DRC
PZ25-13000002
04/01/2026

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

DRC
PZ25-13000002
06/03/2026

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", "POMOCO PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL "A";

THENCE N.88°53'25"E., ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 528.60 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A";

THENCE S.16°56'17"W., A DISTANCE OF 49.58 FEET;

THENCE S.30°26'02"W., A DISTANCE OF 51.42 FEET;

THENCE S.16°56'17"W., A DISTANCE OF 283.16 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 00°12'25" AND A RADIUS OF 11591.20 FEET FOR AN ARC DISTANCE OF 41.84 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A", LAST MENTIONED 4 COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID PARCEL "A";

THENCE S.88°56'31"W., ALONG THE SOUTH LINE OF SAID PARCEL "A" AND THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (N.W.1/4) OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, A DISTANCE OF 19.13 FEET;

THENCE N.72°53'25"W., A DISTANCE OF 113.01 FEET TO A POINT ON A LINE 35.33 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF PARCEL "A";

THENCE S.88°56'31"W., ALONG SAID PARALLEL LINE A DISTANCE OF 254.26 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A" AND THE WEST LINE OF SAID SECTION 6;

THENCE N.01°53'36"W., ALONG THE SAID WEST LINE AND WEST LINE OF SAID SECTION 6, A DISTANCE OF 364.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF POMPANO BEACH, BROWARD COUNTY.

OWNER:

POMPANO REAL ESTATE INVESTMENT LLC.

SITE ADDRESS(s):

855-909 S. FEDERAL HIGHWAY, POMPANO BEACH, FL 33062

PARCEL ID No.(s)

4943 06 49 0010

SURVEYOR'S REFERENCES:

1. SPECIAL WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 49379, PAGE 513, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
2. THE PLAT OF CYPRESS LAKE ESTATES, RECORDED IN PLAT BOOK 52, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. "POMOCO PLAT", RECORDED IN PLAT BOOK 154, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 8620-2508, SHEET 27 OF 31, RECORDED IN OFFICIAL MAP BOOK 12, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
5. LAND SURVEY PREPARED BY RENNER, BURGESS, INC., CERTIFIED TO ACCRADI CHRYSLER JEEP SUBARU OF NORTH BROWARD, JOB No. 4-13-048, DATE 5-15-13.
6. COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE, FILE NUMBER 144628.00250, EFFECTIVE DATE, AUGUST 7, 2025 @ 8:00AM

CURRENT ZONING CLASSIFICATIONS AND APPLICABLE REQUIREMENTS AND RESTRICTIONS:

A ZONING REPORT WAS NOT PROVIDED TO THE SURVEY AT THE TIME THIS SURVEY WAS PREPARED.

ENCROACHMENTS:

1. BRICK PAVERS LOCATED ALONG THE NORTH PROPERTY LINE.
2. CONCRETE SEAWALL LOCATED ALONG THE NORTH PROPERTY LINE.
3. EDGE OF WATER OF THE NANCY WATERWAY ON WEST SIDE OF THE PROPERTY.

PLAT RESTRICTION NOTE:

"POMPCO PLAT", AS RECORDED IN PLAT BOOK 154, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA IS RESTRICTED TO 30,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT.

EDGE OF WATER OF NANCY WATERWAY

THE LOCATION OF THE EDGE OF WATER THE NANCY WATERWAY IS APPROXIMATE. A MEAN HIGH WATER LINE STUDY WAS NOT CONDUCTED AT THE TIME OF THIS SURVEY.

PARKING SPACES:

REGULAR: 182
HANDICAP: 2

LOCATION MAP
NOT TO SCALE

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 144628.00250
EFFECTIVE DATE 8/7/2025 @ 8:00AM
SCHEDULE B-II EXCEPTIONS

NO.	DESCRIPTION	RECORDING DATA	AFFECTS	PLOTTED	COMMENTS
1-6	Standard Exceptions				
7	Plat of Pomoco Plat	PB 154, Pg 7	YES	AS APPLICABLE	
8	Road Easement	ORB 20662, Pg 875	NO	YES	
9	Access Easement	ORB 21126, Pg 683	YES	YES	
10	Easement in favor of Florida Power & Light Company	ORB 22084, Pg 664	YES	YES	
11	Declaration of Unity of Title	Instrument No. 113716353	YES	NO	BLANKET IN NATURE - SEE UNITY OF TITLE NOTE
12	Unrecorded Lease	Instrument No. 118653816	YES	NO	BLANKET IN NATURE
13-19	Standard Exceptions				

SCHEDULE B-I OF THE ABOVE REFERENCED TITLE COMMITMENT WAS NOT REVIEWED BY THE SURVEYOR AND ANY ITEMS REFLECTED THEREIN ARE NOT INCLUDED IN THE ABOVE TABLE.

