TREE TABLE				
TREE ID	TREE TYPE with TRUNK DIAMETER (IN INCHES)	PALM TREE HEIGHT (IN FEET)	NORTHING	EASTING
400	7" TREE	12	709849	951693
401	18" TREE		709847	951694
402	17"TREE		709848	951709
403	10"TREE		709848	951724
404	9"TREE	0	709841	951704
405	8"TREE		709823	951731
406	7"TREE		709837	951717
407	8"TREE	0	709832	951714
408	12"TREE		709837	951697
409	13"TREE		709822	951698
410	3"TREE		709828	951706
411	12"TREE		709810	951730
412	17"TREE		709813	951696
413	12"TREE		709817	951694
414	9"TREE		709809	951699
415	11"TREE		709809	951701
416	23"TREE		709795	951705
417	18"TREE		709855	951846
418	11"TREE		709769	951782
419	18" PALM	28	709770	951777
420	12"PALM	27	709768	951774
421	11"TREE		709827	951803
422	7"TREE		709816	951797
423	10"PALM	23	709766	951750
424	12"PALM	32	709765	951740
425	10"PALM	24	709764	951716
426	4"TREE		709767	951687
427	8"PALM	34	709732	951691
428	7"PALM	24	709712	951692

TREE TABLE				
TREE ID	TREE TYPE with TRUNK DIAMETER (IN INCHES)	PALM TREE HEIGHT (IN FEET)	NORTHING	EASTING
429	8" PALM	30	709694	951693
430	20" PALM	21	709542	951696
431	11"PALM	33	709599	951762
432	11" PALM	33	709600	951786
433	5" MT PALM	15	709600	951831
434	21" PALM	40	709603	951868
435	5" MT PALM	14	709548	951880
436	5" TREE		709549	951912
437	8" MT TREE		709548	951928
438	5" MT TREE		709552	951930
439	9" PALM	24	709547	951948
440	9" PALM	26	709548	951958
441	8" PALM	36	709559	951966
442	8" PALM	26	709575	951966
443	9" PALM	27	709611	951965
444	5" MT PALM	14	709661	951782
445	7" PALM	17	709661	951791
446	5" PALM	13	709657	951797
447	5" MT PALM	10	709657	951804
448	5" MT PALM	13	709657	951813
449	10" PALM	34	709712	951870
450	12" PALM	33	709712	951888
451	12" PALM	39	709712	951906
452	8" TREE		709713	951941
453	5" PALM	12	709741	951950
454	11" PALM	32	709765	951956
455	9" PALM	33	709766	951959
456	11" PALM	20	709767	951966
457	15" PALM	24	709770	951965

TREE TABLE				
TREE ID	TREE TYPE with TRUNK DIAMETER (IN INCHES)	PALM TREE HEIGHT (IN FEET)	NORTHING	EASTING
458	13" PALM	6	709766	
459	14" PALM	23	709761	
460	6" MT PALM	18	709730	
461	7" MT PALM	18	709729	
462	7" MT PALM	23	709705	
463	5" TREE		709708	
464	8" PALM	8	709704	
465	8" PALM	17	709693	
466	6" MT PALM	19	709671	
467	6" MT PALM	16	709648	
468	6" TREE	28	709596	
469	13" TREE		709583	
470	4" PALM	28	709700	
471	15" TREE		709730	
472	6" PALM	15	709720	
473	6" PALM	16	709719	
474	7" PALM	33	709699	
475	6" PALM	15	709706	
476	21" TREE		709758	
477	7" MT TREE		709773	
478	5" MT PALM	10	709774	
479	5" MT PALM	11	709775	
480	5" PALM	9	709776	
481	TREE		709775	
482	5" MT PALM	6	709694	
483	5" MT PALM	6	709694	
484	6" MT PALM	18	709678	

