TREE TABLE:

NUMBER	NAME	D.B.H.
890	PALM	12
893	GUMBO LIMBO	9
895	GUMBO LIMBO	4
899	GUMBO LIMBO	6
901	GUMBO LIMBO	6
909	PALM	2
910	PALM	3
925	GUMBO LIMBO	7
951	PALM	3
965	PALM	18
1185	PALM	8
1186	PALM	10
1187	PALM	10
1188	PALM	4
1189	PALM	8
1190	PALM	8
1191	PALM	10
1192	PALM	7
1193	PALM	8
1336	UNKNOWN	3
1346	PALM	10
1362	PALM	7
1363	PALM	10
1364	PALM	8
1564	PALM	6
1565	UNKNOWN	10
1566	UNKNOWN	10
1567	PALM	13
1569	GUMBO LIMBO	9
1574	UNKNOWN	10
1578	UNKNOWN	12
1581	UNKNOWN	6
1582	UNKNOWN	8
1607	UNKNOWN	6
1611	PALM	8
1612	PALM	8
1621	UNKNOWN	5
1622	UNKNOWN	7
1633	PALM	12
1635	PALM	10
1636	PALM	9
1849	UNKNOWN	5
1850	UNKNOWN	8
1851	PALM	10
2229	PALM	10
2230	PALM	8
2257	PALM	10
2258	PALM	8
2312	PALM	10
2313	PALM	10
2314	PALM	10
2422	PALM	10
2423	PALM	8
2424	PALM	10
2543	PALM	10
2561	UNKNOWN	6
2586	UNKNOWN	9
2617	PALM	5
2678	BLACK OLIVE	30
2693	PALM	3
2699	PALM	5
2702	UNKNOWN	6
2703	PALM	9
2706	UNKNOWN	7
2707	PALM	7
2708	PALM CLUSTER (2)	7
3169	BLACK OLIVE	30
3272	PALM	6
3273	PALM	5
3274	PALM	6
3275	PALM	6
3276	PALM	6
3277	PALM	5
3286	UNKNOWN	3
3449	UNKNOWN	5
3450	UNKNOWN	3
4108	UNKNOWN	3
4111	PALM	10
4112	UNKNOWN	10
4163	PALM CLUSTER (5)	5
4164	OAK	12
4169	PALM	12
4170	MANGO	18
4183	COCO PALM	3
5007	ROYAL POINCIANA	8
5070	ROYAL POINCIANA	4
5071	ROYAL POINCIANA	4
5089	PALM CLUSTER (2)	5
5090	PALM CLUSTER (2)	5
5091	PALM CLUSTER (2)	5
5092	PALM CLUSTER (2)	5
5097	SILVER LEAF	6
5132	SILVER LEAF	6
5133	SILVER LEAF	6
5139	PALM	10
5140	PALM	10
5141	PALM	10
5144	PALM	12
5145	PALM	8
5196	PALM	8
5224	PALM	8
5225	PALM	8
5226	SILVER LEAF	4
5231	ROYAL POINCIANA	10
5282	PALM	10
5283	PALM	10
5284	PALM	10
5370	SILVER LEAF	4
5440	SILVER LEAF	6
5441	SILVER LEAF	6
5445	PALM	12
5446	PALM	10
5447	PALM	8
5475	PALM	14
5476	PALM	8
5477	PALM	8
5478	PALM	8
5479	PALM	8
5480	PALM	8
5481	PALM	8
5482	PALM	8
5483	PALM	8
5484	PALM	2-4
5485	PALM	10
5486	PALM	8
5487	PALM	6
5488	PALM	10
5489	PALM	8
5490	PALM	8
5495	PALM	10
5496	PALM	10
5497	PALM	10
5499	PALM	10
5500	PALM	10
5504	PALM	8
5505	PALM	10
5529	PALM	10
5530	PALM	10
5531	PALM	10
5532	PALM	10
5533	PALM	8
5599	PALM	8
5601	PALM	10
5604	PALM	10
5605	PALM	10
5606	PALM	10
5614	PALM	10
5615	PALM	10
5616	PALM	10
5617	PALM	10
5708	PALM	12
5709	PALM	10
5710	PALM	10
5772	PALM	8
5773	PALM	8
5774	PALM	8
5837	MAHOGANY	6
5838	MAHOGANY	10
5839	MAHOGANY	10
5840	MAHOGANY	10
5858	PALM	6
5860	PALM	10
5861	PALM	10
5862	PALM	10
5863	UNKNOWN	6
5864	PALM	6
5865	PALM	4
5866	UNKNOWN	6
5867	PALM	6
5868	OAK	8
5869	PALM	8
5913	PALM	10
5914	PALM	10
5915	OAK	6
5916	OAK	4
5934	PALM	10
5935	PALM	10
5936	PALM	10
5940	UNKNOWN	4
5941	UNKNOWN	4
5942	UNKNOWN	4
5945	SILVER LEAF	6
5946	SILVER LEAF	6
5949	UNKNOWN	6
5950	UNKNOWN	6
5966	UNKNOWN	16
5972	PALM	12
5986	PALM	3-4
6007	PALM	4
6008	PALM	4
6009	PALM	4
6010	PALM	4
6011	PALM	4
6012	PALM	4
6013	PALM	4
6014	PALM	4
6026	UNKNOWN	6
6027	MANGO	4
6029	PALM	20
6030	PALM	20
6056	PALM	4
6057	PALM	6
6058	PALM	6
6059	PALM	4
6060	PALM	4
6061	PALM	6
6088	SILVER LEAF	4
6098	SEAGRAPE	6
6099	OAK	10
6103	YUCCA	4
6104	YUCCA	4

