

LEGAL DESCRIPTION:

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LOCATED IN BROWARD COUNTY, FLORIDA.

LESS THE CERTAIN PARCEL DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3220, PAGE 245 BEING MORE PARTICULARLY DESCRIBED AS THAT PORTION OF THE PROPERTY LYING WITHIN 25.0 FEET OF A CENTERLINE DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT 25.0 FEET WESTERLY OF THE NORTHEAST CORNER AND ON THE NORTH BOUNDARY OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 27; THENCE RUN SOUTHERLY IN A STRAIGHT LINE TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 27.

LEGEND:

- ACF ANNUAL CHANCE FLOOD
B.C.R. BROWARD COUNTY RECORDS
BFE BASE FLOOD ELEVATION
CB CATCH BASIN
CLF CHAIN LINK FENCE
CONC CONCRETE
CMP CORRUGATED METAL PIPE
DIP CAST IRON PIPE
FIRC FOUND IRON ROD & CAP
FPMON FOUND PERMANENT MONUMENT
INV. INVERT
L.B. LICENSED BUSINESS
MHD MANHOLE DRAINAGE
MHS MANHOLE SANITARY
NAVD NORTH AMERICAN VERTICAL DATUM
N/F NOW OR FORMERLY
N/P NON-PLOTTABLE DOCUMENT
O.R.B. OFFICIAL RECORDS BOOK
(P) PER PLAT
(P1) P.B. 183, PG. 1, B.C.R.
P.B. PLAT BOOK
PG. PAGE
PRB POLLUTION RETARDANT BAFLE
PRM PERMANENT REFERENCE MONUMENT
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
RCP REINFORCED CONCRETE PIPE
RGE. RANGE
R/W RIGHT OF WAY
SIRC SET IRON ROD & CAP - KCI L.B. 6901
SMH SANITARY MANHOLE
TOB TOP OF BANK
TOS TOE OF SLOPE
TWP. TOWNSHIP
UTD UNABLE TO DETERMINE

SYMBOLS:

- CATCH BASIN
 CENTER LINE
 CONCRETE POLE (SQUARE)
 DRAINAGE MANHOLE
 ELECTRIC BOX
 GUY ANCHOR
 IRRIGATION CONTROL BOX
 SANITARY MANHOLE
 SIGN POST
 WOOD POLE (ROUND)

LINE TYPE:

- CHAIN LINK FENCE
 EDGE OF WATER
 RIGHT OF WAY
 OVERHEAD WIRE
 TOP OF BANK
 TOE OF SLOPE
 CENTER LINE
 EASEMENT LINE
 NON-VEHICULAR ACCESS LINE



SURVEY AREA

(NOT TO SCALE)

