



FIRST AMERICAN TITLE INSURANCE COMPANY  
FAST FILE NO. 1062-4526432 (WEST PARCEL)  
DATED OCTOBER 30, 2019 @ 8:00 A.M.  
REVIEW OF ITEMS, SCHEDULE BII

ITEMS 1-8, Not addressed, not a survey related matter.

ITEM 9 - Florida Power & Light Company Easement, Official Records Book 3065, Page 510, affects the subject property and is shown hereon.

ITEM 10 - Lease, not addressed, not a survey related matter.

ITEM 11 - Right of Way for State Road 814, (Atlantic Boulevard), shown on Right of Way Map No 15, Page 57, affects the subject property and is shown hereon.

ITEM 12 - Interlocal Agreement, Instrument No. 115066195, affects the subject property but contains no plottable matters.

ITEM 13 - Leases, not addressed, not a survey related matter.

Note: Subject to: Provisions of the Plat of PINEHURST, Plat Book 5, Page 13, affect the subject property and where applicable are shown hereon.

FIRST AMERICAN TITLE INSURANCE COMPANY  
FAST FILE NO. 1062-4526475 (EAST PARCEL)  
DATED NOVEMBER 1, 2019 @ 8:00 A.M.  
REVIEW OF ITEMS, SCHEDULE BII

ITEMS 1-8, Not addressed, not a survey related matter.

ITEM 9 - Provisions of the Plat of PINEHURST, Plat Book 5, Page 13, affect the subject property and where applicable are shown hereon.

ITEM 10 - Florida Power & Light Company Easement, Official Records Book 1130, Page 572, affects the subject property and is shown hereon.

ITEM 11 - Utility Easement, Official Records Book 2764, Page 656, affects the subject property and is shown hereon.

ITEM 12 - Utility Easement, Official Records Book 2764, Page 658, affects the subject property and is shown hereon.

ITEM 13 - Unity of Title Agreement, Official Records Book 27189, Page 200, affects the subject property but contains no plottable matters.

ITEM 14 - Right of Way for State Road 814, (Atlantic Boulevard), shown on Right of Way Map No 15, Page 57, affects the subject property and is shown hereon.

ITEM 15 - Interlocal Agreement, Instrument No. 115066195, affects the subject property but contains no plottable matters.

ITEM 16 - Leases, not addressed, not a survey related matter.

Note: Subject to Deeds to the City of Pompano Beach, recorded in Official Records Book 3388, Page 453, Official Records Book 3388, Page 459 and Official Records Book 3388, Page 473, affect the subject property and are shown hereon.

#### SYMBOLS LEGEND

AC Air Conditioner  
AT&T Box  
C Cable Riser  
CB Catch Basin  
CV Check Valve  
CO Clean Out  
CL Concrete Light Pole  
DM Drainage Manhole  
HDPE High Density Polyethylene  
ID Identification  
IP Iron Pipe  
IR Iron Rod  
LB Licensed Business  
NSPS National Society of Professional Surveyors  
(McL) McLaughlin Engineering  
MP Metal Pipe  
OR.B. Official Records Book  
(P) Per Record Plat  
(P.B.) Plat Book  
(PG.) Page  
(PVC) Polyvinyl Chloride  
(PRM) Permanent Reference Monument  
(PSM) Professional Surveyor & Mapper  
(RCP) Reinforced Concrete Pipe  
(R/W) Right-of-Way  
(S) As Surveyed in the field  
(TOB) Top of Baffle  
(TYP) Typical  
(W) With  
--- SS --- Underground Sanitary Sewer  
--- W --- Underground Water  
N 890997.46  
E 953047.78

#### KEY TO ABBREVIATIONS

ALTA = American Land Title Association  
B.C.R. = Broward County Public Records  
C = Centerline  
C.C.R. = Certified Corner Record  
CMP = Corrugated Metal Pipe  
(D) = Per Record Deed  
I.D. = Identification  
INV. = Invert  
R = Radius  
Δ = Central Angle  
L = Arc Length  
FD. = Found  
HDPE = High Density Polyethylene  
I.D. = Identification  
I.P. = Iron Pipe  
I.R. = Iron Rod  
LB = Licensed Business  
NSPS = National Society of Professional Surveyors  
(McL) = McLaughlin Engineering  
MP = Metal Pipe  
OR.B. = Official Records Book  
(P) = Per Record Plat  
(P.B.) = Plat Book  
(PG.) = Page  
(PVC) = Polyvinyl Chloride  
(PRM) = Permanent Reference Monument  
(PSM) = Professional Surveyor & Mapper  
(RCP) = Reinforced Concrete Pipe  
(R/W) = Right-of-Way  
(S) = As Surveyed in the field  
(TOB) = Top of Baffle  
(TYP) = Typical  
(W) = With