SYMBOLS

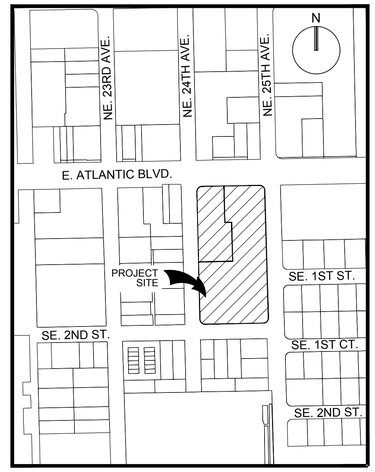
- ACCESSIBILITY SYMBOL
- BACKFLOW PREVENTOR
- BICYCLE RACK
- BOLLARD
- CABLE TELEVISION PEDESTAL
- CATCH BASIN
- CLEAN OUT
- CONCRETE LIGHT POLE
- CONCRETE UTILITY POLE
- CURB INLET
- DECORATIVE LIGHT
- DRAINAGE MANHOLE
- ELECTRIC HANDHOLE
- ELECTRIC OUTLET
- FLAG POLE
- GREASE TRAP
- GUY WIRE ANCHOR
- FIBER OPTIC HANDHOLE
- FIRE HYDRANT
- IRON ROD
- IRON ROD & CAP
- IRRIGATION CHECK VALVE
- MAIL BOX
- MAST ARM
- METAL LIGHT POLE (ROUND)
- NAIL AND DISK
- NATURAL GAS METER
- NATURAL GAS WITNESS POST
- PEDESTRIAN CROSSING SIGNAL
- POST
- SANITARY MANHOLE
- SINGLE POST SIGN
- SHRUB
- STREETLIGHT HANDHOLE
- TELEPHONE HANDHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL CABINET
- TRAFFIC SIGNAL HANDHOLE
- TRANSFORMER
- TRASH CAN
- TREE (SEE TREE CHART)
- PALM TREE (SEE TREE CHART)
- UNKNOWN HANDHOLE
- UNKNOWN VALVE
- WATER SPIGOT
- WATER VALVE
- WATER METER
- WOOD LIGHT POLE
- WOOD UTILITY POLE
- YARD DRAIN

