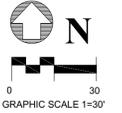
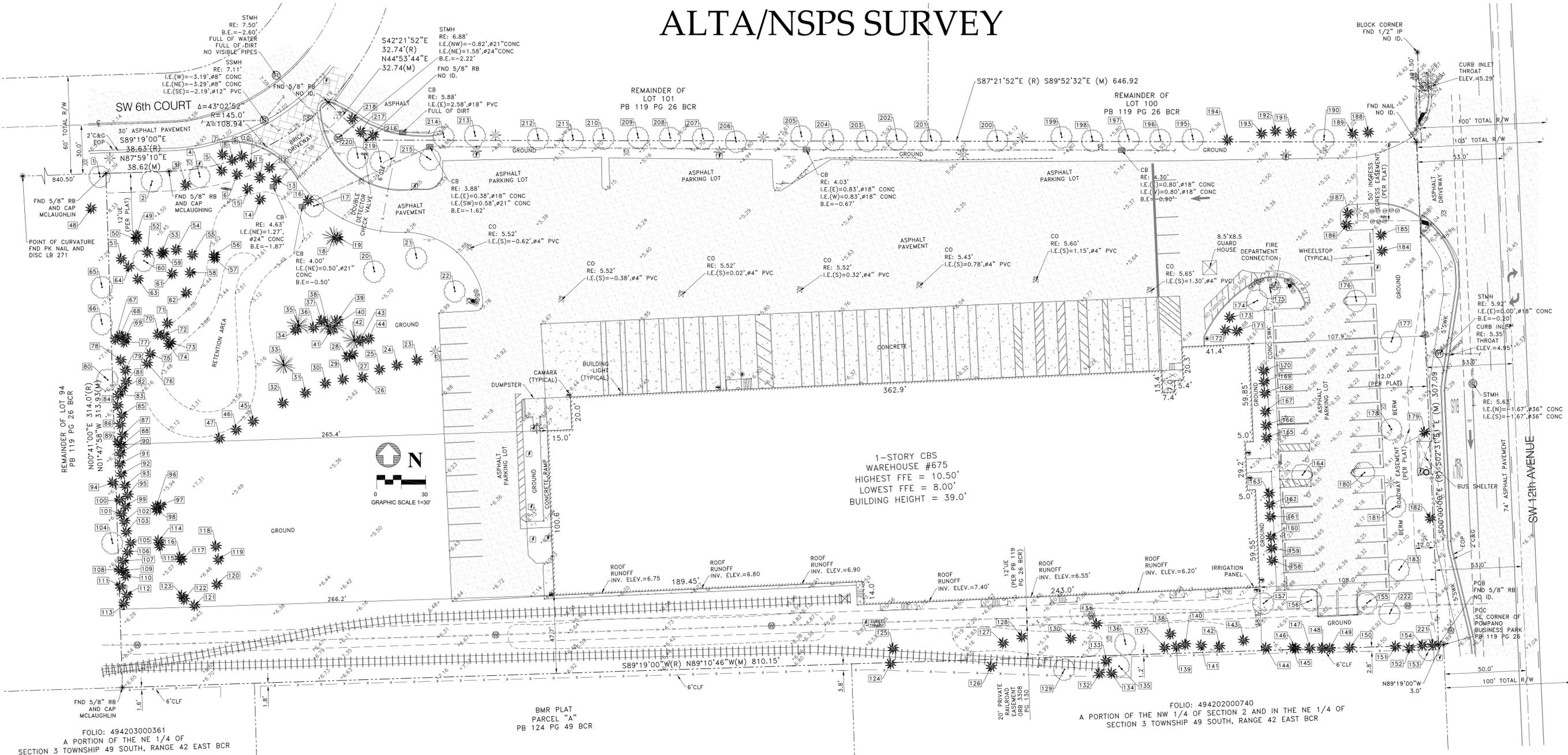


# ALTA/NSPS SURVEY



PROPERTY ADDRESS  
675 SW 12th AVENUE, POMPANO BEACH, FLORIDA 33069

PREPARED FOR:  
AMERICAN LAND OF POMPANO LLC

LEGAL DESCRIPTION:  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD COUNTY, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

