## TREE TABLE:

| NUMBER | NAME | D.B.H. |
|---|---|---|
| 890 | PALM | 12 |
| 893 | GUMBO LIMBO | 9 |
| 895 | GUMBO LIMBO | 4 |
| 899 | GUMBO LIMBO | 6 |
| 901 | GUMBO LIMBO | 6 |
| 909 | PALM | 2 |
| 910 | PALM | 3 |
| 925 | GUMBO LIMBO | 7 |
| 951 | PALM | 3 |
| 965 | PALM | 18 |
| 1185 | PALM | 8 |
| 1186 | PALM | 10 |
| 1187 | PALM | 10 |
| 1188 | PALM | 4 |
| 1189 | PALM | 8 |
| 1190 | PALM | 8 |
| 1191 | PALM | 10 |
| 1192 | PALM | 7 |
| 1193 | PALM | 8 |
| 1336 | UNKNOWN | 3 |
| 1346 | PALM | 10 |
| 1362 | PALM | 7 |
| 1363 | PALM | 10 |
| 1364 | PALM | 8 |
| 1564 | PALM | 6 |
| 1565 | UNKNOWN | 10 |
| 1566 | UNKNOWN | 10 |
| 1567 | PALM | 13 |
| 1569 | GUMBO LIMBO | 9 |
| 1574 | UNKNOWN | 10 |
| 1578 | UNKNOWN | 12 |
| 1581 | UNKNOWN | 6 |
| 1582 | UNKNOWN | 8 |
| 1607 | UNKNOWN | 6 |
| 1611 | PALM | 8 |
| 1612 | PALM | 8 |
| 1621 | UNKNOWN | 5 |
| 1622 | UNKNOWN | 7 |
| 1633 | PALM | 12 |
| 1635 | PALM | 10 |
| 1636 | PALM | 9 |
| 1849 | UNKNOWN | 5 |
| 1850 | UNKNOWN | 8 |
| 1851 | PALM | 10 |
| 2229 | PALM | 10 |
| 2230 | PALM | 8 |
| 2257 | PALM | 10 |
| 2258 | PALM | 8 |
| 2312 | PALM | 10 |
| 2313 | PALM | 10 |
| 2314 | PALM | 10 |
| 2422 | PALM | 10 |
| 2423 | PALM | 8 |
| 2424 | PALM | 10 |
| 2543 | PALM | 10 |
| 2561 | UNKNOWN | 6 |
| 2586 | UNKNOWN | 9 |
| 2617 | PALM | 5 |
| 2678 | BLACK OLIVE | 30 |
| 2693 | PALM | 3 |
| 2699 | PALM | 5 |
| 2702 | UNKNOWN | 6 |
| 2703 | PALM | 9 |
| 2706 | UNKNOWN | 7 |
| 2707 | PALM | 7 |
| 2708 | PALM CLUSTER (2) | 7 |
| 3169 | BLACK OLIVE | 30 |
| 3272 | PALM | 6 |
| 3273 | PALM | 5 |
| 3274 | PALM | 6 |
| 3275 | PALM | 6 |
| 3276 | PALM | 6 |
| 3277 | PALM | 5 |
| 3286 | UNKNOWN | 3 |
| 3449 | UNKNOWN | 5 |
| 3450 | UNKNOWN | 3 |
| 4108 | UNKNOWN | 3 |
| 4111 | PALM | 10 |
| 4112 | UNKNOWN | 10 |
| 4163 | PALM CLUSTER (5) | 5 |
| 4164 | OAK | 12 |
| 4169 | PALM | 12 |
| 4170 | MANGO | 18 |
| 4183 | COCO PALM | 3 |
| 5007 | ROYAL POINCIANA | 8 |
| 5070 | ROYAL POINCIANA | 4 |
| 5071 | ROYAL POINCIANA | 4 |
| 5089 | PALM CLUSTER (2) | 5 |
| 5090 | PALM CLUSTER (2) | 5 |
| 5091 | PALM CLUSTER (2) | 5 |
| 5092 | PALM CLUSTER (2) | 5 |
| 5097 | SILVER LEAF | 6 |
| 5132 | SILVER LEAF | 6 |
| 5133 | SILVER LEAF | 6 |
| 5139 | PALM | 10 |
| 5140 | PALM | 10 |
| 5141 | PALM | 10 |
| 5144 | PALM | 12 |
| 5145 | PALM | 8 |
| 5196 | PALM | 8 |
| 5224 | PALM | 8 |