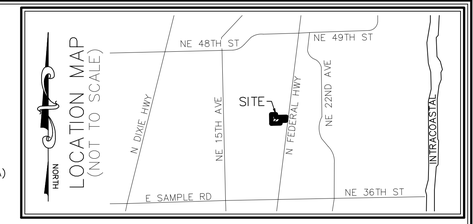
PARKING SPACE COUNT	
REGULAR	82
HANDICAP	7
TOTAL	89

SCHEDULE B–SECTION II EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I––REQUIREMENTS ARE MET. **[NOT A SURVEY ITEM]**
2. a. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS **[NOT A SURVEY ITEM]**
   b. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. **[NOT A SURVEY ITEM]**
   c. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. **[NOT A SURVEY ITEM]**
   d. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. **[NOT A SURVEY ITEM]**
   e. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. **[NOT A SURVEY ITEM]**
3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. **[NOT A SURVEY ITEM]**
4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. **[NOT A SURVEY ITEM]**
5. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. **[NOT A SURVEY ITEM]**
6. FOR INFORMATIONAL PURPOSES ONLY: ACCESS TO PARCEL(S) 2 AND 3 IS LIMITED TO THAT PROVIDED THROUGH COMMON OWNERSHIP WITH ANOTHER INSURED PARCEL AND MAY NOT BE INSURED SEPARATELY FROM THE OTHER INSURED PARCELS WITHOUT A SPECIFIC EXCEPTION FOR LACK OF ACCESS. **[NOT A SURVEY ITEM]**

LEGEND

A/C – AIR CONDITIONER
C.O. – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. – COVERED
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
F.P.L.–FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
I.R.C. – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
O.R.B. – OFFICIAL RECORD BOOK (BROWARD COUNTY, FLORIDA)
P.B. – PLAT BOOK (BROWARD COUNTY, FLORIDA)
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
PG. – PAGE
P.R.M.–PERMANENT REFERENCE MONUMENT
R/W – RIGHT–OF–WAY
TYP – TYPICAL
(C/M) – CALCULATED/MEASURED
(D) – DEED
– LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
– SET 5/8" IR/CAP LB 3591
– SANITARY MANHOLE
– DRAINAGE MANHOLE
– WOOD POWER POLE (UNLESS NOTED)
– CENTER LINE
– EXISTING ELEVATION
– TRAFFIC SIGN
– ELECTRICAL WIRES OVERHEAD
– ANCHOR
– WATER METER
– RPZ
– GROUND LIGHT
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION



GRAPHIC SCALE
120 60 30 0 15 30
(IN FEET)
1 INCH = 30 FT.

NOTES

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. LANDS SHOWN HEREON WERE ABSTRACTED BY OLD REPUBLIC TITLE INSURANCE COMPANY, FILE NUMBER: 1578325, EFFECTIVE DATE: OCTOBER 18, 2024 AT 11:00PM. SCHEDULE B–SECTION II EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND FOUND NO INSTRUMENTS OF RECORD OR EXCEPTIONS THAT ARE SURVEY ITEMS.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S06°51'10"W ALONG ALONG THE BASELINE OF STATE ROAD NO.5(U.S.1/FEDERAL HIGHWAY) IN F.D.O.T. RIGHT OF WAY MAP SECTION 86020–2526, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS. BEARINGS ANNOTATED WITH (PLAT) REFER TO RECORD PLAT BEARINGS. THE ROTATION FROM GRID TO RECORD PLAT BEARINGS IS CLOCKWISE 0°24'20".
6. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT.
7. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
8. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. FLOOD ZONE: "X"; COMMUNITY PANEL NO. 12011C0186J; DATE: 7/31/2024
11. BENCHMARK ORIGIN DESCRIPTION: BROWARD COUNTY BENCHMARK # 2973. ELEVATION = 8.44'
12. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF CAULFIELD & WHEELER, INC. THIS SURVEY IS NOT TRANSFERABLE BY OWNERS AFFIDAVIT OF SURVEY OR SIMILAR INSTRUMENT.
13. THE SURVEY SKETCH SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. REVISIONS SHOWN HEREON DO NOT REPRESENT A "SURVEY UPDATE" UNLESS OTHERWISE NOTED.
15. ALL DATES SHOWN WITHIN THE REVISIONS BLOCK HEREON ARE FOR INTEROFFICE FILING USE ONLY AND IN NO WAY AFFECT THE DATE OF THE FIELD SURVEY STATED HEREIN.
16. IT IS A VIOLATION OF 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.
17. 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.
18. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION.
19. AT THE TIME OF THE SURVEY THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT–OF–WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
20. THE PROPERTY HEREON IS CONTIGUOUS, HAVING NO HIATUS, GAP OR GORE.
21. PROPERTY ADDRESS: 4211 N. FEDERAL HIGHWAY, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA 33064