ALL OF LOTS 95, 96, 97, 98 AND 99, TOGETHER WITH THE EAST ONE HALF OF LOT 94, AND SOUTH 25 FEET OF LOTS 100 AND 101, IN POMPANO BUSINESS PARK, AS RECORDED IN PLAT BOOK 119, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PLAT OF POMPANO BUSINESS PARK AS RECORDED IN PLAT BOOK 119, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N89°19'00"W, A DISTANCE OF 3.00 FT TO THE POINT OF BEGINNING, THENCE N89°19'00"W, A DISTANCE OF 810.15 FT; THENCE N00°41'00"E, A DISTANCE 314.0 FT; THENCE S89°19'00"E, A DISTANCE 38.63 FT TO THE POINT OF CURVATURE, THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 43°02'52", A RADIUS OF 145.0 FT, AND AN ARC LENGTH OF 108.94 FT TO A POINT, THENCE ALONG A RADICAL LINE S42°21'52"E, A DISTANCE OF 32.74 FT TO A POINT; THENCE S87°21'52"E, A DISTANCE OF 646.92 FT; THENCE S00°00'00"E, A DISTANCE OF 307.09 FT TO THE POINT OF BEGINNING.

FLOOD ZONE INFORMATION:  
COMMUNITY NUMBER: 120055  
PANEL NUMBER: 12011C0357  
SUFFIX: H  
DATE: 08.18.2014  
FLOOD ZONE: AH  
BASE FLOOD ELEVATION: 7'

**SURVEYOR'S NOTES:**  
1. EXAMINATION OF THE ABSTRACT OF THE TITLE WAS MADE AND ALL RECORDED EASEMENTS LISTED IN SCHEDULE B-II OF THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY No.11110830 DATED FEBRUARY 09, 2024 AT 8:00 AM, IF ANY, WERE PLOTTED ON THE ATTACHED SURVEY.  
2. THIS ALTA/NSPS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON, THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.  
3. ONLY VISIBLE ON ABOVE GROUND ENCROACHMENTS LOCATED.  
4. NO UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS, CONTACT APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION.  
5. WALL TIES ARE THE FACE OF THE WALL.  
6. FENCE OWNERSHIP NOT DETERMINED.  
7. ALTA/NSPS SURVEY MEANS DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.  
8. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
9. TYPE OF SURVEY: ALTA/NSPS SURVEY.  
10. RECORD & MEASURED VALUES ARE IN ACCORDANCE UNLESS OTHERWISE IS NOTED.  
11. BEARINGS SHOWN ARE REFERRED TO THE OFFICIAL RECORDS BOOK 44863 PAGE 1840. PUBLIC RECORDS OF BROWARD COUNTY.  
12. SHOWN ELEVATIONS ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM 1988. USED BENCHMARK: BCED BM 0718. ELEVATION: 9.68 NGVD29. CONVERSION FACTOR FROM NGVD29 TO NAVD88 IS -1.58 FT.  
13. FOR MORE ACCURATE TREES AND PALM TREES IDENTIFICATION IT IS ADVISED TO CONTACT AN ARBORIST OR LANDSCAPING ARCHITECT  
14. FIELD WORK DATE: 01.25.2024  
15. ITEM No.1- INSTRUMENT No.113090445 ENCUMBERS SUBJECT PROPERTY BUT IS NOT A SURVEY MATTER.  
16. ITEM No.2- INSTRUMENT No.113090446 ENCUMBERS SUBJECT PROPERTY BUT IS NOT A SURVEY MATTER.  
17. ITEM No.3- INSTRUMENT No.113090447 ENCUMBERS SUBJECT PROPERTY BUT IS NOT A SURVEY MATTER.

