

CONSULTANTS:

FOR THE BENEFIT OF:



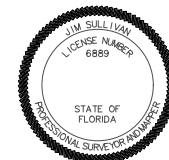
PARCEL A AND PARCEL B OF HUNTER'S MANOR COMMUNITY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 32-34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR NOTES:

1. THE LAST DATE OF FIELD SURVEY WAS SEPTEMBER 20, 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 D02643, 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 WGL INC.

HUNTER'S MANOR

SURVEYOR OF RECORD
JIM SULLIVAN, PSM
LS#6889


















NO:	DATE:	DESCRIPTION:
Δ	XXXXXX/XX/XX	REVISED PER COMMENTS
	06 / 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 #:	TOTAL SHEETS
SV1	5

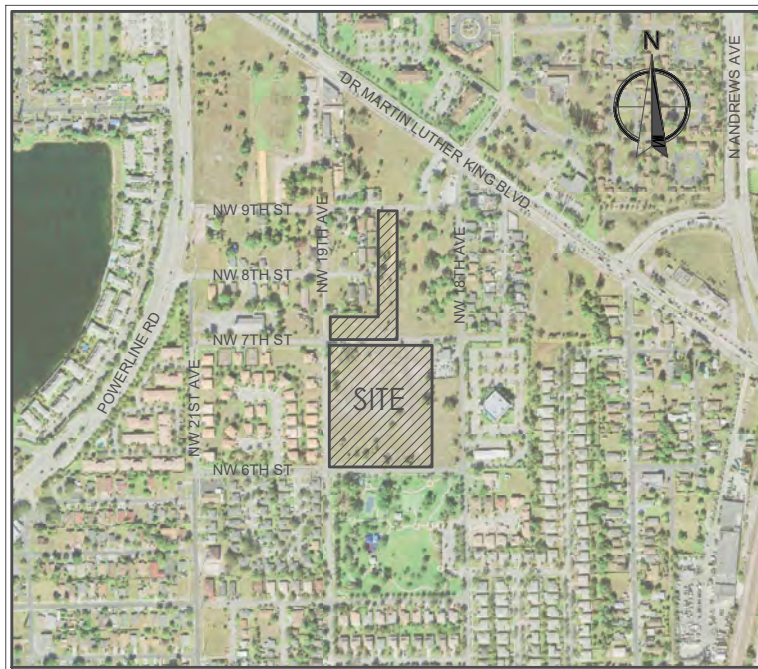
LEGEND:

BCR	-----	= Brown County Records
	-----	= Bottom of Bank
		= Cable Television Riser (CATV)
		= Catch Basin
		= Center Line
	x x x x x	= Chainlink Fence
CO		= Cleanout
Conc.		= Concrete
		= Concrete Light Pole
		= Corrugated Metal Pipe
CMP		= 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
F		= 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 LB683
PS		= 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
		= 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
SV2-3
SV4-5

COVER SHEET
BOUNDARY SURVEY
TOPOGRAPHIC SURVEY

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.