DESCRIPTION

(INSTRUMENT# 118181950)
PARCEL I:
THAT PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF THE E 3/4 OF THE SE 1/4 OF THE NW 1/4; THENCE NORTH ALONG THE WEST BOUNDARY OF SAID E 3/4, A DISTANCE OF 230.0 FEET; THENCE EASTERLY FORMING AN INCLUDED ANGLE OF 89°17'30" A DISTANCE OF 536.76 FEET TO THE WESTERLY RIGHT–OF–WAY LINE OF FEDERAL HIGHWAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT–OF–WAY LINE A DISTANCE OF 232.17 FEET TO THE SOUTH LINE OF SAID NW 1/4; THENCE WESTERLY ALONG SAID SOUTH CLINE, A DISTANCE OF 504.85 FEET TO THE POINT OF BEGINNING, LESS THE SOUTH 94.02 FEET THEREOF.

PARCEL II:

THAT PORTION OF THE NW 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF THE E. 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 18; THENCE EASTERLY, ALONG THE SOUTH BOUNDARY OF SAID E 1/2 A DISTANCE OF 320.87 FEET; THENCE NORTHERLY
FORMING AN INCLUDED ANGLE OF 89°21, A DISTANCE OF 94.08 FEET; THENCE WESTERLY, PARALLEL WITH THE SOUTH BOUNDARY OF SAID E 1/2, A DISTANCE OF 320.72 FEET; THENCE SOUTHERLY, FORMING AN INCLUDED ANGLE 89°21', A DISTANCE OF 94.02 FEET TO THE POINT OF BEGINNING.