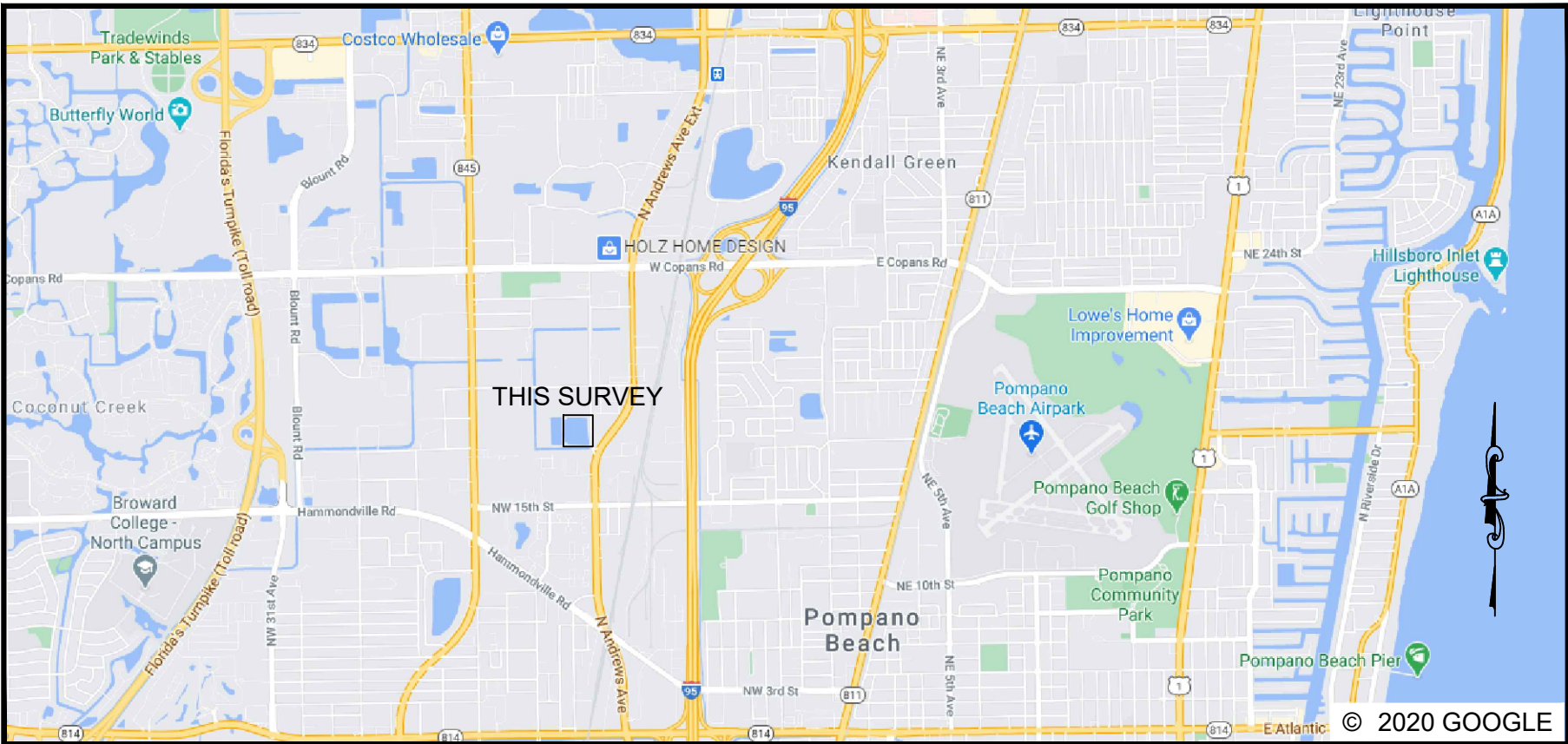
TITLE ENCUMBRANCES

CHICAGO TITLE INSURANCE COMPANY

FILE #: 44771.0001, ORDER #: 9141410, EFFECTIVE DATE: JANUARY 14, 2021 AT 11:00 P.M.

SCHEDULE B--II

DOCUMENT NO.	DESCRIPTION	RECORDING DATA SCHEDULE B (B.C.R.)	ENCUMBERS LANDS DESCRIBED IN LEGAL DESCRIPTION	PLOTTED
1	DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, ETC.	N/A	NOT A MATTER OF SURVEY	N/P
2	TAXES FOR THE YEAR 2021	N/A	NOT A MATTER OF SURVEY	N/P
3A	MATTERS OF SURVEY	N/A	YES	AS SHOWN
3B-3D	STANDARD EXCEPTIONS	N/A	YES	N/P
4	CLAIM OF FLORIDA STATE SOVEREIGNTY OVER LAND	N/A	NOT A MATTER OF SURVEY	N/P
5	ANY LIEN PROVIDED BY COUNTY ORDINANCE OR CHAPTER 159, FLORIDA STATUTES	N/A	NOT A MATTER OF SURVEY	N/P
6	RESOLUTION - ESTABLISHING WATER MANAGEMENT DISTRICT 3	O.R.B. 3886, PG. 659	YES	NO
7	ORDINANCE - CITY OF POMPAÑO BEACH LIMITS	O.R.B. 11825, PG. 970	YES	NO
8	RIGHT OF WAY OCCUPANCY AGREEMENT FOR CSX	O.R.B. 14863, PG. 321	NO	NO
9	DRAINAGE AND RETENTION SYSTEM AGREEMENT	O.R.B. 16653, PG. 618	YES	N/P - EXHIBIT "H" SHOWING AFFECTED LANDS ILLEGIBLE
10	DRAINAGE EASEMENT	O.R.B. 16653, PG. 649	YES	YES
11	DRAINAGE EASEMENT	O.R.B. 16653, PG. 653	YES	YES
12	DRAINAGE EASEMENT	O.R.B. 16653, PG. 667	YES	YES
13	DRAINAGE EASEMENT	O.R.B. 16653, PG. 671	NO	YES
14	DRAINAGE EASEMENT	O.R.B. 16653, PG. 675	NO	YES
15	AGREEMENT - REGARDING N. ANDREWS AVE. EXT.	O.R.B. 17471, PG. 557	NO	YES
16	ORDINANCE	O.R.B. 23224, PG. 452	NO	N/P
17	ORDINANCE	O.R.B. 34145, PG. 1891	YES	N/P - EXHIBIT "A" ILLEGIBLE
18	RIGHTS OF TENANTS OCCUPYING ALL OR PART OF INSURED LAND	N/A	YES	N/P



VICINITY MAP

(NOT TO SCALE)

SURVEYOR'S REPORT AND NOTES:

- PHYSICAL PAPER VERSIONS OF THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. ELECTRONIC VERSIONS OF THIS SURVEY MAP HAVE BEEN OFFICIALLY SIGNED AND SEALED BY BENJAMIN B. HOYLE 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.
- THE PURPOSE OF THIS ALTA/NSPS LAND TITLE, TOPOGRAPHIC, & BATHYMETRIC SURVEY IS TO PROVIDE TOPOGRAPHIC SURFACE AND BATHYMETRIC INFORMATION THAT ADHERES TO ALTA STANDARDS.
- ADDITIONS AND/OR DELETIONS TO THIS SURVEY MAP, BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- LEGAL DESCRIPTION AND LANDS SHOWN HEREON WERE SURVEYED BASED UPON CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 44771.0001, ORDER NO. 9141410, EFFECTIVE DATE JANUARY 14, 2021 AT 11:00 P.M.
- THE "LEGAL DESCRIPTION" SHOWN HEREON IS IN ACCORDANCE WITH THE INSTRUMENT OF RECORD.
- UNDERGROUND FOUNDATIONS WERE NOT LOCATED OR SHOWN HEREON.
- NO SUBSURFACE INVESTIGATION WAS PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS ARE PRESENT.
- IMPROVEMENTS THAT WERE OBTAINED AT THE TIME OF SURVEY WERE NOT LOCATED OR SHOWN HEREON.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- DUE TO THE COMPLEXITY OF THE ZONING REGULATIONS ON THESE PROPERTIES, THE CODES, SET-BACKS, LAND USES, AND RESTRICTIONS ARE SUBJECT TO CHANGE AND INTERPRETATION AND SHOULD BE VERIFIED WITH THE APPROPRIATE GOVERNMENTAL AGENCIES.
- DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMAL PORTIONS THEREOF, UNLESS SHOWN OTHERWISE.
- GRID BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 WITH A 2011 ADJUSTMENT (NAD 83/2011), ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) - REAL TIME KINEMATIC (RTK) METHODS, USING THE TRIMBLE VIRTUAL REFERENCE STATION (VRS), HAVING A REFERENCE BEARING OF SOUTH 02°05'13" EAST, ALONG THE WEST RIGHT OF WAY LINE OF NORTHWEST 15TH AVENUE.
- THE EXPECTED HORIZONTAL ACCURACY OF THE FEATURES SHOWN HEREON IS ±0.2' FOR THE LIMITS OF HARD SURFACES, SUCH AS ASPHALT, CONCRETE, CURBING, BUILDINGS, ETC. AND IS ±0.3' FOR GROUND SURFACE FEATURES, SUCH AS SURFACE FEATURES OF UTILITIES, ETC. AND IS ±0.4' FOR FEATURES PROTRUDING OUT OF THE GROUND, SUCH AS UTILITY POLES, FENCES, TREES, ETC.
- OVERHEAD WIRES SHOWN HEREON ARE FOR DIRECTIONAL AND CONNECTIVITY PURPOSES ONLY AND DO NOT DEPICT THE ACTUAL LOCATION.
- THE SYMBOLS SHOWN IN THE LEGEND AND ON THIS MAP MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY, AND MAY NOT DEPICT THE ACTUAL SIZE OR SHAPE OF THE FEATURES. THE EXPECTED HORIZONTAL ACCURACY OF THE SYMBOLS SHOWN ON THIS MAP IS ±0.3' FROM THE CENTER OF THE SYMBOL, UNLESS OTHERWISE NOTED.
- THE BOUNDARY LINES SHOWN HEREON WERE ESTABLISHED BY KCI TECHNOLOGIES FROM RECOVERED MONUMENTATION ALONG THE BOUNDARY TO VERIFY THE LOCATION SHOWN IN RECORDED PUBLIC DOCUMENTS. THE EXPECTED HORIZONTAL ACCURACY OF THE BOUNDARY LINES SHOWN ON THIS MAP IS ±0.3'.
- PARCEL IDENTIFICATION AND OWNERSHIP INFORMATION WAS OBTAINED ON FEBRUARY 19, 2021 FROM THE BROWARD PROPERTY APPRAISER WEBSITE.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. ELEVATIONS ARE BASED ON BENCHMARKS SUPPLIED BY NATIONAL GEODETIC BENCHMARK DESIGNATION 022 WITH AN ELEVATION OF 11.97 FEET & BENCHMARK DESIGNATION 005 WITH ELEVATION OF 10.31 FEET.
- THE EXPECTED VERTICAL ACCURACY OF THE FEATURES SHOWN HEREON IS ±0.05' FOR HARD SURFACES, SUCH AS ASPHALT, CONCRETE, ETC. AND ±0.3' FOR SOFT SURFACES, SUCH AS GRASS, DIRT, MUD, ETC.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12011C0170H, COMMUNITY PANEL NO. 125093, EFFECTIVE DATE AUGUST 18, 2014, AND FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12011C0357H, COMMUNITY PANEL NO. 120055, EFFECTIVE DATE AUGUST 18, 2014, THIS PROPERTY LIES IN ZONE AE, BASE FLOOD ELEVATION 11 FEET AND IN ZONE X.
- FLOOD ZONE LINES ARE PLOTTED HEREON AND ARE APPROXIMATE IN LOCATION.
- AREA COMPUTED BY COORDINATE METHOD.
- NO ZONING REPORT PROVIDED TO SURVEYOR. DUE TO THE COMPLEXITY OF THE ZONING REGULATIONS ON THESE PROPERTIES, THE CODES, SET-BACKS, LAND USES, AND RESTRICTIONS ARE SUBJECT TO CHANGE AND INTERPRETATION AND SHOULD BE VERIFIED WITH THE APPROPRIATE GOVERNMENTAL AGENCIES.
- SUBJECT PROPERTY IS VACANT WITH NO BUILDINGS.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE AS SHOWN ON THIS SURVEY.
- THERE ARE 0 REGULAR PARKING SPACES AND 0 DISABLED PARKING SPACES ON THIS SITE.
- NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.
- THERE IS EVIDENCE OF RECENT EARTHWORK BY PRESENCE OF DIRT/ROCK STOCK PILES.
- NO CHANGES IN STREET RIGHT OF WAY LINES WAS PROVIDED BY THE CONTROLLING JURISDICTION. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO DELINEATION OF WETLANDS WAS DISCOVERED DURING THE PROCESS OF CONDUCTING THE FIELD WORK.
- THERE ARE NO PARCEL OVERLAPS OR GAPS WITH ADJACENT RIGHT OF WAY OR PROPERTIES.
- THERE WERE NO MONITORING OR OTHER WELLS LOCATED UPON THE REAL PROPERTY DESCRIBED HEREIN DURING THE PROCESS OF CONDUCTING THE FIELD SURVEY.
- THE REAL PROPERTY DESCRIBED HEREIN HAS ACCESS TO AND FROM A PAVED AND DEDICATED PUBLIC ROAD KNOWN AS NORTHWEST 15TH AVENUE.
- THERE ARE NO ENCROACHMENTS EITHER ACROSS PROPERTY LINES OR ACROSS EASEMENT BOUNDARIES EXCEPT FOR THE FOLLOWING: A JERSEY WALL EXTENDING WEST BEYOND THE BOUNDARY, DRAINAGE LINES CROSSING THE PROPERTY LINES TO THE EAST AND THE SOUTH, THE CHAIN LINK FENCE CROSSING THE SOUTH PROPERTY LINE NEAR THE SOUTHEAST CORNER, AND OVERHEAD WIRES RUNNING ADJACENT TO THE EAST BOUNDARY LINE.
- THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY FORM A MATHEMATICALLY CLOSED FIGURE WITH ±0.01 FEET.

SURVEYOR'S CERTIFICATE

CERTIFIED TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19, & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED FEBRUARY 17, 2021.

BENJAMIN B. HOYLE
PROFESSIONAL SURVEYOR AND MAPPER, NO. 6769

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CONSTRUCTION MANAGERS



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LICENSED BUSINESS NO. 6901

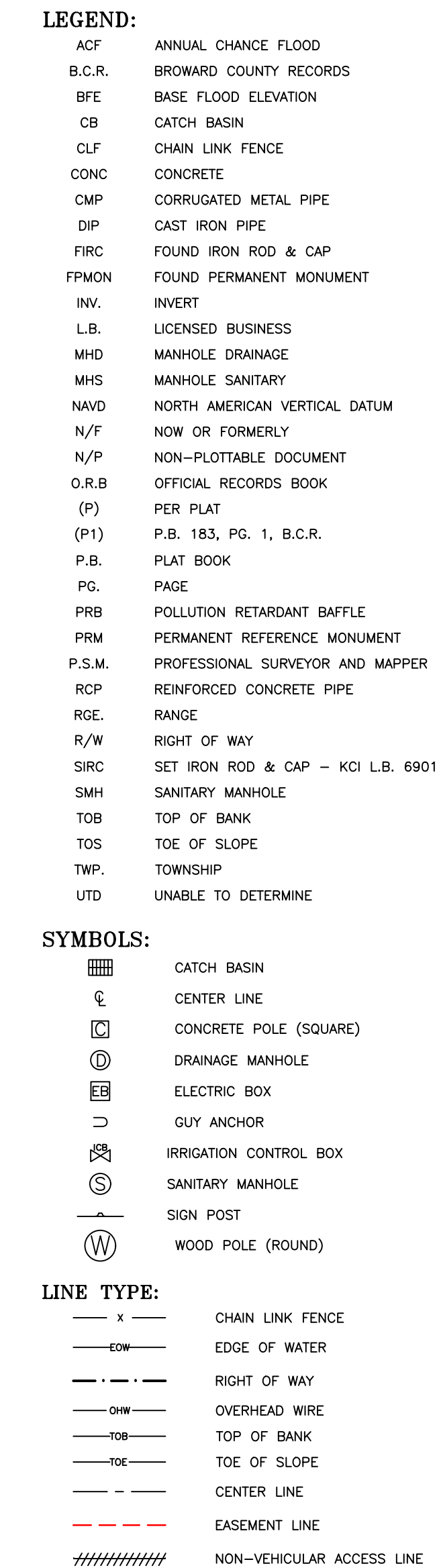
DATE	REVISIONS
9/16/21	CHANGE R/W LABEL - ADD R/W TO LEGEND

DATE	2/17/2021
SCALE	AS SHOWN
FIELD BOOK	1566
DRAWN BY	AIB
CHECKED BY	BBH

ALTA/NSPS LAND TITLE, TOPOGRAPHIC, &
BATHYMETRIC SURVEY
N.W. 15TH AVENUE

A PORTION OF SECTION 27,
TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

SHEET NO.	1
OF	3 SHEETS
PROJECT NO.	512101149.01C




QUANTITIES	
AREA	VOLUME (CU. YD.)
POND (BELOW TOB)	160,640
STOCK PILE #1	699
STOCK PILE #2	1,045
STOCK PILE #3	1,859
STOCK PILE #4	12,488
STOCK PILE #5	751

