TREE NUMBER	COMMON NAME	D.B.H
508	UNKNOWN	5
509	PALM	12
510	UNKNOWN	6
757	BALD CYPRESS	12
758	BALD CYPRESS	8
759	OAK	15
760	UNKNOWN	5
761	UNKNOWN	4
762	UNKNOWN	4
763	UNKNOWN	6
764	UNKNOWN	4
765	ROYAL PALM	15
766	UNKNOWN	4
767	UNKNOWN	4
768	UNKNOWN	5
769	BALD CYPRESS	8
770	BALD CYPRESS	10
771	ROYAL PALM	10
772	ROYAL PALM	15
773	GUMBO LIMBO	7
774	UNKNOWN	24
775	UNKNOWN	24
776	UNKNOWN	20
777	UNKNOWN	10
778	OAK	15
779	UNKNOWN	7
780	UNKNOWN	4
781	OAK	10
782	OAK	18
783	UNKNOWN	4
806	GUMBO LIMBO	18
833	PALM	8
834	PALM	12
835	PALM	12
841	PALM	6
847	PALM	8
848	PALM	10
849	PALM	12
860	PALM	18
866	FICUS	36
867	PALM	12
874	UNKNOWN	12
875	UNKNOWN	8
876	OAK	15
877	PALM	18
878	GUMBO LIMBO	4
879	MANGO	4
880	OAK	15
881	PALM	13
882	UNKNOWN	12
883	GUMBO LIMBO	18
884	UNKNOWN	8
885	UNKNOWN	15
886	GUMBO LIMBO	24
887	GUMBO LIMBO	12
888	PALM	15
889	UNKNOWN	12
890	UNKNOWN	10
891	UNKNOWN	8
892	UNKNOWN	4
893	UNKNOWN	4
894	UNKNOWN	6
895	PALM	6
898	UNKNOWN	12
899	UNKNOWN	18
900	UNKNOWN	4
901	UNKNOWN	24
902	UNKNOWN	6
903	UNKNOWN	10
904	MANGO	10
905	UNKNOWN	26
906	MANGO	10
907	MANGO	12
909	OAK	6
910	UNKNOWN	4
911	MANGO	13
912	MANGO	6
913	UNKNOWN	4
918	PALM	5
1002	OAK	15
1252	UNKNOWN	7
1253	UNKNOWN	15
1273	PALM	5
1274	PALM	5
1275	UNKNOWN	5
1312	UNKNOWN	15
1434	PALM	18
1435	UNKNOWN	4
1436	OAK	8
1437	PALM	12
1438	UNKNOWN	6
1439	OAK	24
1440	OAK	6
1441	UNKNOWN	12
1442	UNKNOWN	12
1443	UNKNOWN	10
1444	OAK	15
1445	UNKNOWN	6
1446	UNKNOWN	15
1447	OAK	15
1448	UNKNOWN	10
1449	UNKNOWN	6
1450	UNKNOWN	7
1451	UNKNOWN	8
1452	UNKNOWN	5
1453	UNKNOWN	6
1454	UNKNOWN	10
1455	UNKNOWN	5
1456	PALM	15
1457	OAK	8
1458	UNKNOWN	5
1459	UNKNOWN	12
1460	UNKNOWN	10
1461	MANGO	4
1468	PALM	7
1469	PALM	6
1470	UNKNOWN	10
1475	UNKNOWN	15
1492	UNKNOWN	4
1493	UNKNOWN	15
1494	OAK	4
1495	GUMBO LIMBO	3
1496	UNKNOWN	7
1497	OAK	5
1498	OKA	5
1499	UNKNOWN	8