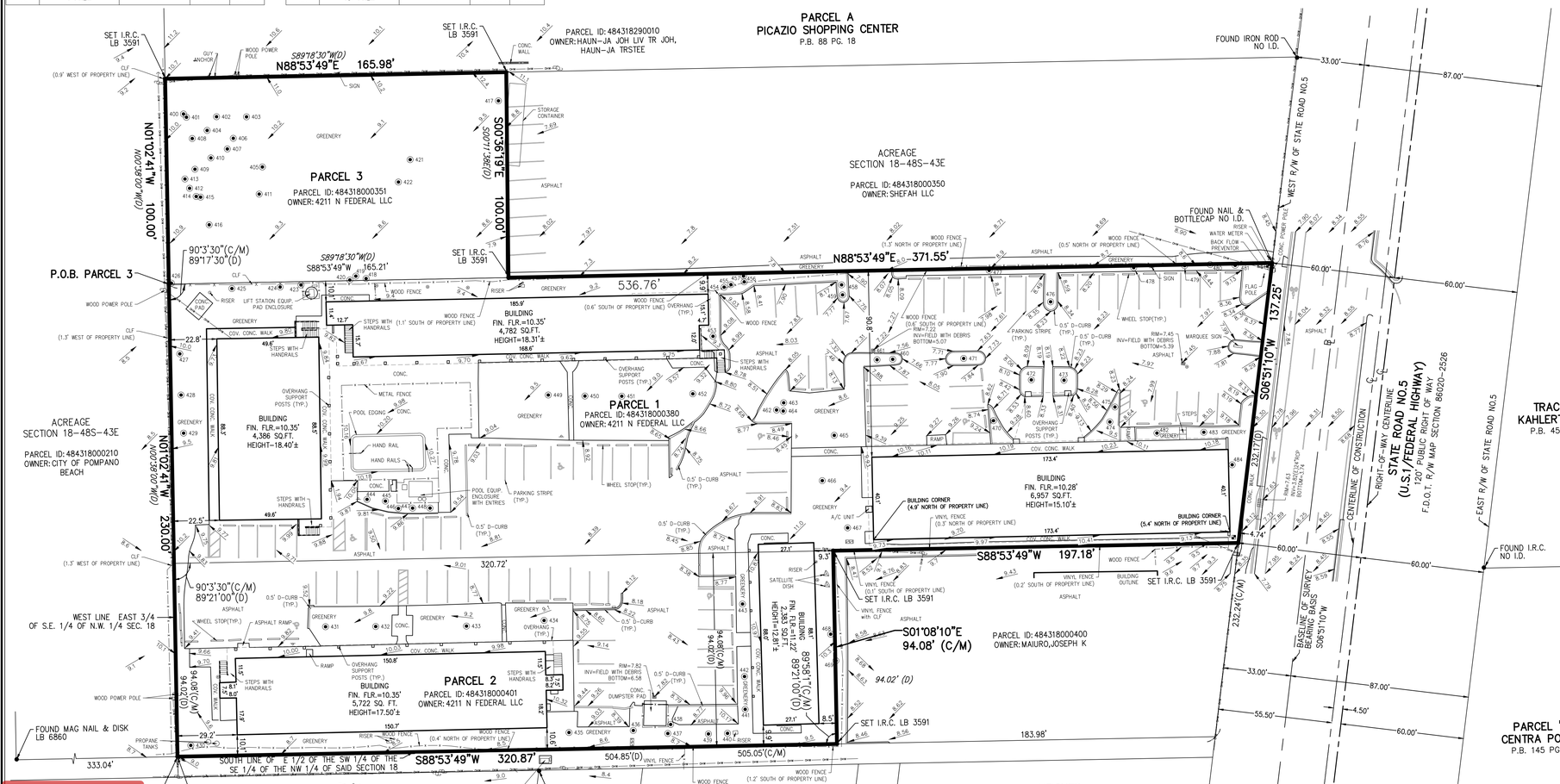
PARCEL III:

THAT PORTION OF THE NORTH 100.00 FEET OF THE SOUTH 330.00 FEET OF THE EAST 3/4 OF THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST, LYING WEST OF THE RIGHT–OF–WAY OF THE FEDERAL HIGHWAY, DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE E 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 18; THENCE NORTH 0°38'00" WEST A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 0°38'00" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 89° 18'30" EAST A DISTANCE OF 165.98 FEET; THENCE FOR A LINE OF DIVISION AS NOW ESTABLISHED SOUTH 0°11'38" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°18'30" WEST A DISTANCE OF 165.21 FEET TO THE POINT OF BEGINNING.
SAID LANDS SITUATE IN THE CITY OF POMPANO, BROWARD COUNTY, FLORIDA AND CONTAINING 118,416 (2.718 ACRES), MORE OR LESS.

ATLA CERTIFICATION

TO
HAPPY HOLLOW 9717 LLC, A FLORIDA LIMITED LIABILITY COMPANY
PREFERRED TITLE, INC.,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
4211 N FED 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 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, 5, 7(a), 7(b1), 7(c), 8, 9, 11(OBSERVED EVIDENCE) AND 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 12/3/2024
DATE OF PLAT OR MAP: 9/25/2025



