HUNTER'S MANOR

BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST
POMPANO BEACH, BROWARD COUNTY, FLORIDA

FOR THE BENEFIT OF:

D·R·HORTON®
America's Builder

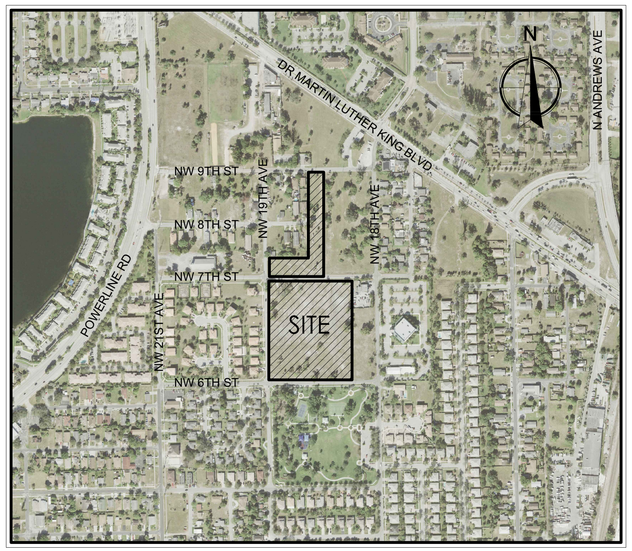
LEGEND:

BCR	= Broward County Records
— — — — — —	= Bottom of Bank
Ⓒ	= Cable Television Riser (CATV)
CB	= Catch Basin
℄	= Center Line
—— x —— x ——	= Chainlink Fence
CO	= Cleanout
Conc.	= Concrete
○∞	= Concrete Light Pole
CMP	= Corrugated Metal Pipe
▢	= Concrete Power Pole/CPP
C&G	= Curb & Gutter
CI	= Curb Inlet
Δ	= Delta (Central Angle)
DE	= Drainage Easement
Ⓓ	= Drainage Manhole
DIP	= Ductile Iron Pipe
HDPE	= High-density Polyethylene
●	= Iron Rod & Cap
Ⓔ	= Electrical Junction Box
ELEV.	= Elevation
x 0.00	= Existing Elevation (Ground shots to tenths only)
FH	= Fire Hydrant
FP&L	= Florida Power & Light
Fnd.	= Found
⋈	= Gate Valve (WV=Water Valve) (SV=Sewer Valve) (IV=Irrigation Valve)
←	= Guy Wire Anchor
Inv.	= Invert
L	= Length of Arc
LB	= Licensed Surveying Business
☼	= Light Pole
NGVD	= National Geodetic Vertical Datum
NAD	= North American Datum
NAVD	= North American Vertical Datum
⊙	= Nail & Disk
ORB	= Official Records Book
—— OHU ——	= Overhead Utility Wires
Pg.	= Page
PK	= Parker Kaylon Nail
PLS	= Professional Land Surveyor
PRM	= Permanent Reference Monument
▩	= 4x4 Concrete Monument LB6633
PSM	= Professional Surveyor & Mapper
PB	= Plat Book
PVC	= Polyvinyl Chloride Pipe (Plastic)
R	= Radius
RCP	= Reinforced Concrete Pipe
R/W	= Right-of-Way
Ⓢ	= Sanitary Sewer Manhole
⊕ & ⊕	= Information Signs
T	= Telephone Riser
— — · — —	= Top of Bank
UE	= Utility Easement
W/	= With
— — — — —	= Woodline
⊘	= Wood Power Pole/WPP

TITLE INFORMATION:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.	NOT A SURVEY MATTER
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.	NOT A SURVEY MATTER
3. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.	NOT A SURVEY MATTER
4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, ENCROACHMENTS, OVERLAPS, VARIATIONS OR SHORTAGE IN AREA OR CONTENT, PARTY WALLS AND ANY OTHER MATTERS THAT WOULD BE DISCLOSED BY A CORRECT SURVEY AND/OR PHYSICAL INSPECTION OF THE LAND.	IF ANY, AS SHOWN HEREON
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.	NOT A SURVEY MATTER
6. ALL TAXES, ASSESSMENTS, LEVIES AND CHARGES, WHICH CONSTITUTE LIENS OR ARE DUE OR PAYABLE INCLUDING UNREDEEMED TAX SALES.	NOT A SURVEY MATTER
7. TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE.	NOT A SURVEY MATTER
8. ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE, OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LANDS DESCRIBED HEREIN.	NOT A SURVEY MATTER
9. RESTRICTIONS, RESERVATIONS, COVENANTS, EASEMENTS, CONDITIONS AND ALL OTHER MATTERS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 183, PAGE 32–34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	IF ANY, AS SHOWN HEREON
10. RESTRICTIONS, RESERVATIONS, COVENANTS, EASEMENTS, CONDITIONS AND ALL OTHER MATTERS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 19, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	IF ANY, AS SHOWN HEREON

LOCATION MAP



PROJECT LOCATED IN
SECTION 34 / TOWNSHIP 48 SOUTH / RANGE 42 EAST
POMPANO BEACH, BROWARD COUNTY, FLORIDA

SHEET INDEX

SV1	COVER SHEET
SV2–3	BOUNDARY SURVEY
SV4–5	TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:

PARCEL A AND PARCEL B OF HUNTER'S MANOR COMMUNITY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 32–34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR NOTES:

1. THE LAST DATE OF FIELD SURVEY WAS MARCH 9, 2021.
2. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J–17.050 THROUGH 5J–17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990). THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST/EAST QUARTER LINE HAVING A BEARING OF SOUTH 89°26'18" WEST ALSO BEING THE BEARING AS SHOWN ON SAID HUNTER'S MANOR COMMUNITY PLAT.
6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED BY NGS BENCHMARK 004 PID DO2643, HAVING A PUBLISHED ELEVATION OF 13.63.
7. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
8. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM LABINS AND IS SHOWN FOR INFORMATIONAL PURPOSES. THE IMAGERY WAS ACQUIRED IN 2019.
9. THIS SURVEY HAS THE BENEFIT OF A TITLE REPORT BY ALLIANT NATIONAL TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF JANUARY 29, 2021 AT 6:00 AM, REVISED FEBRUARY 8, 2021. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B – SECTION II. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS SURVEY ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY SURVEY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.
10. THE DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS PER TITLE REPORT REFERENCED ABOVE.
11. THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
12. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
13. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
14. THE SURVEY WAS PREPARED FOR THE PURPOSE OF DELINEATING THE SUBJECT TRACT AND TO PROVIDE A DIGITAL TERRAIN MODEL FOR DESIGN PURPOSES.
15. DRAINAGE AND SEWER PIPE SIZES AND CONNECTIONS BETWEEN STRUCTURES HAVE BEEN COMPILED FROM VARIOUS MAPS AND FIELD OBSERVATIONS WITH LIMITED VISIBILITY. THESE CONNECTIONS ARE BELIEVED TO BE ACCURATE, HOWEVER CANNOT BE RELIED UPON THEREFORE IS NOT CERTIFIED BY THIS SURVEY. INVERT ELEVATIONS MAY VARY WHEN PIPE OPENING IS RECESSED.
16. NOT ALL TREES SHOWN HEREON WERE IDENTIFIED BY AN ARBORIST. NON–INVASIVE TREE SPECIMEN NOMENCLATURE IS GENERALLY COMMON. CONSULT WITH AN ARBORIST FOR FURTHER CLASSIFICATION.
17. THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS, TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
18. THE TRACT OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONES "AH" AND SHADED "X" BASED ON THE FEMA FLOOD INSURANCE RATE MAP FOR BROWARD COUNTY, FLORIDA COMMUNITY PANEL MAP NUMBER 12011C0357H, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014. THERE MAY BE ADDITIONAL THERE MAY BE ADDITIONAL INFORMATION (LETTER OF MAP REVISIONS, LETTER OF MAP AMENDMENTS, OR LETTER OF MAP CHANGES) NOT PROVIDED TO, NOR RESEARCHED BY THE UNDERSIGNED SURVEYOR, THAT COULD AFFECT THE SUBJECT PROPERTY.
19. COPYRIGHT ©2021 BY WGI, INC.

CERTIFICATION:

TO: D.R. Horton, Inc.
Alliant National Title Insurance Company
DHI Title of Florida, Inc

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FOR THE FIRM
WGI, INC.

BY: _____ *DATE:* _____
JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6889

PREPARED BY:

WGI™

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Cert No. 6091 - LB No. 7055

CONSULTANTS:

PROJECT TITLE:

HUNTER'S MANOR
BOUNDARY & TOPOGRAPHIC SURVEY
POMPANO BEACH, FLORIDA

SURVEYOR OF RECORD
JIM SULLIVAN, PSM
LS#6889

JIM SULLIVAN
LICENSE NUMBER 6889
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

NO:	DATE:	DESCRIPTION:
2	XX/XX/XX	REVISED PER COMMENTS
1	04/23/2021	NEW TITLE REPORT AND ADDRESSED COMMENTS

DRAWN DATE:	2020-03-02
DRAWN BY:	JJQ
CHECKED BY:	JS
FIELD	GW
FB/PG	783/84
PROJECT #:	5578.00

BOUNDARY & TOPOGRAPHIC SURVEY

SHEET #: SV1 TOTAL SHEETS 5

DRC
PZ21-13000004
11/03/2021