FOR THE PROPERTY SHOWN HEREON IS 4843–31–11–0180 AND IS CURRENTLY OWNED BY 601 N OCEAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
4) THE AREA OF THE PROPERTY SHOWN HEREON IS 10,002 SQUARE FEET (0.2296 ACRES) MORE OR LESS.
5) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.
6) ALL ELEVATIONS SHOWN HEREON, ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988.
7) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "VE" WITH A BASE FLOOD ELEVATION OF 9 FEET, AS SHOWN ON F.I.R.M. MAP 120055–0377–H, BEARING A MAP EFFECTIVE DATE OF 08/18/14 AND AN INDEX MAP REVISION DATE OF 08/18/14.
8) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
9) UNLESS OTHERWISE NOTED, ALL FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
10) THIS SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY.
12) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
12) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
13) DATE FIELDWORK PERFORMED: 02/12/21 (FIELD BOOK 626, PAGE 39)
14) DRAWN BY: Q.D.I. CHECKED BY: J.P.

LEGEND:
B.C.R.	=	BROWARD COUNTY RECORDS
C	=	CALCULATED MEASUREMENT
℄	=	CENTERLINE
C.B.	=	CATCH BASIN
C.B.S.	=	CONCRETE BLOCK STRUCTURE
C.L.F.	=	CHAIN LINK FENCE
C.O.	=	CLEAN OUT
CONC.	=	CONCRETE
C.L.P	=	CONCRETE LIGHT POLE
C.P.P.	=	CONCRETE POWER POLE
C.R.	=	CABLE RISER
D	=	DEED MEASUREMENT
E.S.	=	ELECTRIC SERVICE
F.P.L.	=	FLORIDA POWER & LIGHT
G.A.	=	GUY ANCHOR
G.V.	=	GATE VALVE
L.P.	=	LIGHT POLE
M	=	MEASURED
M.C.	=	METAL COVER
M–D.C.R.	=	MIAMI–DADE COUNTY RECORDS
M.H.	=	MANHOLE
M.W.	=	MONITORING WELL
NAVD	=	NORTH AMERICAN VERTICAL DATUM
NGVD	=	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	=	OFFICIAL RECORDS BOOK
P	=	PLAT MEASUREMENT
P.B.	=	PLAT BOOK
P.E.	=	POOL EQUIPMENT
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.P.	=	POWER POLE
TYP.	=	TYPICAL
W.M.	=	WATER METER
o/s	=	OFFSET
A/C	=	AIR CONDITIONING UNIT
	=	HANDI–CAPPED PARKING
	=	FIRE HYDRANT
	=	UTILITY POLE
	=	LOCATION OF INGRESS/EGRESS
	=	LOCATION OF BUILDING HEIGHT MEASUREMENT
1	=	ENCROACHMENT REFERENCE

NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

CERTIFICATION:
TO:

SACHS SAX CAPLAN, P.L.
COMMONWEALTH LAND TITLE INSURANCE COMPANY
601 N OCEAN BLVD, LLC, A FLORIDA LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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), 7(c), 8(LOCATION OF SUBSTANTIAL FEATURES PER VISIBLE, ABOVE–GROUND, ON–SITE OBSERVATION; NO LANDSCAPED AREAS ARE LOCATED), 9, 11(LOCATION OF UTILITIES PER VISIBLE, ABOVE–GROUND, ON–SITE OBSERVATION), 13 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 12, 2021.

02/24/21

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 – STATE OF FLORIDA

REVISIONS:
REVISION	DATE	CHECKED BY

PROJECT NAME: COCHISE CAPITAL, LLC JOB NO.: 21-0205

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