Jim Sullivan

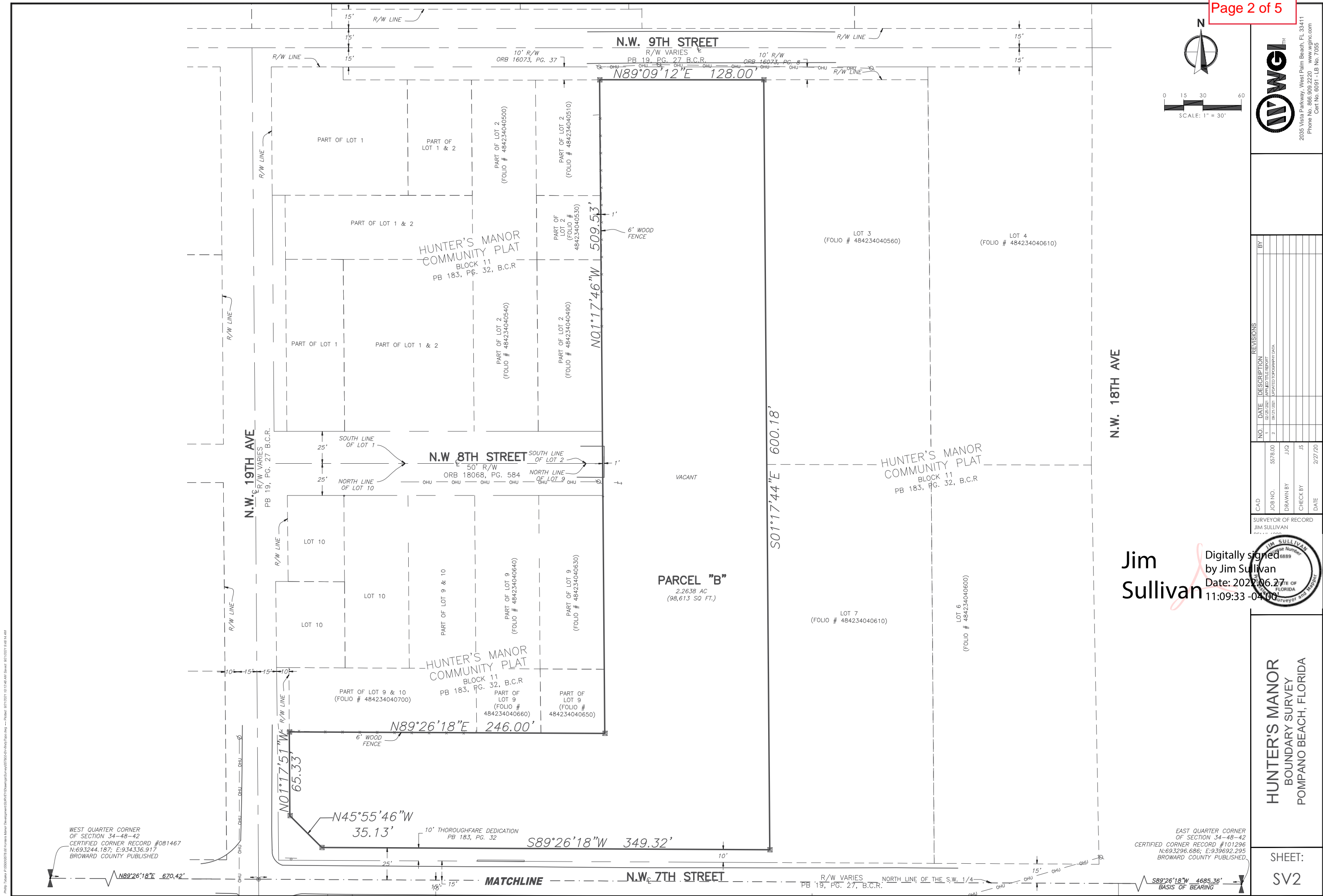
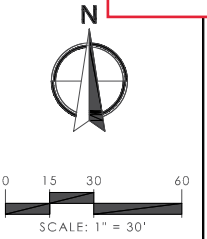
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BY: _____ DATE: _____
JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6889

VEYOR OF RECORD		1		02/25/2021	APPENDIX FILE REPORT
SULLIVAN		2		09/21/2021	UPDATED TEMPLAMENT DATA
JOB NO.		5578.00			
DRAWN BY		JJO			
CHECK BY		JS			
DATE		2/27/20			