| 5225 | PALM | 8 |
| 5226 | SILVER LEAF | 4 |
| 5231 | ROYAL POINCIANA | 10 |
| 5282 | PALM | 10 |
| 5283 | PALM | 10 |
| 5284 | PALM | 10 |
| 5370 | SILVER LEAF | 4 |
| 5440 | SILVER LEAF | 6 |
| 5441 | SILVER LEAF | 6 |
| 5445 | PALM | 12 |
| 5446 | PALM | 10 |
| 5447 | PALM | 8 |
| 5475 | PALM | 14 |
| 5476 | PALM | 8 |
| 5477 | PALM | 8 |
| 5478 | PALM | 8 |
| 5479 | PALM | 8 |
| 5480 | PALM | 8 |
| 5481 | PALM | 8 |
| 5482 | PALM | 8 |
| 5483 | PALM | 8 |
| 5484 | PALM | 2-4 |
| 5485 | PALM | 10 |
| 5486 | PALM | 8 |
| 5487 | PALM | 6 |
| 5488 | PALM | 10 |
| 5489 | PALM | 8 |
| 5490 | PALM | 8 |
| 5495 | PALM | 10 |
| 5496 | PALM | 10 |
| 5497 | PALM | 10 |
| 5499 | PALM | 10 |
| 5500 | PALM | 10 |
| 5504 | PALM | 8 |
| 5505 | PALM | 10 |
| 5529 | PALM | 10 |
| 5530 | PALM | 10 |
| 5531 | PALM | 10 |
| 5532 | PALM | 10 |
| 5533 | PALM | 8 |
| 5599 | PALM | 8 |
| 5601 | PALM | 10 |
| 5604 | PALM | 10 |
| 5605 | PALM | 10 |
| 5606 | PALM | 10 |
| 5614 | PALM | 10 |
| 5615 | PALM | 10 |
| 5616 | PALM | 10 |
| 5617 | PALM | 10 |
| 5708 | PALM | 12 |
| 5709 | PALM | 10 |
| 5710 | PALM | 10 |
| 5772 | PALM | 8 |
| 5773 | PALM | 8 |
| 5774 | PALM | 8 |
| 5837 | MAHOGANY | 6 |
| 5838 | MAHOGANY | 10 |
| 5839 | MAHOGANY | 10 |
| 5840 | MAHOGANY | 10 |
| 5858 | PALM | 6 |
| 5860 | PALM | 10 |
| 5861 | PALM | 10 |
| 5862 | PALM | 10 |
| 5863 | UNKNOWN | 6 |
| 5864 | PALM | 6 |
| 5865 | PALM | 4 |
| 5866 | UNKNOWN | 6 |
| 5867 | PALM | 6 |
| 5868 | OAK | 8 |
| 5869 | PALM | 8 |
| 5913 | PALM | 10 |
| 5914 | PALM | 10 |
| 5915 | OAK | 6 |
| 5916 | OAK | 4 |
| 5934 | PALM | 10 |
| 5935 | PALM | 10 |
| 5936 | PALM | 10 |
| 5940 | UNKNOWN | 4 |
| 5941 | UNKNOWN | 4 |
| 5942 | UNKNOWN | 4 |
| 5945 | SILVER LEAF | 6 |
| 5946 | SILVER LEAF | 6 |
| 5949 | UNKNOWN | 6 |
| 5950 | UNKNOWN | 6 |
| 5966 | UNKNOWN | 16 |
| 5972 | PALM | 12 |
| 5986 | PALM | 3-4 |
| 6007 | PALM | 4 |
| 6008 | PALM | 4 |
| 6009 | PALM | 4 |
| 6010 | PALM | 4 |
| 6011 | PALM | 4 |
| 6012 | PALM | 4 |
| 6013 | PALM | 4 |
| 6014 | PALM | 4 |
| 6026 | UNKNOWN | 6 |
| 6027 | MANGO | 4 |
| 6029 | PALM | 20 |
| 6030 | PALM | 20 |
| 6056 | PALM | 4 |
| 6057 | PALM | 6 |
| 6058 | PALM | 6 |
| 6059 | PALM | 4 |
| 6060 | PALM | 4 |
| 6061 | PALM | 6 |
| 6088 | SILVER LEAF | 4 |
| 6098 | SEAGRAPE | 6 |
| 6099 | OAK | 10 |
| 6103 | YUCCA | 4 |
| 6104 | YUCCA | 4 |

