SKETCH ALTAINSPS LAND TITLE SURVEY OF: 1321-1329 S. DIXIE HIGHWAY W., POMPANO BEACH, FL.

I ECEND.

LEGEND:		
B.C.F	R BROWARD COUNTY RECORDS	
L.B.	LICENSED BUSINESS	
P.B.	PLAT BOOK	
0.R.I	B OFFICIAL RECORDS BOOK	
PG.		
L1	LINE No. 1 (SEE LINE TABLE)	
-он	W OVERHEAD WIRES	
(C)	CALCULATED	
(P)	DENOTES INFORMATION BASED	
	ON PLATS OF RECORDS	
U.E.	UTILITY EASEMENT	
Ę	CENTERLINE	
Λ		

ITEM No. 7 PER SCHEDULE BII OF THE TITLE COMMITMENT

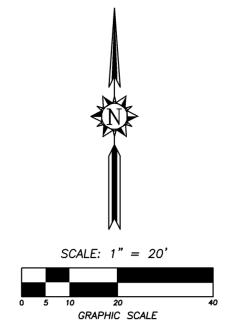
LEGEND:	
	CONCRETE POWER POLE
ġ	WOOD POWER POLE
\bowtie	WATER VALVE
	STORM DRAIN MANHOLE
® △	ELECTRICAL METER
	CATCH BASIN
	WATER METER
3	SANITARY SEWER MANHOLE
ŏ	SET 5/8" IRON ROD & CAP, L.B. 755
•	UNLESS OTHERWISE SPECIFIED
•	SET NAIL & DISC, L.B. 7551
	UNLESS OTHERWISE SPECIFIED
1-	BREAK IN SCALE
<i>V</i> //	NON VEHICULAR ACCESS LINE

NOT TO SCALE



NOT TO SCALE







LINE TABLE (C)

PARKING SPACES:

THE PROPERTY SHOWN HEREON CONTAINS THIRTEEN (13) REGULAR PARKING SPACES.

STATEMENT OF APPARENT ENCROACHMENTS:

THE 6' CONCRETE WALL ON THE SOUTHWEST CORNER OF THE PROPERTY SHOWN HEREON

(B) THE 5' CONCRETE SIDEWALK ALONG THE EAST SIDE OF THE PROPERTY SHOWN HEREON ENCROACHES INTO THE PROPERTY BY 11.7' ON THE NORTH AND 7.5' ON THE SOUTH, AS

SURVEYOR'S REFERENCES:

. PLAT OF LAFAYETTE HOMESITES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK $\,$ 5, PAGE 4, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. 2. BROWARD COUNTY OFFICIAL RECORDS SEARCH WEBSITE

BROWARD COUNTY PROPERTY APPRAISER'S NETWORK.

4. COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FUND FILE No.: 422581, AGENT'S FILE REFERENCE: G17-0373, COMMITMENT EFFECTIVE DATE: MARCH 6, 2017 AT 11:00 P.M.

ZONING INFORMATION:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF POMPANO BEACH GENERAL BUSINESS DISTRICT (B-3).

SETBACK REQUIREMENTS:

FRONT YARD MINIMUM SETBACK: O FEET.

STREET SIDE YARD MINIMUM SETBACK: O FEET. FOR TOWNHOUSE DEVELOPMENT, APPLIES ONLY TO THE DEVELOPMENT SITE AS A WHOLE, PROVIDED INDIVIDUAL TOWNHOUSE LOTS HAVE A MINIMUM AREA OF 1,800 SQUARE FEET AND A MINIMUM WIDTH

THOSE PORTIONS OF A STRUCTURE EXTENDING ABOVE A HEIGHT OF 50 FEET SHALL BE SET BACK AN ADDITIONAL 1 FOOT FOR EACH 4 FEET (OR MAJOR FRACTION THEREOF) THE HEIGHT OF THE PORTION OF THE STRUCTURE EXCEEDS 50 FEET.

MINIMUM SETBACK FROM A WATERWAY OR CANAL: 15 FEET.

MINIMUM SETBACK FROM A DUNE VEGETATION LINE: 25 FEET.

INTERIOR SIDE YARD MINIMUM SETBACK: 0 FEET.