SYMBOLS

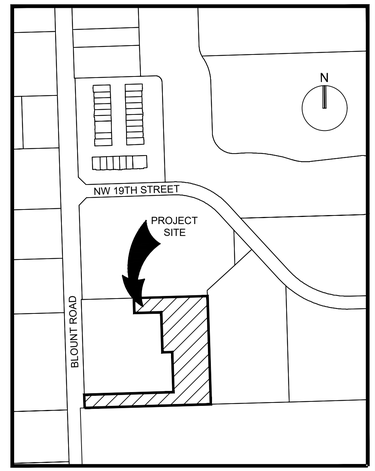
- AIR CONDITIONER
- BOLLARD
- CATCH BASIN
- COMMUNICATIONS CABINET
- CONCRETE LIGHT POLE
- CONCRETE UTILITY POLE
- ELECTRIC HANDHOLE
- ELECTRIC OUTLET
- END OF SIGNAL
- FIBER OPTIC HANDHOLE
- FIRE HYDRANT
- IRON ROD AND CAP
- IRRIGATION CONTROL VALVE
- KEYPAD PEDESTAL
- NAIL AND DISK
- POST
- SINGLE POST SIGN
- STREET LIGHTING HANDHOLE
- TREE SEE (SEE TREE CHART)
- PALM TREE (SEE TREE CHART)
- WATER VALVE
- WOOD UTILITY POLE

LEGEND

B.C.R.	BROWARD COUNTY RECORDS
BTM.	BOTTOM
CBS	CONCRETE BLOCK STRUCTURE
CLF	CLF
CONC.	CONCRETE
(D)	MEASUREMENT PER DEED
D.B.H.	DIAMETER AT BREAST HEIGHT (INCHES)
E.	EAST
ELEV.	ELEVATION
(F)	FIELD MEASUREMENT
F.F.	FINISHED FLOOR ELEVATION
GIS	GEOGRAPHIC INFORMATION SYSTEM
INST.	INSTRUMENT
INV.	INVERT
LB	LICENSED BUSINESS NUMBER
MAG	MAGNETIC
N.	NORTH
N.W.	NORTHWEST
NAD 83/11	NORTH AMERICAN HORIZONTAL DATUM OF 1983/2011 ADJUSTMENT
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NO.	NUMBER
PG.	PAGE
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
S.	SOUTH
VERT.	VERTICAL
W.	WEST
W/	WITH
℄	CENTERLINE

LINETYPES

- X — CLF
- * — CLF W/BARBED WIRE
- o — o — METAL FENCE
- TOE — TOE OF SLOPE
- TOB — TOP OF BANK
- OHW — OVERHEAD WIRE
- E(B) — ELECTRICAL
- FOC(B) — COMMUNICATIONS, FIBER OPTIC
- G(B) — GAS, NATURAL
- SL(B) — STREET LIGHTING
- TEL(B) — COMMUNICATIONS, TELEPHONE
- TV(B) — COMMUNICATIONS, CABLE TELEVISION
- W(B) — WATER



LOCATION SKETCH (NOT TO SCALE)

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON IS PER THE QUITCLAIM DEED AS RECORDED IN INSTRUMENT NO. 118605614, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
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 (NAVD88). SAID ELEVATIONS ARE BASED ON "005", AN ALUMINUM DISK STAMPED "005/85", 85' EAST OF POWERLINE ROAD AND 55' NORTH OF N.W. 15TH STREET, ELEVATION=10.31' (NAVD88) AND "006", AN ALUMINUM DISK STAMPED "006", 140' SOUTH OF COPANS ROAD AND 70' EAST OF POWERLINE ROAD, ELEVATION=11.36' (NAVD88).
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.
8. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. 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. UNLESS OTHERWISE NOTED THE UTILITY LINES SHOWN HEREON REPRESENT A LOCATED SURFACE DESIGNATION (PAINT MARK OR FLAG) AS MARKED BY KEITH & ASSOCIATES' SUBSURFACE UTILITY ENGINEERING DIVISION. THE HORIZONTAL ACCURACY STATEMENT SHOWN IN NOTE 8 PERTAINS ONLY TO THE LOCATION OF THE PAINT MARK OR FLAG AND NOT THE ACTUAL UTILITY LOCATION.
10. 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.
11. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12011C0170H, EFFECTIVE DATE 08/18/2014, THIS PROPERTY LIES IN ZONE AH, ELEV. 13' AND ZONE X.
12. 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.
13. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF PARCEL "E", ACCORDING TO "BROWARD COUNTY PLAT NO. 2" AS RECORDED IN PLAT BOOK 159, PAGE 16, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID NORTH LINE BEARS SOUTH 88°42'43" WEST.
14. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF PARCEL "E", BROWARD COUNTY PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL "E"; THENCE SOUTH 01°28'09" EAST, ALONG THE EAST LINE OF PARCEL "E", FOR 500.00 FEET TO THE SOUTHEAST CORNER OF PARCEL "E"; THENCE SOUTH 88°42'43" WEST, ALONG THE SOUTH LINE OF PARCEL "E", FOR 583.07 FEET TO THE SOUTHWEST CORNER OF PARCEL "E", THENCE NORTH 01°28'00" WEST, ALONG THE WEST LINE OF PARCEL "E", FOR 61.19 FEET; THENCE NORTH 88°31'51" EAST FOR 412.67 FEET; THENCE NORTH 01°28'09" WEST FOR 185.19 FEET; THENCE SOUTH 88°31'51" WEST FOR 45.34 FEET; THENCE NORTH 01°28'09" WEST FOR 184.00 FEET; THENCE SOUTH 88°31'51" WEST FOR 124.22 FEET; THENCE NORTH 01°17'17" WEST FOR 68.85 FEET TO A POINT ON THE NORTH LINE OF PARCEL "E"; THENCE NORTH 88°42'43" EAST, ALONG THE NORTH LINE OF PARCEL "E", FOR 339.74 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 130,680 SQUARE FEET (3.0000 ACRES), MORE OR LESS