## SYMBOLS

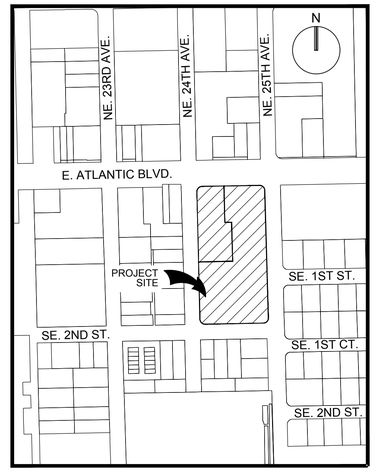
- ACCESSIBILITY SYMBOL
- BACKFLOW PREVENTOR
- BICYCLE RACK
- BOLLARD
- CABLE TELEVISION PEDESTAL
- CATCH BASIN
- CLEAN OUT
- CONCRETE LIGHT POLE
- CONCRETE UTILITY POLE
- CURB INLET
- DECORATIVE LIGHT
- DRAINAGE MANHOLE
- ELECTRIC HANDHOLE
- ELECTRIC OUTLET
- FLAG POLE
- GREASE TRAP
- GUY WIRE ANCHOR
- FIBER OPTIC HANDHOLE
- FIRE HYDRANT
- IRON ROD
- IRON ROD & CAP
- IRRIGATION CHECK VALVE
- MAIL BOX
- MAST ARM
- METAL LIGHT POLE (ROUND)
- NAIL AND DISK
- NATURAL GAS METER
- NATURAL GAS WITNESS POST
- PEDESTRIAN CROSSING SIGNAL
- POST
- SANITARY MANHOLE
- SINGLE POST SIGN
- SHRUB
- STREETLIGHT HANDHOLE
- TELEPHONE HANDHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL CABINET
- TRAFFIC SIGNAL HANDHOLE
- TRANSFORMER
- TRASH CAN
- TREE (SEE TREE CHART)
- PALM TREE (SEE TREE CHART)
- UNKNOWN HANDHOLE
- UNKNOWN VALVE
- WATER SPIGOT
- WATER VALVE
- WATER METER
- WOOD LIGHT POLE
- WOOD UTILITY POLE
- YARD DRAIN