SKETCH DEPICTING BLOCKS 1 - 5 & 14 - 17 OF PINEHURST & ADJOINING PLATS WITHIN THE S.W. 1/4 OF SECTION 36-48-43

#### FLOOD INSURANCE RATE MAP INFORMATION

Map No. 12011C0376 H  
Community Name: City of Pompano Beach  
Community No. 120055  
Panel No. 0376  
Flood Zone: X / X  
Base Flood Elevation: Area of 0.2% annual chance  
Flood / Area outside 0.2% annual chance Flood  
Effective Date of Map: August 18, 2014

Digitally signed by Donald L  
Cooper  
DN: c=US, o=SUN-TECH  
ENGINEERING INC,  
ou=A01410D00000171EA2B  
43170000BAA9, cn=Donald  
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Date: 2020.07.14 14:42:23  
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Adobe Acrobat version:  
11.0.23

#### LEGAL DESCRIPTION

##### WEST PARCEL

The South 35 feet of Lots 7 and 8, AND all of Lots 9 through 18 AND Lots 23 through 28, Block 16 of PINEHURST, according to the Plat thereof as recorded in Plat Book 5, Page 13, Public Records of Broward County, Florida.

##### EAST PARCEL

Lots 11 through 22, Block 17, LESS the South 10 feet of Lots 21 and 22, AND LESS the South 10 feet of Lot 20 LESS the West 15 feet thereof, Block 17, of PINEHURST, according to the Plat thereof recorded in Plat Book 5, Page 13, of the Public Records of Broward County, Florida.