HUNTER'S MANOR
BOUNDARY SURVEY
POMPANO BEACH, FLORIDA

SV2



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

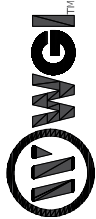
Jim
Sullivan

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by Jim Sullivan
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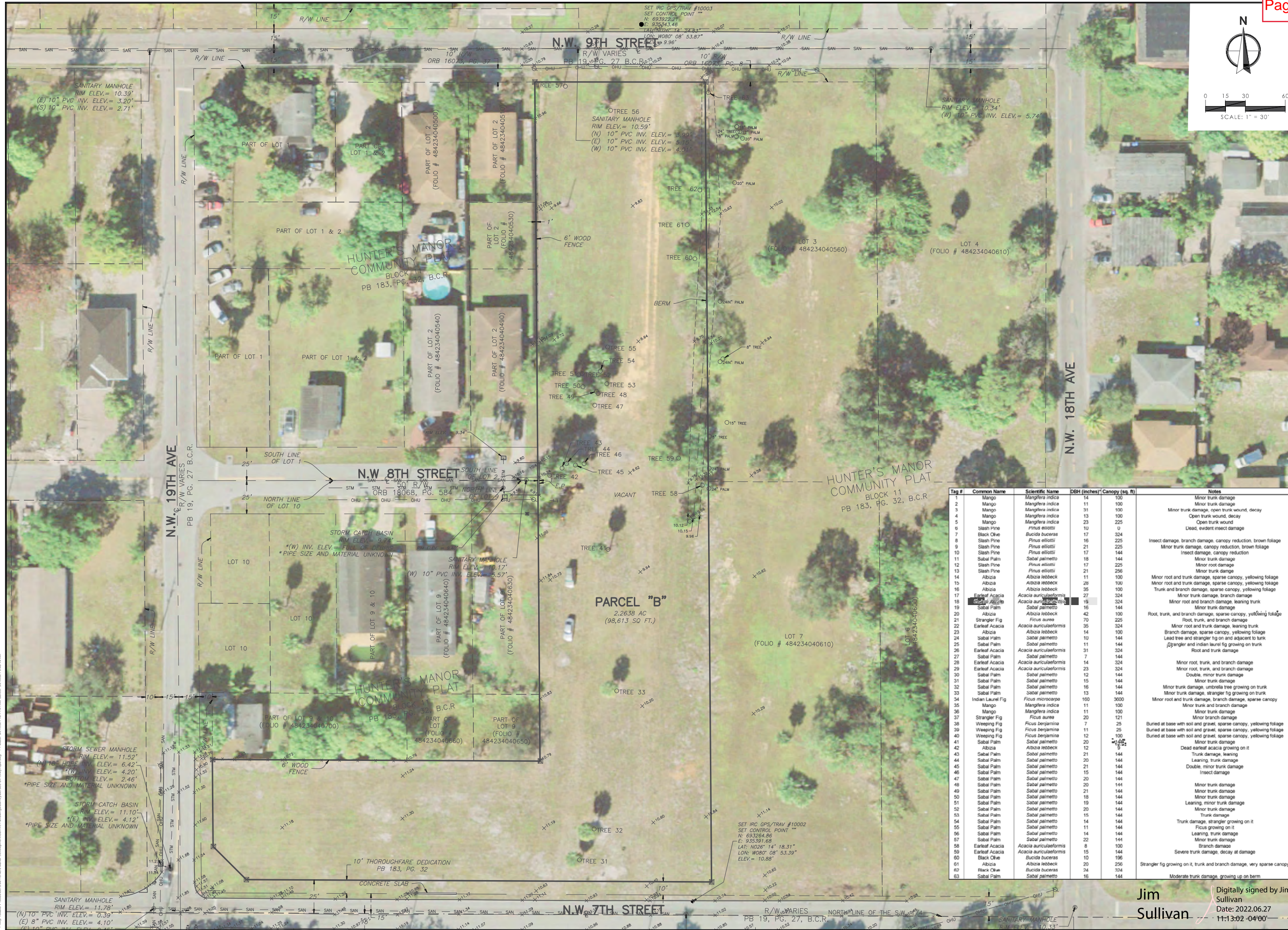
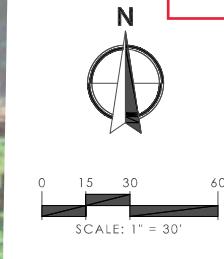


HUNTER'S MANOR
BOUNDARY SURVEY
POMPANO BEACH, FLORIDA

SHEET:
SV3



2035 Vista Parkway, West Palm Beach, FL 334
Phone No. 866.909.2220 www.wg1.com
Cert No. 6091 - LB No. 7055



Tag #	Common Name	Scientific Name	DBH (inches)	Canopy (sq. ft.)	Notes
1	Mango	Mangifera indica	14	100	Minor trunk damage
2	Mango	Mangifera indica	11	100	Minor trunk damage
3	Mango	Mangifera indica	31	100	Minor trunk damage, open trunk wound, decay
4	Mango	Mangifera indica	13	100	Open trunk wound, decay
5	Mango	Mangifera indica	225	225	Open trunk wound
6	Slash Pine	Pinus elliotii	10	0	Dead, evident insect damage
7	Black Olive	Bucida buceras	17	324	
8	Slash Pine	Pinus elliotii	16	225	Insect damage, branch damage, canopy reduction, brown foliage
9	Slash Pine	Pinus elliotii	21	225	Minor trunk damage, canopy reduction, brown foliage
10	Slash Pine	Pinus elliotii	17	144	Insect damage, canopy reduction
11	Sabal Palm	Sabal palmetto	18	144	Minor trunk damage
12	Slash Pine	Pinus elliotii	17	225	Minor root damage
13	Slash Pine	Pinus elliotii	21	256	Minor trunk damage
14	Albizia	Albizia lebeckii	11	100	Minor root and trunk damage, sparse canopy, yellowing foliage
15	Albizia	Albizia lebeckii	29	100	Minor root and trunk damage, sparse canopy, yellowing foliage
16	Albizia	Albizia lebeckii	35	100	Trunk and branch damage, sparse canopy, yellowing foliage
17	Earleaf Acacia	Acacia auriculiformis	27	324	Minor trunk damage, branch damage
18	Earleaf Acacia	Acacia auriculiformis	19	324	Minor root and branch damage, leaning trunk
19	Sabal Palm	Sabal palmetto	16	144	Minor trunk damage
20	Albizia	Albizia lebeckii	70	100	Root, trunk, and branch damage, sparse canopy, yellowing foliage
21	Strangler Fig	Ficus aurea	10	225	Root, trunk, and branch damage
22	Earleaf Acacia	Acacia auriculiformis	35	324	Minor root and trunk damage, leaning trunk
23	Albizia	Albizia lebeckii	14	100	Branch damage, sparse canopy, yellowing foliage
24	Sabal Palm	Sabal palmetto	10	144	Lead tree and stranger fig on and adjacent to trunk
25	Sabal Palm	Sabal palmetto	11	144	Strangler and indian laurel fig growing on trunk
26	Earleaf Acacia	Acacia auriculiformis	31	324	Root and trunk damage
27	Sabal Palm	Sabal palmetto	7	144	
28	Earleaf Acacia	Acacia auriculiformis	14	324	Minor root, trunk, and branch damage
29	Earleaf Acacia	Acacia auriculiformis	23	324	Minor root, trunk, and branch damage
30	Sabal Palm	Sabal palmetto	12	144	Double, minor trunk damage
31	Sabal Palm	Sabal palmetto	15	144	Minor trunk damage
32	Sabal Palm	Sabal palmetto	16	144	Minor trunk damage, umbrella tree growing on trunk
33	Sabal Palm	Sabal palmetto	13	144	Minor trunk damage, stranger fig growing on trunk
34	Indian Laurel Fig	Ficus microcarpa	160	3000	Minor root and trunk damage, branch damage, sparse canopy
35	Mango	Mangifera indica	11	100	Minor trunk and branch damage
36	Mango	Mangifera indica	11	100	Minor trunk damage
37	Strangler Fig	Ficus aurea	20	121	Minor branch damage
38	Weeping Fig	Ficus benjamina	7	25	Buried at base with soil and gravel, sparse canopy, yellowing foliage
39	Weeping Fig	Ficus benjamina	11	25	Buried at base with soil and gravel, sparse canopy, yellowing foliage
40	Weeping Fig	Ficus benjamina	12	100	Buried at base with soil and gravel, sparse canopy, yellowing foliage
41	Sabal Palm	Sabal palmetto	20	144	Minor trunk damage
42	Albizia	Albizia lebeckii	12	144	Dead earleaf acacia growing on it
43	Sabal Palm	Sabal palmetto	21	144	Trunk damage, leaning
44	Sabal Palm	Sabal palmetto	20	144	Leaning, trunk damage
45	Sabal Palm	Sabal palmetto	21	144	Double, minor trunk damage
46	Sabal Palm	Sabal palmetto	15	144	Insect damage
47	Sabal Palm	Sabal palmetto	20	144	Minor trunk damage
48	Sabal Palm	Sabal palmetto	20	144	Minor trunk damage
49	Sabal Palm	Sabal palmetto	21	144	Minor trunk damage
50	Sabal Palm	Sabal palmetto	18	144	Minor trunk damage
51	Sabal Palm	Sabal palmetto	19	144	Leaning, minor trunk damage
52	Sabal Palm	Sabal palmetto	20	144	Minor trunk damage
53	Sabal Palm	Sabal palmetto	15	144	Trunk damage
54	Sabal Palm	Sabal palmetto	14	144	Trunk damage, stranger growing on it
55	Sabal Palm	Sabal palmetto	11	144	Ficus growing on it
56	Sabal Palm	Sabal palmetto	14	144	Leaning, trunk damage
57	Sabal Palm	Sabal palmetto	22	144	Minor trunk damage
58	Earleaf Acacia	Acacia auriculiformis	8	100	Branch damage
59	Earleaf Acacia	Acacia auriculiformis	15	144	Severe trunk damage, decay at damage
60	Black Olive	Bucida buceras	10	196	
61	Albizia	Albizia lebeckii	20	256	Strangler fig growing on it, trunk and branch damage, very sparse canopy
62	Black Olive	Bucida buceras	24	324	
63	Sabal Palm	Sabal palmetto	16	144	Moderate trunk damage, growing up on berm

SURVEYOR OF RECORD
JIM SULLIVAN
PSM# 6889



HUNTER'S MANOR
TOPOGRAPHIC SURVEY
POMPANO BEACH, FLORIDA

Jim Sullivan
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SHEET:
SV4

