



TREE NUMBER	DIAMETER IN FEET	TREE NUMBER	DIAMETER IN FEET
98	0.6 TREE	533	0.8 TREE
102	0.6 TREE	535	0.6 TREE
105	0.6 TREE	536	0.6 TREE
108	0.6 TREE	539	0.6 TREE
109	0.6 TREE	541	0.8 TREE
112	0.6 TREE	543	0.8 TREE
114	1.5 TREE	544	0.8 TREE
120	0.6 TREE	546	0.8 TREE
121	0.6 TREE	548	0.8 TREE
122	0.6 TREE	549	0.8 TREE
123	0.6 TREE	550	0.8 TREE
124	0.6 TREE	553	0.8 TREE
125	0.6 TREE	554	0.8 TREE
128	0.6 TREE	555	0.8 TREE
129	0.6 TREE	595	0.8 TREE
130	0.6 TREE	596	0.8 TREE
133	0.7 TREE	597	0.8 TREE
134	0.7 TREE	598	0.8 TREE
135	0.7 TREE	599	0.8 TREE
136	0.7 TREE	600	0.8 TREE
139	0.6 TREE	601	0.8 TREE
142	0.7 TREE	634	0.6 TREE
244	1.2 TREE	637	0.6 TREE
245	0.7 TREE	640	0.6 TREE
246	0.7 TREE	648	0.8 TREE
247	0.7 TREE	649	0.8 TREE
248	0.8 TREE	652	0.8 TREE
249	1.5 TREE	655	0.8 TREE
252	1.3 TREE	662	1.0 TREE
253	0.8 TREE	665	1.0 TREE
255	1.2 TREE	666	0.5 TREE
256	1.2 TREE	669	0.5 TREE
349	2.0 TREE	827	0.6 TREE
352	2.0 TREE	828	0.6 TREE
354	2.0 TREE	829	0.8 TREE
356	2.0 TREE	831	0.6 TREE
357	2.0 TREE	933	1.0 TREE
358	2.0 TREE	934	0.6 TREE
360	2.0 TREE	935	1.0 TREE
362	2.0 TREE	944	0.6 TREE
363	3.0 TREE	1118	0.6 TREE
365	2.0 TREE	1119	0.6 TREE
367	2.0 TREE	1120	0.6 TREE
368	2.0 TREE	1121	0.6 TREE
400	1.0 TREE	1122	0.6 TREE
402	0.4 TREE	1123	0.6 TREE
403	0.4 TREE	1124	0.6 TREE
405	0.4 TREE	1125	0.6 TREE
407	0.8 TREE	1126	0.6 TREE
408	0.8 TREE	1127	0.6 TREE
409	0.8 TREE	1128	0.6 TREE
427	1.5 PALM	1129	0.6 TREE
473	1.5 PALM	1130	1.0 TREE
474	1.5 PALM	1131	1.0 TREE
475	1.5 PALM	1132	1.0 PALM
476	1.0 TREE	1133	1.3 TREE
478	0.8 TREE	1134	1.3 TREE
479	0.8 TREE	1135	1.3 TREE
510	0.8 TREE	1136	1.0 TREE
511	0.8 TREE	1137	0.6 TREE
513	0.8 TREE	1138	1.0 TREE
514	0.8 TREE	1139	1.0 TREE
515	0.8 TREE	1189	0.6 TREE
520	0.8 TREE	1202	0.6 TREE
521	0.8 TREE	1203	0.6 TREE
522	0.8 TREE	1204	0.6 TREE
523	0.8 TREE	1205	2.0 TREE
524	0.8 TREE	1206	0.6 TREE
525	0.5 TREE	1207	2.0 TREE
526	0.5 TREE	1208	3.0 TREE
530	0.8 TREE	1209	0.3 TREE
531	0.8 TREE	1210	0.3 TREE
532	0.8 TREE		

ACCURATE LAND SURVEYORS, INC.

L.B. #3635

1600 S. FEDERAL HIGHWAY
SUITE 600
POMPANO BEACH, FLORIDA 33062

TEL: (954) 782-1441
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ALTA/NSPS LAND TITLE & TOPOGRAPHIC TREE SURVEY

SYMBOLS & ABBREVIATIONS:

R/W = RIGHT OF WAY

N = NORTH

S = SOUTH

E = EAST

W = WEST

D.B. = DEED BOOK

ENCH. = ENCROACH

F.F.L. = FINISHED FLOOR

GAR. = GARAGE

CL = CENTERLINE

MH = MANHOLE

P.B. = PLAT BOOK

A/C = AIR CONDITIONER

PLAT

X7.00' (AE)