FOR TOWNHOUSE DEVELOPMENT, APPLIES ONLY TO THE DEVELOPMENT SITE AS A WHOLE, PROVIDED INDIVIDUAL TOWNHOUSE LOTS HAVE A MINIMUM AREA OF 1,800 SQUARE FEET AND A MINIMUM WIDTH THOSE PORTIONS OF A STRUCTURE EXTENDING ABOVE A HEIGHT OF 50 FEET SHALL BE SET BACK AN ADDITIONAL 1 FOOT FOR EACH 4 FEET (OR MAJOR FRACTION THEREOF) THE HEIGHT OF THE PORTION OF THE STRUCTURE EXCEEDS 50 FEET.

THOSE PORTIONS OF A STRUCTURE EXTENDING ABOVE A HEIGHT OF 50 FEET SHALL BE SET BACK AN ADDITIONAL 1 FOOT FOR EACH 4 FEET (OR MAJOR FRACTION THEREOF) THE HEIGHT OF THE PORTION

THIS INFORMATION WAS OBTAINED FROM THE CITY OF POMPANO BEACHZININF CODE. THIS INFORMATION IS SUBJECT TO THE REVIEWERS INTERPRETATION. THE ABOVE STATEMENT IS NOT AN INDICATION OF THE PROPER SETBACKS FOR THIS SITE BY EXACTA COMMERCIAL SURVEYORS, INC. FOR MORE INFORMATION ABOUT SETBACKS AND ZONING FOR THIS SITE CONTACT THE CITY OF POMPANO BEACH PLANNING AND ZONING DEPARTMENT AT (954) 786-4634.

TITLE COMMITMENT NOTES:

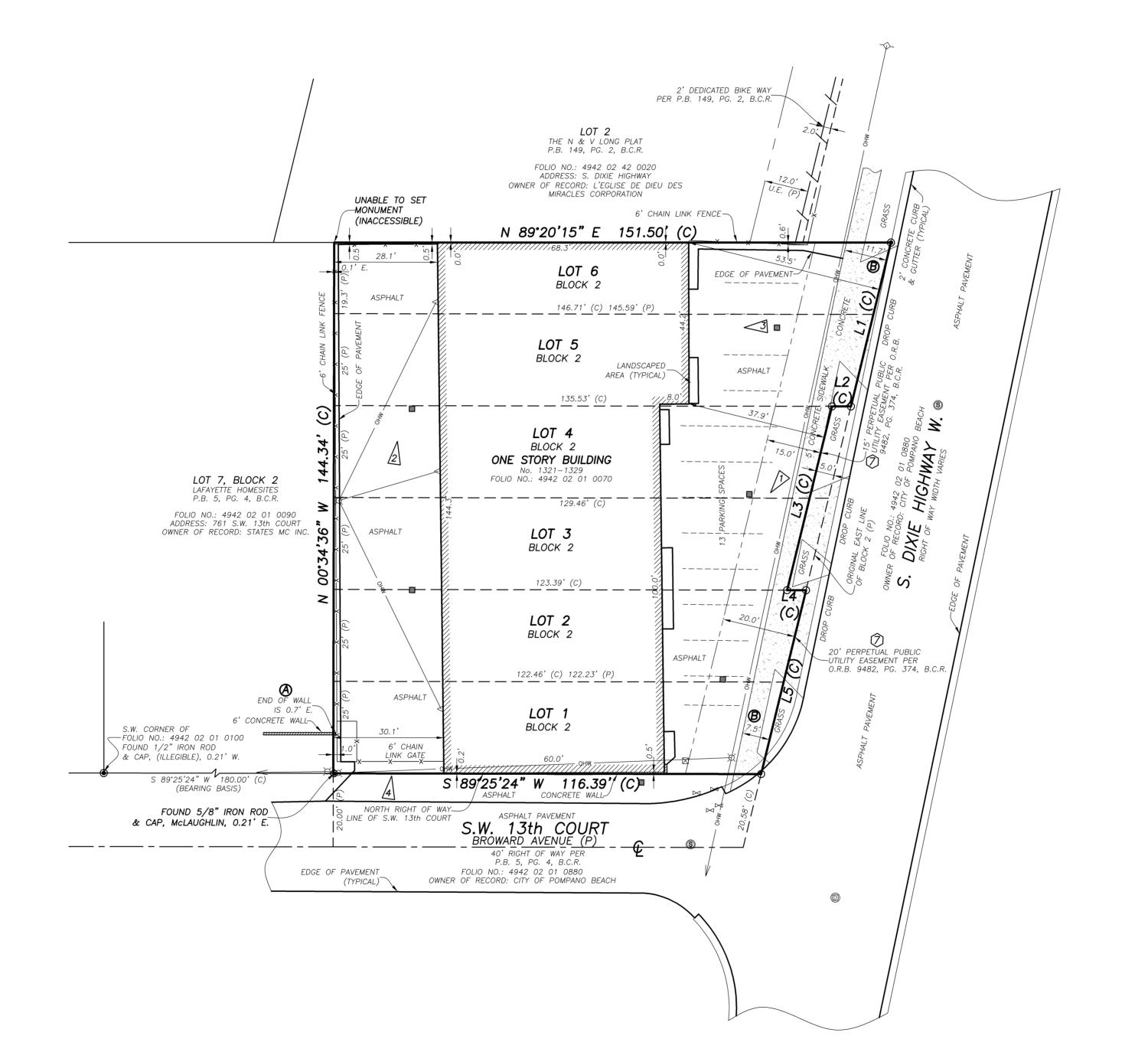
THE SURVEYED PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY EXACTA COMMERCIAL SURVEYORS, INC. EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON COMMITMENT FOR TITLE INSURANCE, COMMITMENT SCHEDULE B-SECTION II, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FUND FILE No.: 422581, AGENT'S FILE REFERENCE: G17-0373, COMMITMENT EFFECTIVE DATE: MARCH 6, 2017 AT 11:00

