



ACCURATE LAND SURVEYORS, INC.		
L.B. #3635		
1150 E. ATLANTIC BLVD.	PONPANO BEACH, FLORIDA 33060	
TEL. (954) 782-1441	FAX. (954) 782-1442	
ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY		
SYMBOLS & LEGEND OF ABBREVIATIONS:		
R.W. = RIGHT OF WAY	X 100' = ELEVATIONS BASED ON N.A.V.D.	
N = NORTH	(AE) = APPARENT ENCROACHMENT	
S = SOUTH	P.B.C.R. = PALM BEACH COUNTY RECORDS	
E = EAST	M.D.C.R. = MIAMI-DADE COUNTY RECORDS	
W = WEST	P.O.C. = POINT OF COMMENCEMENT	
D.B. = DEED BOOK	DE = DEED OF ENCROACHMENT	
ENCL. = ENCROACH	CHATT. = CHATTAHOOCHEE	
F.F. = FINISHED FLOOR	F.P.L. = FLORIDA POWER & LIGHT	
GAR. = GARAGE	B.C.R. = BROWARD COUNTY RECORDS	
C/L = CENTERLINE	O.R.B. = OFFICIAL RECORDS BOOK	
M = MEASURED	F.D.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	
P.B. = PLAT BOOK	D.N.R. = DEPARTMENT OF ENVIRONMENTAL PROTECTION	
A/C = AIR CONDITIONER	D.N.R. = DEPARTMENT OF NATURAL RESOURCES	
P = PLAT	P.R.M. = PERMANENT REFERENCE MONUMENT	
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM		
VALVE	UTILITY BOX	PARKING STRIPE
MANHOLE	HYDRANT	OVERHEAD UTILITY LINES
BASIN	UTILITY POLE	6' CONCRETE WALL
WELL	VAULT	COVERED AREA
WATER METER	LIGHT	CONCRETE
MONITORING WELL	BOLLARD	BRICK PAVERS
PROPERTY CORNER	AIR CONDITIONER	ASPHALT

SCHEDULE B2 EXCEPTIONS:

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. **(This item is not a matter of survey.)**
- Any rights, interests, or claims of parties in possession of the land not shown by the public records. **(This item is not a matter of survey.)**
- Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. **(After upon review of survey to be determined by title examiner.)**
- Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records. **(This item is not a matter of survey.)**
- Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. **(As of date of survey the subject property was not submerged.)**
- Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. **(This item is not a matter of survey.)**
- Any minerals or mineral rights leased, granted or retained by current or prior owners. **(This item is not a matter of survey.)**
- Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable. **(This item is not a matter of survey.)**
- Provisions of the Amended Plat of Parcel No. 4, SURFSIDE VILLAS, recorded in Plat Book 27, Page 35, of the Public Records of Broward County, Florida. **(There are no provisions, all other plottable matters of survey are shown hereon.)**
- Terms and provisions of that certain Notice Regarding Intracoastal Waterway Rights-of-Way, recorded in Official Records Book 28071, Page 945, of the Public Records of Broward County, Florida. **(This item affects the subject property however it is not a plottable matter of survey.)**
- Easement Deed granted to City of Pompano Beach, Florida by instrument recorded in Official Records Book 1032, Page 128, of the Public Records of Broward County, Florida. **(as to Parcel 2-419) (This item affects the subject property and is shown hereon.)**
- Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 3264, Page 294, of the Public Records of Broward County, Florida (as to Parcel 2-419) **(This item affects the subject property and is shown hereon.)**
- Rights of apartment tenants in possession, as tenants only, pursuant to written but unrecorded rental or lease agreements, without rights or options to purchase (as to Parcel 2-419). **(This item is not a matter of survey.)**
- Subject to transient rights of parties in possession as hotel guests (as to Parcel 2-419). **(This item is not a matter of survey.)**
- Riparian and/or littoral rights are not insured. **(This item is not a matter of survey.)**
- The policy does not insure title to any part of the Land lying below the Mean High Water Line of the abutting body of water. **(This item is not a matter of survey.)**
- Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Intracoastal water way or river. **(The Easterly right of way line of the Intracoastal Waterway is shown hereon.)**
- Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged). **(The Easterly right of way line of the Intracoastal Waterway is shown hereon.)**
- Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce. **(The Easterly right of way line of the Intracoastal Waterway is shown hereon.)**
- Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously,