

LEGAL DESCRIPTION:

TRACT 1:

Parcel B, BF POMPANO PLAT, according to the plat thereof as recorded in Plat Book 180, Page 1 of the Public Records of Broward County, Florida.

TRACT 2:

A portion of the East One-Half of Spanish River (100 foot right-of-way) in Section 6, Township 49 South, Range 43 East, Broward County, Florida, bounded as follows: On the West by the centerline of said Spanish River; On the North by the Westerly extension of the North line of Parcel "B", BF Pompano Plat, according to the Plat thereof, as recorded in Plat Book 180, Page 1, of the Public Records of Broward County, Florida; On the East by the West line of said Parcel "B" and On the South by the Westerly Extension of the South line of said Parcel "B".

SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary & Topographic Survey" was made under my responsible charge on October 12, 2022, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The Topographic portion of the fieldwork was completed on October 12, 2022.

Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin Jr., Fortin Firm
Surveyor and Mapper, LS6435
State of Florida.

Digitally signed by Daniel C Fortin

DN: c=US, o=Florida,

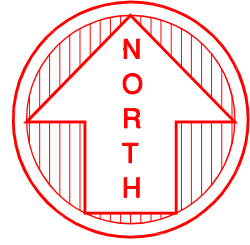
dnQualifier=A01410D0000017F51B20

4DE001BDE6A, cn=Daniel C Fortin

Date: 2022.10.25 14:55:22 -04'00'

SURVEYOR'S NOTES:

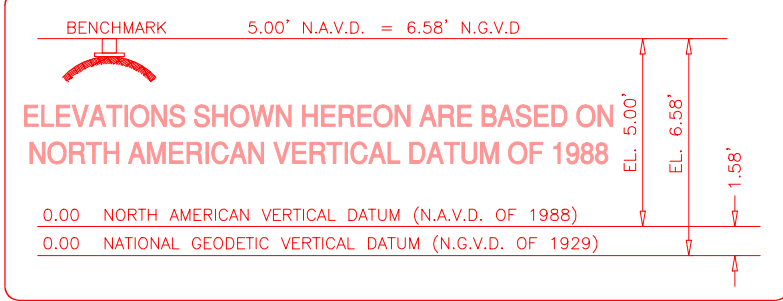
- This site lies in Section 6, Township 49 South, Range 43 East, City of Pompano Beach, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N 10°32'45" E for the East right of way line of State Road A-1-A, and evidenced by (2) found rebar & caps.
- Elevations shown hereon are relative to the North American Vertical Datum of 1988, based on Arthur V. Stock No. R-40, Elevation +10.67 (+12.22 N.G.V.D.). Located as shown on sketch by state plane coordinates.
- Lands shown hereon are located in Federal Flood Zone AE (E1 5) and AE (E1 6) per Community Panel No. 120055, map no. 1201100379H revised August 18, 2014, based on Federal Emergency Management Agency Flood Insurance Rate Map and are relative to North American Vertical Datum of 1988.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Total lands shown hereon containing 102,770 square feet, or 2,360 acres, more or less.
- Uplands shown hereon containing 86,928 square feet, or 1,996 acres, more or less.
- Submerged lands shown hereon containing 15,842 square feet, or 0.364 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- The State Plane Coordinates shown hereon are relative to the North American Datum of 1983(NAD83), using Real Time Kinematic (RTK) Equipment and real-time adjustment software connected through Florida Department of Transportation (FDOT) to the Florida Permanent reference Network (FPRN).
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon based on information furnished by client and no claims to ownership are made or implied.
- Folio Number's: 494306580020 per Broward County Property Appraiser web site.
- The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

