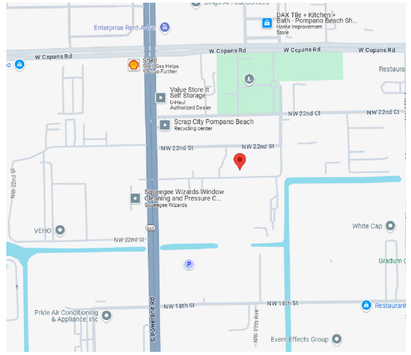
ALTA/NSPS LAND TILE SURVEY

PROPERTY ADDRESS:

PARCEL ID: 4842 27 02 0410
1857 NW 21st STREET, POMPANO BEACH, FL. 33069

SCALE 1"=20'



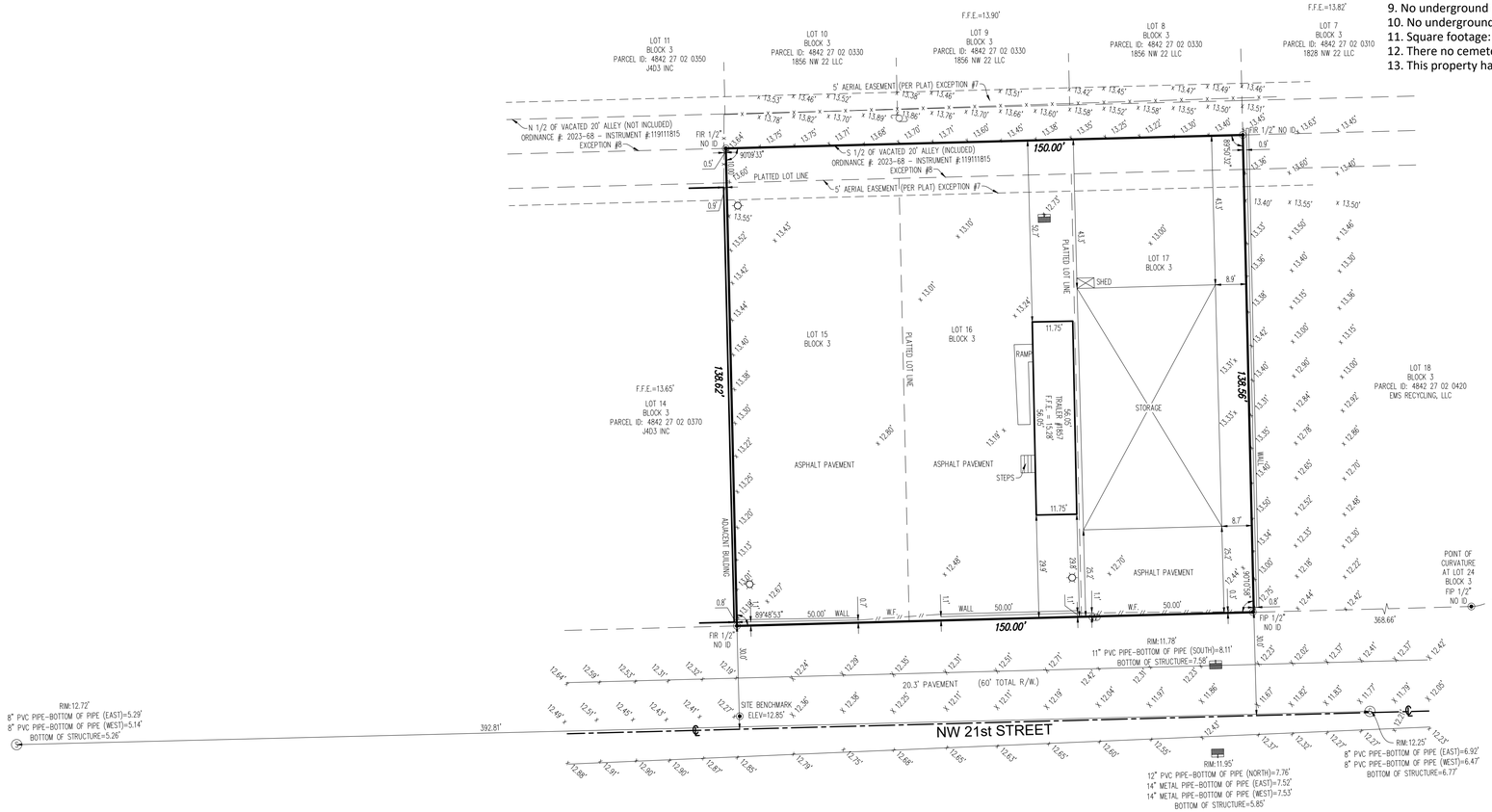
LOCATION MAP:
NOT TO SCALE

Legal Description: Phase 1

LOTS 15, 16 & 17, BLOCK 3 OF RAMBLER PARK 2ND SECTION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH THAT PORTION OF LAND TO THE CENTER LINE OF THE 20 FOOT ALLEY LYING NORTH AND ADJACENT TO THE HEREIN DESCRIBED PROPERTY AS CLOSED, VACATED, ABANDONED AND DISCONTINUED AS PER CITY OF POMPANO BEACH, FLORIDA, ORDINANCE 2023-68, RECORDED SEPTEMBER 19, 2023 IN INSTRUMENT NUMBER 119111815, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Surveyor's Notes:

1. No improvements located except as shown.
2. No instruments of record reflecting easements, right of way, and or ownership were furnished to this surveyor except as shown.
3. Unless otherwise noted record and measured data are in substantial agreement.
4. The Street Right-of-Way abutting this property are physically open unless otherwise noted.
5. Elevations shown relative to The North American Vertical Datum of 1988..
6. Additions or deletions to survey map by other than the signing party or parties is prohibited without the written consent of the signing party of parties.
7. No underground installations or improvements have been located.
8. Flood Zone: X Base Flood Elev.: NA as per map community 120055, Suffix H, Panel 0170H, Date of Panel 0818-2014
9. No underground improvements located except as shown.