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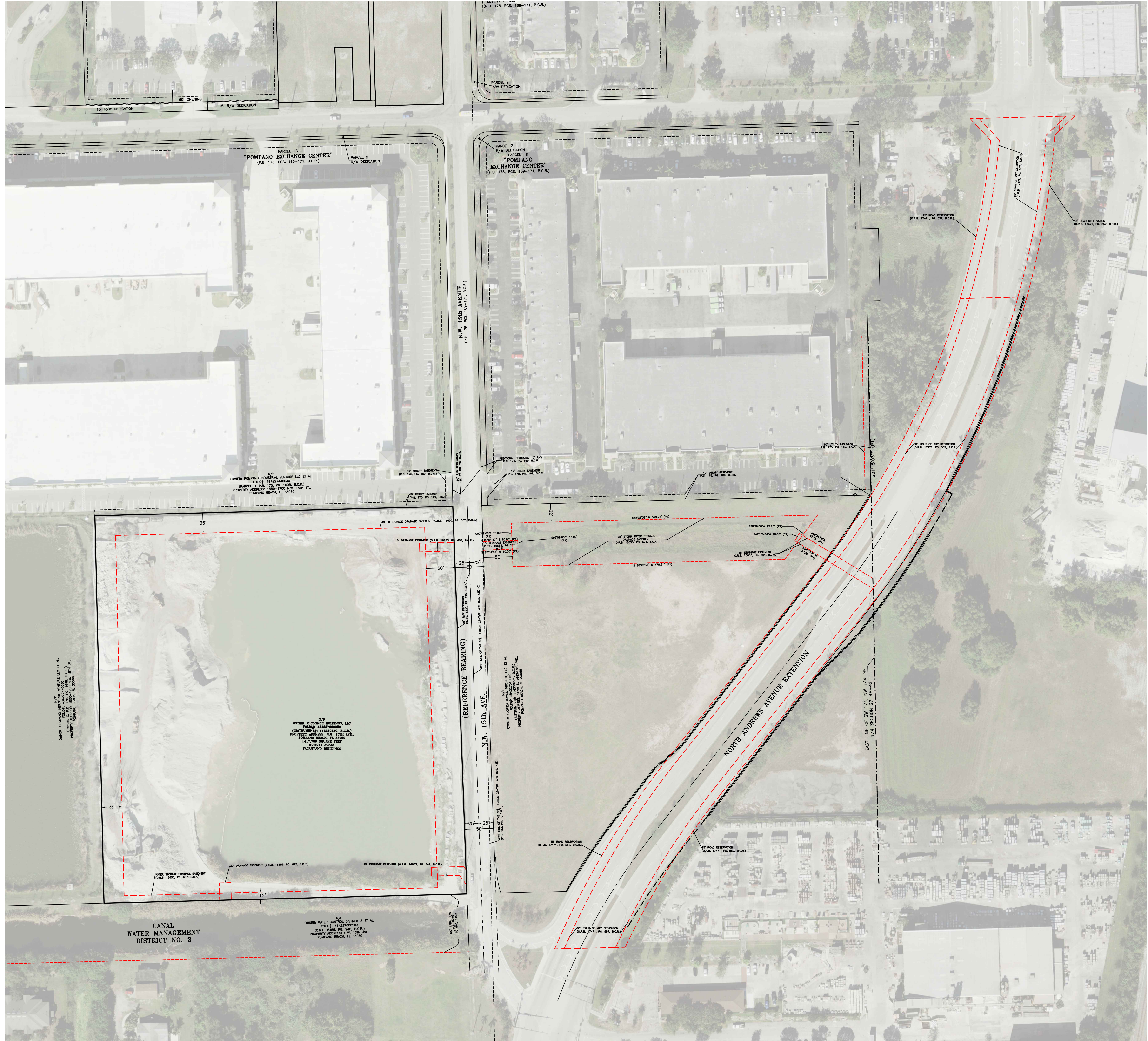
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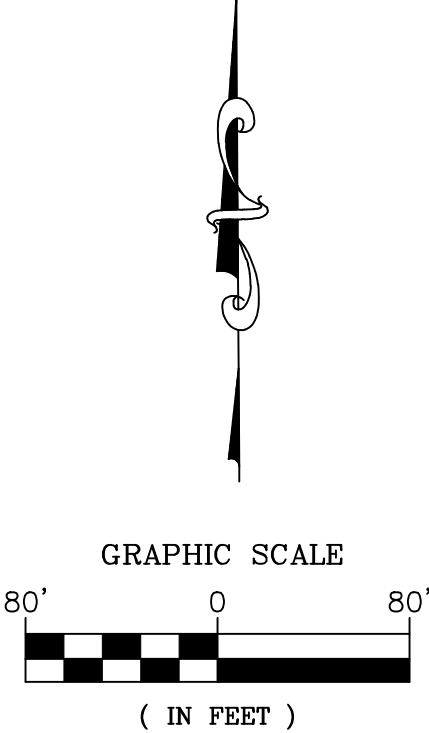
DATE	<u>2/17/2021</u>
SCALE	<u>AS SHOWN</u>
FIELD BOOK	<u>1566</u>
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SHEET NO. 2
OF 3 SHEETS
PROJECT NO.
512101149.01C



EASEMENT EXHIBIT

- LEGEND:
- ACF ANNUAL CHANCE FLOOD
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 - BFE BASE FLOOD ELEVATION
 - CB CATCH BASIN
 - CLF CHAIN LINK FENCE
 - CONC CONCRETE
 - CMP CORRUGATED METAL PIPE
 - DIP CAST IRON PIPE
 - FIRC FOUND IRON ROD & CAP
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 - SMH SANITARY MANHOLE
 - TOB TOP OF BANK
 - TOS TOE OF SLOPE
 - TWP. TOWNSHIP
 - UTD UNABLE TO DETERMINE
- SYMBOLS:
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 - DRAINAGE MANHOLE
 - ELECTRIC BOX
 - GUY ANCHOR
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SHEET NO. 3
OF 3 SHEETS
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