**SYMBOLS & ABBREVIATIONS**  
BCR = BROWARD COUNTY RECORDS; BE = BOTTOM ELEVATION; CB = CATCH BASIN; CBS = CONCRETE BLOCK STRUCTURE; CL = CENTER LINE; CLF = CHAIN LINK FENCE; CO = CLEAN OUT; CONC = CONCRETE; EOP = EDGE OF PAVEMENT; EOW = EDGE OF WATER; FND = FOUND; I.D. = IDENTIFICATION; I.E. = INVERSE ELEVATION; IP = IRON PIPE; NAC = NON ACCESSIBLE CORNER; ORB = OFFICIAL RECORDS BOOK; PB = PLAT BOOK; PG = PAGE; POB = POINT OF BEGINNING; POC = POINT OF COMMENCEMENT; RE = RIM ELEVATION; RB = REBAR; R/W = RIGHT OF WAY; SSMH = SANITARY SEWER MANHOLE; STMH = STORM MANHOLE; UE = UTILITY EASEMENT.

⊕	BACKFLOW PREVENTER	⊕	SANITARY VALVE
⊕	CATCH BASIN	⊕	UTILITY BOX
⊕	CONCRETE LIGHT POLE	⊕	WOOD POWER POLE
⊕	CLEAN OUT	⊕	TREE
⊕	ELECTRIC UTILITY BOX	⊕	TREE PALM
⊕	FIRE HYDRANT	⊕	TREE PINE
⊕	ELECTRIC TRANSFORMER	⊕	CHAIN LINK FENCE
⊕	GUARD POST	⊕	RAIL ROAD TRACK
⊕	GAS VALVE	⊕	GUARD RAIL
⊕	IRRIGATION CONTROL VALVE	⊕	PROPERTY LINE
⊕	TRAFFIC SIGN	⊕	CENTER LINE
⊕	POINT ELEVATION	⊕	UTILITY EASEMENT
⊕	WATER METER	⊕	STORM DRAINAGE LINE
⊕	STORM MANHOLE	⊕	SANITARY SEWER LINE

NOTE: SYMBOLS SHOWN ARE NOT TO SCALE AND SHALL NOT BE USED TO SIZE SUCH ELEMENTS.



LOCATION SKETCH  
NOT TO SCALE

**FERNANDO FERNANDEZ**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE LS 6765 STATE OF FLORIDA  
1397 WEST 63 STREET, HIALEAH, FLORIDA 33012  
CELL PHONE (786) 631 7053  
EMAIL: fernandezpsm@gmail.com



**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE 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, 7(c), 8, 9, 18 OF TABLE A THEREOF.  
DATE OF PLAT OR MAP: 02-14-1984

**CARDINAL POINTS SERVICES CORP.**  
LB 8452

**ALTA/NSPS SURVEY**  
675 SW 12th AVENUE  
POMPANO BEACH, FL 33069  
FOLIO: 494203160980

**DRC**  
PZ23-12000024  
05/01/2024

# TREE INFORMATION TABLE

TREE ID	TREE NAME	DBH (INCH)	CANOPY (FEET)	HEIGHT (FEET)
1	OAK TREE	36	40	35
2	OAK TREE	24	40	35
3	SABAL PALM	12	20	35
4	OAK TREE	30	35	35
5	SABAL PALM	14	5	30
6	SABAL PALM	12	15	30
7	SABAL PALM	12	15	30
8	SABAL PALM	12	15	30
9	SABAL PALM	12	15	30
10	SABAL PALM	12	15	30
11	SABAL PALM	12	15	30
12	SABAL PALM	12	15	30
13	SABAL PALM	12	15	30
14	SABAL PALM	12	15	30
15	SABAL PALM	12	15	30
16	BISMARCK PALM	18	15	10
17	OAK TREE	48	30	25
18	PINE TREE	20	30	35
19	SABAL PALM	12	30	35
20	OAK TREE	14	25	25
21	OAK TREE	16	35	35
22	OAK TREE	18	25	25
23	SABAL PALM	12	15	30
24	SABAL PALM	12	15	30
25	SABAL PALM	12	15	30
26	SABAL PALM	8	15	30
27	SABAL PALM	12	15	30
28	SABAL PALM	12	15	30
29	SABAL PALM	12	15	30
30	SABAL PALM	12	15	30
31	SABAL PALM	12	15	30
32	SABAL PALM	12	15	30
33	PINE TREE	30	30	40
34	SABAL PALM	12	15	30
35	PINE TREE	30	25	40
36	BISMARCK PALM	24	15	15
37	SABAL PALM	12	15	30
38	PINE TREE	18	20	35
39	SABAL PALM	12	15	30
40	PINE TREE	19	15	35
41	SABAL PALM	12	15	30
42	PINE TREE	18	15	35
43	BISMARCK PALM	15	15	15
44	SABAL PALM	12	15	30
45	SABAL PALM	12	15	30
46	SABAL PALM	12	15	30
47	SABAL PALM	12	15	30
48	SABAL PALM	12	15	30
49	SABAL PALM	7	15	30
50	SABAL PALM	12	15	30
51	SABAL PALM	12	15	30
52	SABAL PALM	12	15	30
53	SABAL PALM	12	15	30
54	SABAL PALM	12	15	30
55	SABAL PALM	12	15	30
56	SABAL PALM	12	15	30