LEGEND

ALTA	AMERICAN LAND TITLE ASSOCIATION
ATT	AMERICAN TELEGRAPH AND TELEPHONE
B.C.R.	BROWARD COUNTY RECORDS
BLDG.	BUILDING
BM	BENCHMARK
BTM.	BOTTOM OF STRUCTURE
CB	CATCH BASIN
CBS.	CONCRETE BLOCK STRUCTURE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
D.B.H	DIAMETER AT BREAST HEIGHT
DWS.	DETECTABLE WARNING SURFACE
E.	EAST
ELEV.	ELEVATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF.	FINISHED FLOOR ELEVATION
FL	FLORIDA
FPL	FLORIDA POWER AND LIGHT
GIS	GEOGRAPHIC INFORMATION SYSTEM
INSTR.	INSTRUMENT
INV.	PIPE INVERT ELEVATION
L	ARC LENGTH (CURVE DATA)
LB	FLORIDA LICENSED BUSINESS NUMBER
(M)	FIELD MEASUREMENT
MAG	MAGNETIC
N.	NORTH
N/A	NOT APPLICABLE
NAD83/11	NORTH AMERICAN HORIZONTAL DATUM OF 1983/2011 ADJUSTMENT
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
NE.	NORTHEAST
NGS	NATIONAL GEODETIC SURVEY
NO.	NUMBER
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NW.	NORTHWEST
O.R.B.	OFFICIAL RECORDS BOOK
(P)	MEASUREMENT PER PLAT
PG.	PAGE
P.B.	PLAT BOOK
P.I.	POINT OF INTERSECTION
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PVC	POLYVINYL CHLORIDE
(R)	RADIUS (CURVE DATA)
RCP	REINFORCED CONCRETE PIPE
S.	SOUTH
SE.	SOUTHEAST
SQ. FT.	SQUARE FEET
T.O.P.	TOP OF PIPE
VERT.	VERTICAL
'TYP.'	TYPICAL
UTD	UNABLE TO DETERMINE
W.	WEST
W/	WITH
Δ	DELTA/CENTRAL ANGLE (CURVE DATA)

LINETYPES

- X — CHAINLINK FENCE
- HEDGE
- HAND RAIL
- OHW — OVERHEAD WIRE
- TOE — TOE OF SLOPE
- TOB — TOP OF BANK
- WOOD FENCE



LOCATION SKETCH (NOT TO SCALE)

SURVEY NOTES:

1. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
2. THIS SURVEY IS 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. 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.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY (NGS) BENCHMARK "AD 2593", ELEVATION 10.57' (NAVD 88), AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) CONTROL MONUMENT "BLC06", ELEVATION 7.10' (NAVD 88).
6. 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.
7. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND ±0.10' FOR SOFT SURFACE ELEVATIONS. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE.
8. 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.
9. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.10'. 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.
10. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12011C0376J, EFFECTIVE DATE 07/31/2024, THIS PROPERTY LIES IN ZONES AE, ELEV. 6', ZONE AE, ELEV. 7', ZONE X .2%.
11. 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.

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 1, 2, 3, 7, 8, 11 THROUGH 21, INCLUSIVE, BLOCK 19, A RESUBDIVISION OF BLOCK 19, PINEHURST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:

LOTS 4, 5, 6, 9 AND 10, IN BLOCK 19, OF A RESUBDIVISION OF BLOCK 19, PINEHURST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 46, 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 SEPTEMBER 04, 2024 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.

This item has been digitally signed and sealed by Donald A Spicer 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.

PROFESSIONAL SURVEYOR & MAPPER No. 4677 STATE OF FLORIDA

Digitally signed by DONALD A SPICER
Date: 2025.01.07 08:24:46-05'00'

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA
(FOR THE FIRM)

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6880
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	09/04/24
DRAWN BY:	ZH
CHECKED BY:	DAS
FIELD BOOK:	1163

2400 E. ATLANTIC
PORTMAN HOLDINGS

BLOCK 19,
A RESUBDIVISION
OF BLOCK 19, PINEHURST,
P.B. 33, PG. 46, B.C.R.

CITY OF POMPANO BEACH
BROWARD COUNTY, FL

SHEET TITLE

BOUNDARY &
TOPOGRAPHIC
SURVEY

SHEET NUMBER: SHEET 1 OF 3

PROJECT NUMBER: 14267.00

Plotted by: dspicer On 9/25/2024 11:19 AM

Drawing name: H:\14267.00 - 2400 E Atlantic - Portman Holdings\Survey\DWG\14267.00_BTS.dwg

DRC

PZ25-12000001
05/21/2025

DRC

PZ25-12000001
04/02/2025