10. No underground improvements located except as shown.
11. Square footage: 20,794.80 sq.ft.
12. There no cemetery or burial grounds on or adjacent to subject property.
13. This property has direct access to NW 21st STREET said road is public.



Legend:

INV.	Invert
ANC	Anchor
℄	Base Line
BM	Bench Mark
℄	Centerline
CA	Central Angle
CHD	Chord
C.L.F.	Chain Link Fence x
C&G	Curb & Gutter
(M)	Measured
M	Monument Line
O.R.B.	Official Record Book
PF	Plastic Fence
PG.	Page
PS	Parking Spaces
P.B.	Plat Book
N	North
S	South
E	East
W	West
R/W	Right-of-Way
SF	Square Feet
TYP.	Typical
U.E.	Utility Easement
WF	Wood Fence
U	Valve Unknown
W	Water Meter
	Water Valve
	Lamp
S	Underground Sewer Line
	Underground Telephone Line
W	Underground Water Line
	Catch Basin
	Water Service
	Light Pole
	Concrete Light Pole
	Concrete Traffic Signal Pole
	Drain
D	Drainage Manhole
E	Electric Box
E	Electric Manhole
E	Electric Meter
	Flow Arrow
FPL	FPL Box
FP&L	FP&L Manhole
	Fire Hydrant
GM	Gas Meter
G	GPS Point
G	Grease Manhole
	Handicap
	Drainage Inlet (4'x4' or 5'x5')
ICV	Irrigation Control Valve
IV	Irrigation Valve
L	Light Meter
	Concrete Power Pole
B	Mail Box
	Light Pole
	Metal Power Pole
	Metal Traffic Signal Pole
W	Monitoring Well
OH	Overhead Cable
	Fire Department Connection
S	Sanitary Sewer Manhole
S	Sewer Valve
S	Storm Sewer Manhole
	Street Sign
TV	T.V. Box
T	Telephone Box
T	Traffic Meter
	Power Pole
	Traffic Signal Control Box
	Transformer
	Underground Cable TV Line
	Underground Electrical Line
GAS	Underground Gas Line
	Backflow Preventor In Concrete
	Pressure Vacuum Breaker
	Markin GPS
	Clean out