P.B.C.R. = PALM BEACH COUNTY RECORDS

M.D.C.R. = MIAMI-DADE COUNTY RECORDS

P.O.C. = POINT OF COMMENCEMENT

P.O.B. = POINT OF BEGINNING

CHATT. = CHATTAGOOCHEE

F.P.L. = FLORIDA POWER & LIGHT

B.C.R. = BROWARD COUNTY RECORDS

O.R.B. = OFFICIAL RECORDS BOOK

F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION

D.N.R. = DEPARTMENT OF NATURAL RESOURCES

P.R.M. = PERMANENT REFERENCE MONUMENT

N.A.V.D. = NORTH AMERICAN VERTICAL DATUM

VALVE

MANHOLE

BASIN

WELL

WATER METER

MONITORING WELL

PROPERTY CORNER

UTILITY BOX

HYDRANT

UTILITY POLE

VAULT

LIGHT

BOLLARD

AIR CONDITIONER

PARKING STRIPE

OVERHEAD UTILITY LINES

6" CONCRETE WALL

COVERED AREA

CONCRETE

BRICK PAVERS

ASPHALT

STREET ADDRESS:

2407 Hammondville Road, Pompano Beach, Florida

LEGAL DESCRIPTION:

Those portions of Lots 4, 6 and 7, in Block 8, of POMPANO MANOR, according to the Plat thereof, as recorded in Plat Book 22, Page 14, of the Public Records of Broward County, Florida, more particularly described as follows:

Commencing at the Northeast corner of Lot 4, thence run South 0° 02' 45" East along the East line of said Lot 4, 15.00 feet to the POINT OF BEGINNING; thence continue South 0° 02' 45" East, along the East line of said Lots 4 and 7, 471.25 feet; thence run South 89° 58' 43" East, 111.25 feet to a point lying 15 feet West of the East line of said Lot 6; thence run South 0° 03' 57" West along a line parallel with and 15 feet West of the East line of said Lot 6, 34.97 feet thence run North 89° 54' 44" West, 131.69 feet; thence run South 0° 03' 57" West, 161.26 feet to a point on the South line of said Lot 7, said point lying on the arc of a circular curve, concave to the South, the center of which bears South 10° 59' 56" West from said point; thence run Westerly along the arc of said curve, having a radius of 3869.83 feet, through a central angle of 1° 34' 57", an arc distance of 106.88 feet to the Southwest corner of Lot 7; thence run North 0° 02' 45" West along the West line of said Lots 7 and 4, 648.83 feet to a point lying 15 feet South of the North line of said Lot 4; thence run South 89° 58' 43" East along a line parallel with and 15 feet South of the North line of said Lot 4, 126.00 feet to the POINT OF BEGINNING.

AND

Lots 2, 3, 8, 9 and 10, Block 8, of POMPANO MANOR, according to the Plat thereof, as recorded in Plat Book 22, Page 14, of the Public Records of Broward County, Florida, less and except the North 15 feet of said Lots 2 and 3.

NOTES:

1. Unless otherwise noted field measurements are in agreement with record measurements.

2. Bearings shown hereon are based on a Deed bearing of South 0° 02' 45" East along the East line of Lot 4, Block 8, of POMPANO MANOR, according to the Plat thereof, as recorded in Plat Book 22, Page 14, of the Public Records of Broward County, Florida.

3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.

4. Ownership of fences and walls if any are not determined.

5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.

6. Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.

7. This survey reflects all obtainable, legible, plottable, recorded matters of survey per Opinion of Title prepared by Richard G. Coker, Jr. dated January 17, 2024 at 5:00 PM.

8. Perimeter area of the subject property is 283,017 square feet, or 6.4972 acres, more or less.

9. The Flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.

10. The location of overhead utility lines are approximate in nature due to their proximity above ground, size, type and quantity must be verified prior to design or construction.

11. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

12. There was no evidence of recent street or sidewalk construction or repairs in the process of conducting the fieldwork.

13. Accuracy statement: This survey meets or exceeds the horizontal and vertical accuracy for Alta NSPS Land Title Survey Required February 2021.

14. Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

15. PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.

16. Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.

FLOOD INFORMATION:

Community name and number: City of Pompano Beach 120055
Map and panel number: 12011C0356H
Panel date: 08-18-2014
Flood zone: X(0.2%)
Base flood elevation: N/A

BENCHMARK INFORMATION:

Broward County Benchmark #1259
Elevation = 13.18'NAVD1988

CERTIFY TO:

IG Mamondville LLC

CERTIFICATION:

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, 7(a), 7(b)(1), 8, 9, 11, 14, 16, 18 and 19 of Table A thereof. The fieldwork was completed on 02-13-2024.

Robert L Thompson

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA

SHEET 1 OF 1

SCALE 1"=40'

SKETCH NUMBER SU-08-0191