SURVEY NOTES:

1. THIS SKETCH OF BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WAS ALSO PREPARED IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.
2. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. IF THIS SURVEY HAS BEEN DELIVERED IN PORTABLE DOCUMENT FORMAT (PDF) AND DIGITALLY SIGNED AND SEALED, A VALID SERIAL NUMBER MUST BE PRESENT FOR THE SURVEY TO BE CONSIDERED VALID.
3. THE LEGAL DESCRIPTION FOR THE PROPERTY SHOWN IS HEREON BASED ON EXHIBIT A OF COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE, FILE NUMBER 144628.00250, EFFECTIVE DATE, AUGUST 7, 2025 @ 8:00AM.
4. THE PROPERTY SHOWN HEREON CONTAINS 3.885 ACRES (169,231 SQ. FT.), MORE OR LESS.
5. A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY STONER & ASSOCIATES, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON.
6. THE BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING OF N.01°50'30"W., ALONG THE WEST LINE OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST.
7. THE HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE), NORTH AMERICAN DATUM 1983/2011 ADJUSTMENT (N.A.D. 83/2011) REFERENCED TO THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).
8. THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), ESTABLISHED FROM NGS BENCHMARK DESIGNATION 019, A BRASS DISC FLUSH IN THE TOP OF THE NORTH CONCRETE BARRIER WALL (GUARDRAIL) OF THE BRIDGE OVER THE CYPRESS CREEK CANAL, ELEVATION = 17.76'.
9. THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:

   a. NFIP COMMUNITY NAME & COMMUNITY NUMBER: CITY OF POMPANO BEACH 12055
   b. COUNTY NAME: BROWARD COUNTY
   c. STATE OF FLORIDA
   d. MAP/PANEL NUMBER: 12011C0376 & 12011C0378
   e. SUFFIX: J
   f. FIRM INDEX DATE: 7/31/2024
   g. FIRM PANEL EFFECTIVE/REVISED DATE: 7/31/2024
   h. FLOOD ZONE: AE
   i. BASE FLOOD ELEVATION: (EL 7)

   THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT PUBLISHED FLOOD INSURANCE RATE MAP (FIRM) ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE FLOOD ZONE BOUNDARIES (WHEN SHOWN) ARE APPROXIMATE, BASED ON DIGITAL FIRM PANEL MAP IMAGE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.
10. CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
11. THIS SKETCH IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 20 FEET.
12. THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE-TENTH (0.1' ±) OF A FOOT, PLUS OR MINUS.
13. TREES, HEDGES, GROUND COVER, AND OTHER LANDSCAPE FEATURES ARE NOT SHOWN HEREON, UNLESS OTHERWISE NOTED.
14. IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
15. FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
16. SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
17. THE EXTERIOR BUILDING DIMENSIONS SHOWN HEREON REPRESENT THE OVERALL SIZE OF THE BUILDING (FOOTPRINT). SUBSURFACE BUILDING FOOTINGS AND SUPPORTS WERE NOT LOCATED. CERTAIN ARCHITECTURAL FEATURES MAY NOT BE SHOWN ON THE SURVEY. ROOF OVERHANGS ARE NOT SHOWN UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS AND BUILDING SETBACKS ARE SHOWN ROUNDED TO THE NEAREST ONE-TENTH (0.1') OF A FOOT. BEFORE DESIGN OF IMPROVEMENTS CRITICAL DIMENSIONS SHOWN BE CONFIRMED.
18. THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
19. AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
20. THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
21. THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
22. THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
23. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. S&A CANNOT NOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. S&A MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A FOR VERIFICATION OF ACCURACY.
24. THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
25. PROPERTY OWNER, ADDRESS AND PARCEL IDENTIFICATION NUMBERS SHOWN HEREON ARE PER BROWARD COUNTY PROPERTY APPRAISER'S OFFICE AT THE TIME OF THE SURVEY.
26. THE PROPERTY SHOWN HEREON HAS DIRECT ACCESS TO N.W. 24TH STREET A PUBLICLY DEDICATED RIGHT-OF-WAY.
27. AT THE TIME OF SURVEY, THE SURVEYORS DID NOT OBSERVE ON OR WITHIN 100' OF THE PROPERTY'S PERIMETER ANY CEMETERIES AND BURIAL GROUNDS, AND THE LOCATION OF ISOLATED GRAVE SITES NOT WITHIN A CEMETERY OR BURIAL GROUND.
28. THE SURVEYOR DID NOT OBSERVE ANY WETLANDS DURING THE PROCESS OF SURVEYING THE PROPERTY. THE SURVEYOR IS NOT A QUALIFIED WETLAND SPECIALIST AND THE ABOVE STATEMENT SHOULD NOT BE CONSIDERED A WETLANDS DETERMINATION.
29. THE LEGAL DESCRIPTION FORMS A CLOSED GEOMETRIC FIGURE THAT CLOSES MATHEMATICALLY.
30. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM OF $2,000,000 IS IN EFFECT THROUGHOUT THE CONTRACT TERM