Abbreviations

A/C	-AIR CONDITIONER
A	-ARC
BM	-BENCHMARK
C. E.	-CANAL EASEMENT
C. M. E	-CANAL MAINTENANCE EASEMENT
C/L	-CENTERLINE
CH	-CHORD
COL	-COLUNM
CONC.	-CONCRETE
D	-DELTA
D. E.	-DRAINAGE EASEMENT
D. M. E.	-DRAINAGE MAINTENANCE EASEMENT
ESMT.	-EASEMENT
E/P	-EDGE OF PAVEMENT
EL.	-ELEVATION
F. D. H.	-FOUND DRILL HOLE
F. F. E.	-FINISH FLOOR ELEVATION
FIP.	-FOUND IRON PIN/PIPE
FIR.	-FOUND REBAR
F. N. &D	-FOUND NAIL & DISC
FND.	-FOUND
G. F. F.	-GARAGE ELEVATION
INV.	-INVERT
I. R.	-IRON ROD
L	-ARC LENGTH
L. M. E	-LAKE MAINTENENCE EASEMENT
L. A. E	-LIMITED ACCESS EASEMENT
L. F.	-LOWEST FLOOR
MAINT.	-MAINTENANCE
M. E.	-MAINTENANCE EASEMENT
N/D.	-NAIL AND DISC
N. G. V. D.	-NATIONAL GEODETIC VERTICAL DATUM
N. T. S.	-NOT TO SCALE
PG.	-PAGE
P. C. P	-PERMANENT CONTROL POINT
P. R. M.	-PERMANENT REFERENCE MONUMENT
(P)	-PLAT
P. B.	-PLAT BOOK
P. C.	-POINT OF CURVATURE
P. I.	-POINT OF INTERSECTION
P. O. B.	-POINT OF BEGINNING
P. O. C.	-POINT OF COMMENCE
P. R. C.	-POINT OF REVERSE CURVATURE
P. T.	-POINT OF TANGENCY
P/L	-PROPERTY LINE
R	-RADIUS
(R)	-RECORD
R/W	-RIGHT OF WAY
R. E. E.	-ROOF ENCRDACHMENT EASEMENT
T	-TANGENT
U. E.	-UTILITY EASEMENT
U. E. A.	-UTILITY EASEMENT ACCESS
U & M. E.	-UTILITY AND MAINTENANCE EASEMENT
PLT	-PLANTER

TITLE REVIEW CERTIFICATE:
A COMMITMENT FOR TITLE INSURANCE PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY - COMMITMENT NUMBER: 24111107 AND WAS SUPPLIED FOR REVIEW BY: CAY TITLE, LLC. - ISSUING OFFICE FILE NO.: 2024-966 - WITH AN EFFECTIVE DATE OF: JANUARY 8, 2025 AT 8:00AM. THE SCHEDULE B, SECTION II OF SAID COMMITMENT WAS REVIEWED FOR SURVEY RELATED ISSUES AND THE FINDINGS ARE AS FOLLOWS:

ITEMS 1-6 -ARE GENERAL EXCEPTIONS AND THEREFORE ARE NOT APPLICABLE FOR REVIEW

ITEM 7 - DEDICATIONS AS SHOWN ON THE PLAT OF RAMBLER PARK 2ND SECTION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
(PLOTTED AND SHOWN HEREON)

ITEM 8 - RESERVED UTILITY EASEMENTS OVER VACATED ALLEY AS PER CITY OF POMPANO BEACH, FLORIDA, ORDINANCE 2023-68, RECORDED SEPTEMBER 19, 2023 IN INSTRUMENT NUMBER 119111815, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
(PLOTTED AND SHOWN HEREON)

ITEMS 9 & 10 - AFFECT THE SUBJECT PROPERTY BUT ARE NOT SURVEY ITEMS

SURVEYOR'S CERTIFICATE:
THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF FLORIDA, CERTIFIES TO:

JH4 Investments, LLC
Old Republic National Title Insurance Company
Cay Title, LLC
Busey Bank
CrossFirst Bank, NA

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, 7a, b(1), 8, 9, 13, 14, 16, 17 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 8, 2025.
DATE OF PLAT OF MAP: JUNE 9, 2025.

PEDRO LUIS MARTINEZ
Digitally signed by PEDRO LUIS MARTINEZ
Date: 2025.06.16 11:59:12 -04'00'

PEDRO LUIS MARTINEZ, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. LS#:5443

PEDRO L. MARTINEZ P.S.M. (FOR THE FIRM) PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LB#7702 STATE OF FLORIDA
NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.

DRAWN BY: E.I.
CHECKED BY: P.L.M.
DATE: 06-08-2025
SHEET: S-1

PREPARED FOR:
JH4 Investments, LLC

SKETCH OF SURVEY

MARTINEZ & MARTINEZ ENTERPRISES, INC.
6901 SW. 16 ST., PEMBROKE PINES, FLORIDA 33023
Phone: 786-277-4851 plspsts@gmail.com
Business License # 7702

DRC
PZ25-12000024
09/17/2025

DRC
PZ25-12000024
08/06/2025