#### SURVEYOR'S NOTES

- Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
- Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface features are not located for the purposes of this survey.
- Sun-Tech Engineering, Inc. reserves the right to utilize any and all information obtained in the preparation of this survey, including this map of survey, for any other purposes.
- This drawing may not be reproduced in whole or in part without the permission of Sun-Tech Engineering, Inc. additions or deletions to the survey map by other than the signing party is prohibited without the written consent of the signing party.
- This drawing is not valid without the signature and original raised seal of a Florida licensed surveyor and Mapper.
- The certification contained herein is for the latest date of field survey or latest revision date, whichever applicable.
- Some features shown hereon may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled measurements.
- Sources of information used in the preparation of this map of survey are as follows:
  - Record Plat entitled PINEHURST, Plat Book 5, Page 12;
  - Record Plat entitled RESUBDIVISION OF BLOCK 18, PINEHURST, Plat Book 36, Page 34;
  - Record Plat entitled HARBOR VILLAGE, SECTION "A", Plat Book 28, Page 34;
  - Record Plat entitled RESUBDIVISION OF LOT 22, BLOCK 1, HARBOR VILLAGE, SECTION "A", Plat Book 33, Page 10;
  - Record Plat entitled HARBOR VILLAGE, SECTION "B", Plat Book 30, Page 46;
  - Record Plat entitled HARBOR VILLAGE, SECTION "C", Plat Book 33, Page 47;
  - Record Plat entitled HARBOR VILLAGE, SECTION "D", Plat Book 39, Page 17;
  - Record Plat entitled HARBOR VILLAGE, SECTION "E", Plat Book 36, Page 43;
  - Record Plat entitled BEACHWAY MANOR, Plat Book 22, Page 8;
  - Record Plat entitled FAIR WAY MANOR, Plat Book 37, Page 31;
  - Record Plat entitled 744 PLAT, Plat Book 176, Page 37;
  - Florida Department of Transportation Right-of-Way Map Section 86130-2501;
  - Florida Department of Transportation Right-of-Way Map Section 86020-2524;
  - Florida Department of Transportation Right-of-Way Map Section 83020-2525;
- The horizontal accuracy of field measured control meets the applicable requirements of Chapter 5J-17.052(15)(b)(ii). The accuracy obtained is 1:57,223 and is based on a closed geometric figure. The expected use of the property is Commercial/High Risk, mandating a maximum allowable error of closure of 1:10,000.
- Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Agriculture and Consumer Services, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
- This survey does not determine ownership of the subject property or its adjoiners. Ownership information, if shown, was obtained from a public record search of the Broward County Property Appraiser's Office.
- The undersigned surveyor has been provided a copy of Commitments for Title Insurance issued by First American Title Insurance Company, effective date October 30, 2019 at 8:00 a.m., File No. 1062-4526432 (West Parcel) and effective date November 1, 2019 at 8:00 a.m., File No. 1062-4526475 (East Parcel). All plottable matters of a nature relating to the land survey of the subject property contained herein have been shown hereon. It is possible that there are additional recorded or unrecorded easements, deeds or encumbrances on the subject premises which are not shown and are unknown to the reviewing surveyor and are not shown hereon.
- The purpose of this Map of Survey is to depict the results of a Boundary Survey pursuant to Chapter 5J-17.052(2) Florida Administrative Code. Uses inconsistent with its intended purpose are prohibited.
- Contractual considerations and obligations between the surveyor and client may be addressed in the preparation of this survey. Underground utilities, if shown, were located based on markings provided by utilities location services and other sources of information. Underground footers, foundations or subterranean structures were not located for the purposes of this survey.
- The bearings shown hereon are based on the Southwest One-quarter (SW 1/4) of Section 31-48-43, as per Certified Corner Record 101362, Certified Corner Record 105132 and Certified Corner Record 105133 and are relative to the North line of East Atlantic Boulevard, bearing North 88°57'04" East, the same being an established and monumented line (see survey).
- The basis of this survey is a legal description as provided by the client, and as described in Commitments referenced in Surveyor's Note 11.
- The reviewing surveyor encountered no observable evidence of earth moving work, building construction or building additions within recent months on the subject premises.
- The elevations shown hereon are based on North American Vertical Datum of 1988 (N.A.V.D. 88), and are relative to the following described Benchmark: W.H.S. BM#20-A, Bronze Disc SW corner of bridge abutment, Intercoastal Waterway and East Atlantic Boulevard, Marked Elevation=12.120 National Geodetic Vertical Datum of 1929 (N.G.V.D. 29), to convert to N.A.V.D. 88, subtract 1.575.
- The reviewing surveyor encountered no observable evidence of wetlands, nor was informed of any historic wetlands on the subject premises.
- State Plane coordinates shown hereon are relative to the National Geodetic Survey Transverse Mercator Coordinates, Florida East Zone, as transformed to the North American Datum of 1983 with the 1990 adjustment.
- The vertical accuracy of field measured control meets the applicable Requirements of Chapter 5J-17.050(10)(k). The vertical accuracy of the closed level loop obtained is 0.01". A maximum allowable error of accuracy for this survey is 0.05" times the square root of the distance of the level circuit in miles [(0.2282) x 0.05 = 0.239].

#### SURVEYOR'S CERTIFICATE

This map and the Survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements For ALTA/NSPS Land Title Surveys" jointly established and adopted by American Land Title Association and National Society of Professional Surveyors in 2016, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17 and 18 of Table A thereof. Pursuant to Accuracy Standards adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned hereby certifies that in my professional opinion as a land surveyor registered in the State of Florida, the maximum Relative Positional Accuracy of this survey does not exceed that which is specified herein.

SUN-TECH ENGINEERING, INC.  
Latest date of Field Survey: July 9, 2020  
Donald L. Cooper, P.S.M.  
Professional Surveyor and Mapper  
Florida Registration No. 6269

7.14.2020  
Date: \_\_\_\_\_

P&Z  
PZ20-16500002  
12/16/2020

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Sun-Tech  
Engineering, Inc.  
Engineers • Planners • Surveyors

NO.	DATE	DESCRIPTION
1	7-14-2020	ADD EASEMENT IN BLOCK 17

ALTA/NSPS LAND TITLE SURVEY  
GROVER CORLEW OF FLORIDA, LLC  
A PORTION OF BLOCK 16 AND BLOCK 17  
PINEHURST, (PLAT BOOK 5, PAGE 13, BROWARD COUNTY RECORDS)  
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

DRAWN BY:  
VALENTINE

JOB NUMBER  
19-3981

SALE  
SHOWN

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