



LOCATION SKETCH NOT TO SCALE

SCHEDULE B2 EXCEPTS:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date 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. Any rights, interests, or claims of parties in possession of the land not shown by the public records. **(This item is not a matter of survey.)**
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. **(After upon review of survey to be determined by title examiner.)**
4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records. **(This item is not a matter of survey.)**
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. **(As of date of survey the subject property was not submerged.)**
6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. **(This item is not a matter of survey.)**
7. Any minerals or mineral rights leased, granted or retained by current or prior owners. **(This item is not a matter of survey.)**
8. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable. **(This item is not a matter of survey.)**
9. Provisions of the Amended Plat of Parcel No. 4 Surfside Villas, recorded in Plat Book 27, Page 35, of the Public Records of Broward County, Florida. **(There are no provisions, all other plottable matters of survey are shown hereon.)**
10. Terms and provisions of that certain Notice Regarding Intracoastal Waterway Rights-of-Way, recorded in Official Records Book 28071, Page 945, of the Public Records of Broward County, Florida. **(This item affects the subject property however it is not a plottable matter of survey.)**
11. Easement Deed granted to City of Pompano Beach, Florida by instrument recorded in Official Records Book 1032, Page 128, of the Public Records of Broward County, Florida. (as to Parcel 2-419) **(This item affects the subject property and is shown hereon.)**
12. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 3264, Page 294, of the Public Records of Broward County, Florida (as to Parcel 2-419) **(This item affects the subject property and is shown hereon.)**
13. Rights of apartment tenants in possession, as tenants only, pursuant to written but unrecorded rental or lease agreements, without rights or options to purchase (as to Parcel 2-419). **(This item is not a matter of survey.)**
14. Subject to transient rights of parties in possession as hotel guests (as to Parcel 2-419). **(This item is not a matter of survey.)**
15. Riparian and/or littoral rights are not insured. **(This item is not a matter of survey.)**
16. The policy does not insure title to any part of the Land lying below the Mean High Water Line of the abutting body of water. **(This item is not a matter of survey.)**
17. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Intracoastal water way or river. **(The Easterly right of way line of the Intracoastal Waterway is shown hereon.)**
18. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged). **(The Easterly right of way line of the Intracoastal Waterway is shown hereon.)**
19. Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce. **(The Easterly right of way line of the Intracoastal Waterway is shown hereon.)**

ORIGINAL DATE OF FIELD SURVEY: 01-29-10	DRAWN BY: MLW	
FIELD BOOK: ALS-SU-10-0220	CHECKED BY: MLW	
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
UPDATE/TOPOGRAPHIC SURVEY WITH INVERTS 22-0829	04-26-2022	MLW
CERTIFICATION CHANGE	04-12-2022	MLW
ALTA/NSPS LAND TITLE SURVEY 22-0069	01-18-2022	MLW

ACCURATE LAND SURVEYORS, INC.
L.B. #3635

1150 E. ATLANTIC BLVD.
POMPAHO BEACH, FLORIDA 33060

TEL (954) 782-1441
FAX (954) 782-1442

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

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

⊕ VALVE	□ UTILITY BOX	— PARKING STRIPE
⊙ MANHOLE	⊗ HYDRANT	— OVERHEAD UTILITY LINES
⊞ BASIN	⊘ UTILITY POLE	▨ 6" CONCRETE WALL
⊙ WELL	⊗ VAULT	▨ COVERED AREA
⊞ WATER METER	☆ LIGHT	▨ CONCRETE
⊙ MONITORING WELL	• BOLLARD	▨ BRICK PAVERS
⊙ PROPERTY CORNER	⊞ AIR CONDITIONER	▨ ASPHALT

STREET ADDRESS:
407 & 419 N. Riverside Drive Pompano Beach, Florida 33062

LEGAL DESCRIPTION:
Parcel 1-407
Lots 5 and 6, Amended Plat of Parcel No. 4, SURFSIDE VILLAS according to the recorded plat thereof, as recorded in Plat Book 27, page 35, Public Records of Broward County, Florida.

Parcel 2-419
Lots 7 and 8, Amended Plat of Parcel No. 4, SURFSIDE VILLAS according to the recorded plat thereof, as recorded in Plat Book 27, page 35, Public Records of Broward County, Florida.

NOTES:

1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Bearings and coordinates shown hereon are based on a grid bearing of North 10°13'59" East along the East line of Lots 7 and 8 as rotated to the North American Datum of 1983, 1990 adjustment.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. 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.
6. Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
7. This survey reflects all obtainable, legible, plottable, recorded matters of survey per Schedule B2 of First American Title Insurance Company Commitment File No: 1062-5810957, Commitment Date: January 04, 2022 @ 8:00 AM.
8. Perimeter area of the subject property is 40,770 square feet or 0.9359 acres, more or less.
9. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
10. 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.
11. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
12. There was no evidence of recent street or sidewalk construction or repairs in the process of conducting the fieldwork.
13. Accuracy statement: This survey meets or exceeds the horizontal and vertical accuracy for ALTA/NSPS Land Title Survey Required February 2021.
14. Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
15. 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: Pompano Beach 120055
Map and panel number: 12011C0377H
Index date: 08-18-14
Panel date: 08-18-14
Flood zone: "AE"
Base flood elevation: 5' NAVD1988

BENCHMARK INFORMATION:
Broward County Benchmark #605
Elevation = 10.57' NAVD1988

APPARENT ENCROACHMENTS: (AE)

1. Asphalt in road right of way along the East boundary.
2. Dock and seawall cap in Intracoastal Waterway along the East boundary.
3. Asphalt, gate, concrete and pavers in 5' drainage easement along the North boundary.
4. Asphalt and utility room in Florida Power and Light easement along the East boundary.

CERTIFY TO:
ENTOURAGE FLORIDA DEVELOPMENT LLC
Hinshaw and Culbertson, LLP
First American 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, 11, 14, 16, 18 and 19 of Table A thereof. The fieldwork was completed on 01-18-2022.

Robert L. Thompson

ROBERT L. THOMPSON (RESIDING)
PROFESSIONAL SURVEYOR AND MAPPER
JANUARY 1989 - PRESENT
STATE OF FLORIDA

Digitally signed by Robert L. Thompson
Date: 2022.04.28 11:35:13 -0400

SHEET 1 OF 1	SCALE 1"=20'	DATE 04/28/2022
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AAC
PZ22-12000011
03/07/2023

AAC
PZ22-12000011
07/02/2024