RESERVING A MULTI-PURPOSE EASEMENT OVER A PORTION OF THE ABOVE DESCRIBED PARCEL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "E"; THENCE SOUTH 88°42'43" WEST, ALONG THE NORTH LINE OF PARCEL "E", FOR 199.73 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°28'09" EAST FOR 236.41 FEET; THENCE NORTH 88°31'51" EAST FOR 45.34 FEET; THENCE SOUTH 01°28'09" EAST FOR 243.73 FEET; THENCE NORTH 88°42'43" EAST FOR 154.39 FEET TO A POINT ON THE EAST LINE OF PARCEL "E"; THENCE SOUTH 01°28'09" EAST, ALONG THE EAST LINE OF PARCEL "E", FOR 20.00 FEET TO THE SOUTHEAST CORNER OF PARCEL "E", THENCE SOUTH 88°42'43" WEST, ALONG THE SOUTH LINE OF PARCEL "E", FOR 583.07 FEET TO THE SOUTHWEST CORNER OF PARCEL "E", THENCE NORTH 01°28'00" WEST, ALONG THE WEST LINE OF PARCEL "E", FOR 61.19 FEET; THENCE NORTH 88°31'51" EAST FOR 412.67 FEET; THENCE NORTH 01°28'09" WEST FOR 185.19 FEET; THENCE SOUTH 88°31'51" WEST FOR 45.34 FEET; THENCE NORTH 01°28'09" WEST FOR 184.00 FEET; THENCE SOUTH 88°31'51" WEST FOR 124.22 FEET; THENCE NORTH 01°17'17" WEST FOR 68.85 FEET TO A POINT ON THE NORTH LINE OF PARCEL "E"; THENCE NORTH 88°42'43" EAST, ALONG THE NORTH LINE OF PARCEL "E", FOR 140.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 45,856 SQUARE FEET (1.0527 ACRES), MORE OR LESS.

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 JUNE 04, 2025 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.

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

Digitally signed by DONALD A SPICER
Date: 2025.08.29 13:55:47-04'00'

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:	06/04/25
DRAWN BY:	ZH
CHECKED BY:	DAS
FIELD BOOK:	1115

ASPIRE 1650

A PORTION OF PARCEL "E" BROWARD COUNTY PLAT NO.2 P.B. 159, PG. 16, B.C.R.

SHEET TITLE

BOUNDARY & TOPOGRAPHIC SURVEY

SHEET NUMBER: SHEET 1 OF 3

PROJECT: 16500.00

PZB
PZ25-12000022
10/15/2025

Plotted by: dspicer On 8/17/2025 8:59 AM

Drawing name: H:\16500.00 - Aspire 1650 - Green Mills Group\Survey\DWG\16500.00-BTS.dwg