## LEGEND

| | |
|---|---|
| ALTA | AMERICAN LAND TITLE ASSOCIATION |
| ATT | AMERICAN TELEGRAPH AND TELEPHONE |
| B.C.R. | BROWARD COUNTY RECORDS |
| BLDG. | BUILDING |
| BM | BENCHMARK |
| BTM. | BOTTOM OF STRUCTURE |
| CB | CATCH BASIN |
| CBS. | CONCRETE BLOCK STRUCTURE |
| CLF | CHAIN LINK FENCE |
| CMP | CORRUGATED METAL PIPE |
| CONC. | CONCRETE |
| CPP | CORRUGATED PLASTIC PIPE |
| D.B.H | DIAMETER AT BREAST HEIGHT |
| DWS. | DETECTABLE WARNING SURFACE |
| E. | EAST |
| ELEV. | ELEVATION |
| FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION |
| FF. | FINISHED FLOOR ELEVATION |
| FL | FLORIDA |
| FPL | FLORIDA POWER AND LIGHT |
| GIS | GEOGRAPHIC INFORMATION SYSTEM |
| INSTR. | INSTRUMENT |
| INV. | PIPE INVERT ELEVATION |
| L | ARC LENGTH (CURVE DATA) |
| LB | FLORIDA LICENSED BUSINESS NUMBER |
| (M) | FIELD MEASUREMENT |
| MAG | MAGNETIC |
| N. | NORTH |
| N/A | NOT APPLICABLE |
| NAD83/11 | NORTH AMERICAN HORIZONTAL DATUM OF 1983/2011 ADJUSTMENT |
| NAVD 88 | NORTH AMERICAN VERTICAL DATUM OF 1988 |
| NE. | NORTHEAST |
| NGS | NATIONAL GEODETIC SURVEY |
| NO. | NUMBER |
| NSPS | NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS |
| NW. | NORTHWEST |
| O.R.B. | OFFICIAL RECORDS BOOK |
| (P) | MEASUREMENT PER PLAT |
| PG. | PAGE |
| P.B. | PLAT BOOK |
| P.I. | POINT OF INTERSECTION |
| PSM | PROFESSIONAL SURVEYOR AND MAPPER |
| PVC | POLYVINYL CHLORIDE |
| (R) | RADIUS (CURVE DATA) |
| RCP | REINFORCED CONCRETE PIPE |
| S. | SOUTH |
| SE. | SOUTHEAST |
| SQ. FT. | SQUARE FEET |
| T.O.P. | TOP OF PIPE |
| VERT. | VERTICAL |
| 'TYP.' | TYPICAL |
| UTD | UNABLE TO DETERMINE |
| W. | WEST |
| W/ | WITH |
| Δ | DELTA/CENTRAL ANGLE (CURVE DATA) |

## LINETYPES

- X — CHAINLINK FENCE
- HEDGE
- HAND RAIL
- OHW — OVERHEAD WIRE
- TOE — TOE OF SLOPE
- TOB — TOP OF BANK
- WOOD FENCE




LOCATION SKETCH (NOT TO SCALE)

## SURVEY NOTES:

1. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
2. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
3. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
4. THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES, AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY (NGS) BENCHMARK "AD 2593", ELEVATION 10.57' (NAVD 88), AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) CONTROL MONUMENT "BLC06", ELEVATION 7.10' (NAVD 88).
6. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (NAD 83/11), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
7. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND ±0.10' FOR SOFT SURFACE ELEVATIONS. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE.
8. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
9. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.10'. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER. ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
10. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12011C0376J, EFFECTIVE DATE 07/31/2024, THIS PROPERTY LIES IN ZONES AE, ELEV. 6', ZONE AE, ELEV. 7', ZONE X .2%.
11. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER, A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS DO EXIST.

## LEGAL DESCRIPTION:

PARCEL 1:

LOTS 1, 2, 3, 7, 8, 11 THROUGH 21, INCLUSIVE, BLOCK 19, A RESUBDIVISION OF BLOCK 19, PINEHURST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:

LOTS 4, 5, 6, 9 AND 10, IN BLOCK 19, OF A RESUBDIVISION OF BLOCK 19, PINEHURST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON SEPTEMBER 04, 2024 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.

This item has been digitally signed and sealed by Donald A Spicer on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROFESSIONAL SURVEYOR AND MAPPER No. 4677 STATE OF FLORIDA

Digitally signed by DONALD A SPICER
Date: 2025.01.07 08:24:46-05'00'

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA
(FOR THE FIRM)


KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6880
Florida Landscape Architecture Business License: LC26000457


REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|

| | |
|---|---|
| DATE: | 09/04/24 |
| DRAWN BY: | ZH |
| CHECKED BY: | DAS |
| FIELD BOOK: | 1163 |

2400 E. ATLANTIC
PORTMAN HOLDINGS

BLOCK 19,
A RESUBDIVISION
OF BLOCK 19, PINEHURST,
P.B. 33, PG. 46, B.C.R.

CITY OF POMPANO BEACH
BROWARD COUNTY, FL

SHEET TITLE

BOUNDARY &
TOPOGRAPHIC
SURVEY

SHEET NUMBER: SHEET 1 OF 3

PROJECT NUMBER: 14267.00

P&Z

PZ25-16500002

08/27/2025

Plotted by: dspicer On 9/25/2024 11:19 AM

Drawing name: H:\14267.00 - 2400 E Atlantic - Portman Holdings\Survey\DWG\14267.00_BTS.dwg