TREE ID	TREE NAME	DBH (INCH)	CANOPY (FEET)	HEIGHT (FEET)
57	BISMARCK PALM	20	15	25
58	SABAL PALM	12	15	30
59	SABAL PALM	12	15	30
60	UNIDENTIFIED TREE	50	30	40
61	SABAL PALM	12	15	30
62	BISMARCK PALM	19	15	20
63	SABAL PALM	12	15	30
64	SABAL PALM	12	15	30
65	OAK TREE	60	40	40
66	OAK TREE	26	40	40
67	SABAL PALM	12	15	30
68	SABAL PALM	12	15	30
69	SABAL PALM	12	15	30
70	BISMARCK PALM	24	15	15
71	BISMARCK PALM	18	15	30
72	SABAL PALM	12	15	30
73	BISMARCK PALM	12	15	25
74	BISMARCK PALM	22	15	25
75	BISMARCK PALM	19	15	15
76	BISMARCK PALM	24	15	20
77	SABAL PALM	12	15	30
78	SABAL PALM	12	15	30
79	SABAL PALM	12	15	30
80	OAK TREE	20	40	35
81	SABAL PALM	12	15	30
82	SABAL PALM	12	15	30
83	SABAL PALM	12	15	30
84	SABAL PALM	12	15	30
85	SABAL PALM	12	15	30
86	SABAL PALM	12	15	30
87	SABAL PALM	12	15	30
88	SABAL PALM	12	15	30
89	SABAL PALM	12	15	30
90	SABAL PALM	12	15	30
91	SABAL PALM	12	15	30
92	SABAL PALM	12	15	30
93	SABAL PALM	12	15	30
94	BISMARCK PALM	24	10	15
95	SABAL PALM	12	15	30
96	SABAL PALM	12	15	30
97	SABAL PALM	12	15	30
98	SABAL PALM	12	15	30
99	SABAL PALM	12	15	30
100	SABAL PALM	12	15	30
101	SABAL PALM	12	15	30
102	SABAL PALM	12	15	30
103	SABAL PALM	12	15	30
104	OAK TREE	40	45	30
105	SABAL PALM	12	15	30
106	SABAL PALM	12	15	30
107	SABAL PALM	12	15	30
108	SABAL PALM	12	15	30
109	SABAL PALM	12	15	30
110	SABAL PALM	12	15	30
111	SABAL PALM	12	15	30
112	SABAL PALM	12	15	30