DRAFT
PZ25-12000016
12/03/2025

TREE TABLE				
TREE ID	TREE TYPE with TRUNK DIAMETER (IN INCHES)	PALM TREE HEIGHT (IN FEET)	NORTHING	EASTING
400	7" TREE	12	709849	951693
401	18" TREE		709847	951694
402	17"TREE		709848	951709
403	10"TREE		709848	951724
404	9"TREE	0	709841	951704
405	8"TREE		709823	951731
406	7"TREE		709837	951717
407	8"TREE	0	709832	951714
408	12"TREE		709837	951697
409	13"TREE		709822	951698
410	3"TREE		709828	951706
411	12"TREE		709810	951730
412	17"TREE		709813	951696
413	12"TREE		709817	951694
414	9"TREE		709809	951699
415	11"TREE		709809	951701
416	23"TREE		709795	951705
417	18"TREE		709855	951846
418	11"TREE		709769	951782
419	18" PALM	28	709770	951777
420	12"PALM	27	709768	951774
421	11"TREE		709827	951803
422	7"TREE		709816	951797
423	10"PALM	23	709766	951750
424	12"PALM	32	709765	951740
425	10"PALM	24	709764	951716
426	4"TREE		709767	951687
427	8"PALM	34	709732	951691
428	7"PALM	24	709712	951692

TREE TABLE				
TREE ID	TREE TYPE with TRUNK DIAMETER (IN INCHES)	PALM TREE HEIGHT (IN FEET)	NORTHING	EASTING
429	8" PALM	30	709694	951693
430	20" PALM	21	709542	951696
431	11"PALM	33	709599	951762
432	11" PALM	33	709600	951786
433	5" MT PALM	15	709600	951831
434	21" PALM	40	709603	951868
435	5" MT PALM	14	709548	951880
436	5" TREE		709549	951912
437	8" MT TREE		709548	951928
438	5" MT TREE		709552	951930
439	9" PALM	24	709547	951948
440	9" PALM	26	709548	951958
441	8" PALM	36	709559	951966
442	8" PALM	26	709575	951966
443	9" PALM	27	709611	951965
444	5" MT PALM	14	709661	951782
445	7" PALM	17	709661	951791
446	5" PALM	13	709657	951797
447	5" MT PALM	10	709657	951804
448	5" MT PALM	13	709657	951813
449	10" PALM	34	709712	951870
450	12" PALM	33	709712	951888
451	12" PALM	39	709712	951906
452	8" TREE		709713	951941
453	5" PALM	12	709741	951950
454	11" PALM	32	709765	951956
455	9" PALM	33	709766	951959
456	11" PALM	20	709767	951966
457	15" PALM	24	709770	951965

TREE TABLE				
TREE ID	TREE TYPE with TRUNK DIAMETER (IN INCHES)	PALM TREE HEIGHT (IN FEET)	NORTHING	EASTING
458	13" PALM	6	709766	952013
459	14" PALM	23	709761	952013
460	6" MT PALM	18	709730	952038
461	7" MT PALM	18	709729	952030
462	7" MT PALM	23	709705	951981
463	5" TREE		709708	951985
464	8" PALM	8	709704	951985
465	8" PALM	17	709693	952009
466	6" MT PALM	19	709671	952004
467	6" MT PALM	16	709648	952016
468	6" TREE	28	709596	952008
469	13" TREE		709583	952010
470	4" PALM	28	709700	952087
471	15" TREE		709730	952072
472	6" PALM	15	709720	952105
473	6" PALM	16	709719	952121
474	7" PALM	33	709699	952143
475	6" PALM	15	709706	952146
476	21" TREE		709758	952115
477	7" MT TREE		709773	952085
478	5" MT PALM	10	709774	952155
479	5" MT PALM	11	709775	952180
480	5" PALM	9	709776	952192
481	TREE		709775	952204
482	5" MT PALM	6	709694	952166
483	5" MT PALM	6	709694	952189
484	6" MT PALM	18	709678	952203

DRC
PZ25-12000016
12/03/2025

REVISIONS	DATE	BY
ADD R/W CENTERLINE WITH BOUNDARY TIES	9-25-25	RW
FILE NAME 11146 ALTA		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

4211 N. FEDERAL HIGHWAY
ALTA/NSPS LAND TITLE SURVEY

DATE 12/06/24
DRAWN BY SF
F.B./ PG. HDS
SCALE SHOWN

JOB # 11146
SHT.NO. 2
OF 2 SHEETS