ITEMS 1 THROUGH 5. NOT A MATTER OF SURVEY.

ITEM 6. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL MATTERS CONTAINED ON THE PLAT OF LAFAYETTE HOMESITES, AS RECORDED IN PLAT BOOK 5, PAGE 4, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 7. THE PROPERTY SHOWN HEREON IS SUBJECT TO AN EASEMENT RECORDED IN O.R. BOOK 9482, PAGE 374, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.

ITEM 8. THE PROPERTY SHOWN HEREON IS SUBJECT TO RESOLUTION 1998-850 RECORDED IN O.R. BOOK 28837, PAGE 1194, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.



PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FUND FILE No.: 422581, AGENT'S FILE REFERENCE: G17-0373, COMMITMENT EFFECTIVE DATE: MARCH 6, 2017 AT 11:00 P.M.

LOTS 1, 2, 3, 4, 5, AND 6, LESS THE EAST FIVE (5) FEET-OF LOTS 3 AND 4, BLOCK 2, LAFAYETTE HOMESITES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 4, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND

2. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.89°25'24"W., ALONG THE NORTH RIGHT OF WAY LINE OF S.W. 13th COURT AND REFER TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12011C 0359 H, COMMUNITY NUMBER 120055, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. MAP REVISED DATE: AUGUST 18, 2014.

4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. 5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON

CONDITIONS EXISTING AT THAT TIME. 6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.

THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL

7. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.

8. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770 AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.

9. THE PROPERTY SHOWN HEREON CONTAINS 0.44 ACRES (19,090 SQUARE FEET), MORE OR LESS. 10. TRESS, LANDSCAPING, IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SURVEYOR'S CERTIFICATE:

TO: PJA REALTY #4, LLC., A FLORIDA LIMITED LIABILITY COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; SIGNATURE TITLE GROUP, LLC.

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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), AND 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 8, 2017.

DATE OF PLAT OR MAP: MARCH 14, 2017

JAVIER DE LA ROCHA PROFESSIONAL SURVEYOR AND MAPPER NO. 6080 STATE OF FLORIDA

EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551



[/]NOT VALID UNLESS\ SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL /

SURVEY 6 LESS 3 AND 4 TITLE AND 6 LOTS 3 K 2 CMESITE

DATE: 03/14/17

CHK'D BY JDLR LAST FIELD DATE: 03/08/17

FL1703-0649