TREE ID	TREE NAME	DBH (INCH)	CANOPY (FEET)	HEIGHT (FEET)
113	SABAL PALM	10	15	30
114	SABAL PALM	12	15	30
115	SABAL PALM	6	15	30
116	SABAL PALM	10	15	30
117	SABAL PALM	10	15	25
118	SABAL PALM	18	15	15
119	BISMARCK PALM	24	15	15
120	SABAL PALM	12	25	15
121	BISMARCK PALM	24	15	15
122	SABAL PALM	14	15	25
123	SABAL PALM	14	15	25
124	SABAL PALM	12	15	30
125	BISMARCK PALM	24	20	20
126	SABAL PALM	12	15	30
127	SABAL PALM	12	15	30
128	SABAL PALM	12	15	30
129	UNIDENTIFIED TREE	12	20	25
130	SABAL PALM	12	15	30
131	SABAL PALM	12	15	30
132	SABAL PALM	12	15	30
133	SABAL PALM	12	15	30
134	SABAL PALM	12	15	30
135	UNIDENTIFIED TREE	12	15	30
136	UNIDENTIFIED TREE	45	30	35
137	BISMARCK PALM	18	15	15
138	BISMARCK PALM	18	15	15
139	BISMARCK PALM	18	15	15
140	SABAL PALM	12	15	30
141	SABAL PALM	12	15	30
142	SABAL PALM	12	15	30
143	SABAL PALM	12	15	30
144	SABAL PALM	12	15	30
145	BISMARCK PALM	24	15	15
146	SABAL PALM	12	15	30
147	SABAL PALM	12	15	30
148	SABAL PALM	12	15	30
149	SABAL PALM	12	15	30
150	SABAL PALM	12	15	30
151	SABAL PALM	12	15	30
152	SABAL PALM	12	15	30
153	UNIDENTIFIED TREE	15	30	30
154	SABAL PALM	12	15	30
155	OAK TREE	18	35	35
156	OAK TREE	12	30	30
157	OAK TREE	12	30	30
158	SABAL PALM	12	15	30
159	SABAL PALM	12	15	30
160	SABAL PALM	12	15	30
161	SABAL PALM	12	15	30
162	SABAL PALM	12	15	30
163	SABAL PALM	12	15	30
164	UNIDENTIFIED TREE	6	20	20
165	SABAL PALM	12	15	30
166	SABAL PALM	12	15	30
167	SABAL PALM	12	15	30
168	SABAL PALM	12	15	30

TREE ID	TREE NAME	DBH (INCH)	CANOPY (FEET)	HEIGHT (FEET)
169	SABAL PALM	12	15	30
170	SABAL PALM	12	15	30
171	SABAL PALM	12	15	45
172	SABAL PALM	12	15	45
173	SABAL PALM	12	15	45
174	UNIDENTIFIED TREE	6	20	20
175	UNIDENTIFIED TREE	6	20	20
176	UNIDENTIFIED TREE	8	25	25
177	OAK TREE	30	50	40
178	OAK TREE	8	15	20
179	SABAL PALM	12	15	40
180	UNIDENTIFIED TREE	8	15	20
181	OAK TREE	8	20	25
182	SABAL PALM	12	15	30
183	OAK TREE	26	50	40
184	SABAL PALM	12	15	30
185	SABAL PALM	12	15	30
186	SABAL PALM	12	15	30
187	SABAL PALM	12	15	30
188	SABAL PALM	12	15	30
189	SABAL PALM	12	15	30
190	OAK TREE	24	35	30
191	SABAL PALM	12	15	30
192	SABAL PALM	12	15	30
193	SABAL PALM	12	15	30
194	BISMARCK PALM	24	20	25
195	OAK TREE	18	30	25
196	OAK TREE	18	30	25
197	OAK TREE	18	30	25
198	OAK TREE	10	30	25
199	OAK TREE	12	25	30
200	OAK TREE	20	35	30
201	OAK TREE	20	35	30
202	OAK TREE	14	25	30
203	OAK TREE	15	25	30
204	OAK TREE	12	30	30
205	OAK TREE	18	30	30
206	OAK TREE	24	30	30
207	OAK TREE	10	15	25
208	OAK TREE	18	25	30
209	OAK TREE	18	30	30
210	OAK TREE	18	30	30
211	OAK TREE	6	10	25
212	OAK TREE	20	30	30
213	OAK TREE	22	30	30
214	OAK TREE	10	20	20
215	OAK TREE	20	30	30
216	SABAL PALM	12	15	30
217	SABAL PALM	12	15	30
218	SABAL PALM	12	15	30
219	OAK TREE	20	25	30
220	OAK TREE	31	30	30
221	SABAL PALM	12	15	30
222	UNIDENTIFIED TREE	6	15	20

**FERNANDO FERNANDEZ**  
PROFESSIONAL SURVEYOR AND MAPPER

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1397 WEST 63 STREET, HIALEAH, FLORIDA 33012  
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675 SW 12th AVENUE  
POMPANO BEACH, FL 33069  
FOLIO: 494203160980



PZ23-12000024  
05/01/2024

Date: 03.01.2024