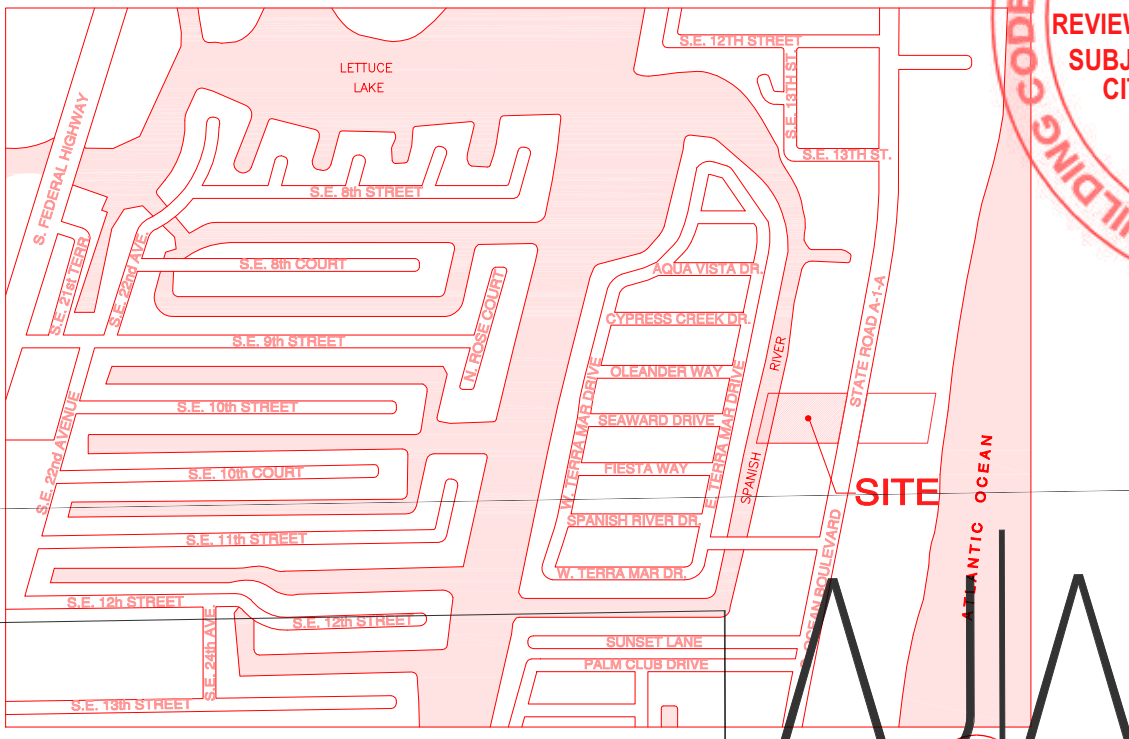


VERTICAL DATUM DETAIL



LEGEND

- = CATCH BASIN
- = MANHOLE
- = LIGHT POLE
- = WATER METER
- = WATER VALVE
- = CATCH BASIN INLET
- = UTILITY POLE
- = RISER
- = FIRE HYDRANT
- = HANDHOLE
- = SIGN
- = 0.5" CURB
- = 2.00" CURB & GUTTER
- = CHAIN LINK FENCE
- = IDENTIFICATION
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- O.R.B. = OFFICIAL RECORDS BOOK
- P.R.M. = PERMANENT REFERENCE MONUMENT
- = CONCRETE
- = ASPHALT PAVEMENT



LOCATION SKETCH

LYING WITHIN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
NOT TO SCALE



FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@fsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
1381 SOUTH OCEAN BOULEVARD
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

Original Date: 10/12/22
Scale: 1" = 20'
Drawn By: DANUR / DWF
Cad. No.: 061484
Plotted: 10/25/22 2:12p
Ref. Dwg.: 2006-154/2010-107
Field Book: 590/1-3 JWL 6136/7 RLL
Job No.: 220705
Dwg. No.: 2020-009-2-NAVD
Sheet: 1 of 1

RITZ CARLTON RESIDENCES
POMPANO BEACH
OBSERVED

1381 S. OCEAN BLVD.
POMPANO BEACH, FL 33062

PRICING SET

PROPERTY OWNER:
1380 OCEAN ASSOCIATES, LLC