ABBREVIATIONS

A	ARC LENGTH
B.C.R.	BROWARD COUNTY RECORDS
CA	CENTRAL ANGLE
CB	CHORD BEARING
℄	CENTER LINE
CBS	CONCRETE BLOCK STRUCTURE
CONC.	CONCRETE
CIR.	CIRCULAR
COL.	COLUMN
CLF	CHAIN LINK FENCE
F/ND.	FOUND NAIL & DISC
F.F.E.	FINISHED FLOOR ELEVATION
G.F.E.	GARAGE FLOOR ELEVATION
ID.	IDENTIFICATION
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
PLNT.	PLANTER
FIP	FOUND IRON PIPE

ABBREVIATIONS

FPRM	FOUND PERMANENT REFERENCE MONUMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
PVC	POLYVINYL CHLORIDE
R	RADIUS
R/W	RIGHT-OF-WAY
FIRC	FOUND 5/8" IRON ROD & CAP
SEC.	SECTION
(M)	DATA BASED ON FIELD MEASUREMENTS
(P)	DATA BASED ON THE PLAT OF RECORD
(TYP.)	TYPICAL
- - - EOW - - -	EDGE OF WATER
- - - TOB - - -	TOP OF BANK
- - - OHW - - -	OVERHEAD WIRES

LEGEND

A/C	AIR CONDITIONER
	ANCHOR
	BACK FLOW PREVENTER
	BENCH
	BOLLARD
	CABLE TV RISER
	CATCH BASIN
	SANITARY SEWER CLEANOUT
	CONCRETE POWER LIGHT POLE
	CONCRETE POWER POLE
	CONCRETE POST
DBFMD	DOUBLE VALVE ASSEMBLY
	ELECTRIC PANEL
	ELECTRIC OUTLET
E	ELECTRIC VAULT
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
FO	FIBER OPTIC VAULT
	FLAG POLE

LEGEND

	GUTTER INLET
	GROUND LIGHT
	MAIL BOX
	ELECTRIC METER
	MANHOLE
	STORM DRAINAGE MANHOLE
	GREASE TRAP MANHOLE
	SANITARY SEWER MANHOLE
	TELEPHONE MANHOLE
	UNKNOWN MANHOLE
	METAL LIGHT POLE
	MONITORING WELL
	METAL POST
	DOUBLE SUPPORT SIGN
	WATER METER
	GUTTER INLET TYPE P5
	GUTTER INLET TYPE P6
	PEDESTRIAN CROSSING SIGNAL

LEGEND

	SINGLE SUPPORT SIGN
	TRANSFORMER ON PAD
	UTILITY MARKER
UNK	UNKNOWN UTILITY VAULT
	GAS VALVE
	SEWER VALVE
	WATER VALVE
	WIRE PULL BOX
	ELECTRIC WIRE PULL BOX
	STREET LIGHT WIRE PULL BOX
	TELEPHONE WIRE PULL BOX
	TRAFFIC WIRE PULL BOX
	WOOD POWER POLE
No.	ITEM NUMBER NOTED IN SCHEDULE B-II OF ALTA COMMITMENT FOR TITLE INSURANCE
10	NUMBER OF PARKING SPACES
	HANDICAP PARKING
1	ENCROACHMENT NUMBER

CERTIFIED TO:

MILL CREEK RESIDENTIAL

SURVEYOR'S CERTIFICATE:

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, 6(A), 7(A), 7(C), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 5/27/2025.

DATE OF PLAT OR MAP: 8.13.2025
DATE OF SIGNATURE: 8.18.2025

James D Stoner

JAMES D. STONER
PROFESSIONAL SURVEYOR AND MAPPER NO. 4039
STATE OF FLORIDA
STONER AND ASSOCIATES, INC. L.B. 6633
Jstoner@stonersurveyors.com

DRC
PZ25-13000002
10/15/2025

NO.	REVISION	DATE	BY :

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SKETCH OF ALTA/NSPS LAND TITLE SURVEY
MILL CREEK RESIDENTIAL
POMPANO BEACH, FLORIDA
855 - 943 S. FEDERAL HIGHWAY, POMPANO BEACH, FL 33062

LAST DATE OF FIELD SURVEY: 5/27/25
DRAWN: DRL
CHECKED: JDS
BOOK/PAGE(S): 1126/67-73
& DATA COLLECTOR

JAMES D. STONER LICENSE NUMBER No. 4039 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

PROJECT
25-9842
PARCEL "A"

SHEET NO.
1 OF 2

FILE: F:\Drow\Mill Creek Residential\25-9842 Pompano Beach Fed Hwy\01-Drowing\25-9842_PARCEL A_ALTA.DWG