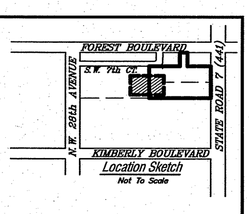
prepared by:
McLAUGHLIN ENGINEERING CO. LB# 285
SURVEYORS - ENGINEERS - PLANNERS
a division of CONTROL POINT ASSOCIATES, INC. LB# 8137
traditional methods | modern approaches
1700 N.W. 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA, 33309

WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9800
MT. LAUREL, NJ 609.857.2099
MANHATTAN, NY 646.780.0411
LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.3000
ALBANY, NY 518.217.5010
ROCHESTER, NY 585.250.1764
GEORGETOWN, DE 302.295.1010
PHILADELPHIA, PA 215.712.9800
HUDSON VALLEY, NY 845.691.7339
FT. LAUDERDALE, FL 954.763.7611

ALTA/NSPS LAND TITLE SURVEY

PARCEL "A" THE FOREST, P.B. 129, PG.16, B.C.R., AND PARCEL "A" 441 SOUTH, LTD, P.B. 124, PG. 41, B.C.R., AND PARCEL "B", MINI MART DEVELOPMENT CORP. SUBDIVISION, P.B. 81, P.G. 49, B.C.R.



L4-4	Albizia lebbeck	WOMAN'S TONGUE	14		25	20	31.4	POOR
L4-5	Coccoloba uvifera	SEAGRAPE	36	YES	30	30	47.1	POOR
L4-6	Sabal palmetto	SABAL PALM	14		20	15	23.6	GOOD
L4-7	Sabal palmetto	SABAL PALM	10		12	15	23.6	GOOD
L4-8	Syzygium cumini	JAVA PLUM	14		30	20	31.4	POOR
L4-9	Ficus aurea	STRANGLER FIG	22	YES	23	20	31.4	GOOD
L4-10	Schinus terebinthifolius	BRAZILIAN PEPPER	18		15	20	31.4	POOR
M3-1	Sabal palmetto	SABAL PALM	12		10	10	15.7	GOOD
M3-2	Sabal palmetto	SABAL PALM	14		15	15	23.6	GOOD
M3-3	Sabal palmetto	SABAL PALM	12		10	12	18.8	GOOD
M3-4	Sabal palmetto	SABAL PALM	6		5	5	7.9	GOOD
M3-5	DEAD TREE	-	8		12	0	0.0	DEAD
M3-6	Acacia auriculiformis	EARLEAF ACACIA	24		35	45	70.7	GOOD
M4-1	Sabal palmetto	SABAL PALM	6		10	10	15.7	FAIR
M4-2	Sabal palmetto	SABAL PALM	6		10	10	15.7	FAIR
M4-3	Sabal palmetto	SABAL PALM	14		15	12	18.8	FAIR
M4-4	Sabal palmetto	SABAL PALM	14		15	12	18.8	FAIR
M4-5	Sabal palmetto	SABAL PALM	14		16	12	18.8	GOOD
M4-6	Sabal palmetto	SABAL PALM	14		18	15	23.6	GOOD
M4-7	Syzygium cumini	JAVA PLUM	6		23	15	23.6	FAIR
M4-8	Sabal palmetto	SABAL PALM	14		18	15	23.6	GOOD
M4-9	Sabal palmetto	SABAL PALM	12		12	12	18.8	FAIR
M4-10	Sabal palmetto	SABAL PALM	8		6	10	15.7	FAIR

M4-11	Acacia auriculiformis	EARLEAF ACACIA	38		40	50	78.5	GOOD
M4-12	DEAD TREE	-	12		14	0	0.0	DEAD
M4-13	Syzygium cumini	JAVA PLUM	6		18	10	15.7	POOR
M4-14	Schinus terebinthifolius	BRAZILIAN PEPPER	6		15	12	18.8	POOR
M4-15	Schinus terebinthifolius	BRAZILIAN PEPPER	8		15	15	23.6	POOR
M4-16	Quercus virginiana	LIVE OAK	9		18	15	23.6	POOR
M4-17	Sabal palmetto	SABAL PALM	14		16	15	23.6	FAIR
M4-18	Quercus virginiana	LIVE OAK	10		18	23	36.1	FAIR
N1-1	Pinus elliottii	FLORIDA SLASH PINE	18	YES	38	18	28.3	FAIR
N1-2	Pinus elliottii	FLORIDA SLASH PINE	17		40	20	31.4	GOOD
N1-3	Pinus elliottii	FLORIDA SLASH PINE	16		38	16	25.1	GOOD
N1-4	Pinus elliottii	FLORIDA SLASH PINE	18	YES	40	20	31.4	GOOD
N2-1	Sabal palmetto	SABAL PALM	12		18	12	18.8	GOOD
N2-2	Schinus terebinthifolius	BRAZILIAN PEPPER	17		16	20	31.4	FAIR
N2-3	Syzygium cumini	JAVA PLUM	11		20	12	18.8	GOOD
O1-1	Pinus elliottii	FLORIDA SLASH PINE	19	YES	40	23	36.1	GOOD
O1-2	Pinus elliottii	FLORIDA SLASH PINE	16		38	15	23.6	GOOD
O1-3	Pinus elliottii	FLORIDA SLASH PINE	15		36	18	28.3	GOOD
O1-4	Pinus elliottii	FLORIDA SLASH PINE	19	YES	32	20	31.4	GOOD
O2								
P1								
P2								
N3								

N4-1	Schinus terebinthifolius	BRAZILIAN PEPPER	7		20	18	28.3	POOR
N4-2/3	Acacia auriculiformis	EARLEAF ACACIA	27		50	30	47.1	GOOD
N4-4	Quercus virginiana	LIVE OAK	13		20	15	23.6	POOR
N4-5	Sabal palmetto	SABAL PALM	14		20	12	18.8	FAIR
N4-6	Sabal palmetto	SABAL PALM	14		15	15	23.6	FAIR
N4-7	Schefflera actinophylla	UMBRELLA TREE	22		20	20	31.4	GOOD
N4-8	Sabal palmetto	SABAL PALM	12		14	15	23.6	GOOD
N4-9	Sabal palmetto	SABAL PALM	12		14	15	23.6	FAIR
N4-10	DEAD TREE	-	24		12	0	0.0	DEAD
N4-11	Cupaniopsis anacardioides	CARROTWOOD	6		22	15	23.6	POOR
N4-12	Quercus virginiana	LIVE OAK	8		18	15	23.6	POOR
N4-13	Quercus virginiana	LIVE OAK	8		18	15	23.6	POOR
N4-14	Schinus terebinthifolius	BRAZILIAN PEPPER	6		18	10	15.7	POOR
N4-15	Quercus virginiana	LIVE OAK	6		15	12	18.8	FAIR
O3								
O4-1	Quercus virginiana	LIVE OAK	8		16	15	23.6	POOR
O4-2	Acacia auriculiformis	EARLEAF ACACIA	14		23	15	23.6	POOR
O4-3	Sabal palmetto	SABAL PALM	15		15	12	18.8	GOOD
O4-4	Sabal palmetto	SABAL PALM	15		18	10	15.7	FAIR
O4-5	Schinus terebinthifolius	BRAZILIAN PEPPER	14		15	30	47.1	POOR
P3								
P4-1	Acacia auriculiformis	EARLEAF ACACIA	17		33	30	47.1	FAIR
P4-2	NOT ON SITE	-	-		-	-	-	-

P4-3	NOT ON SITE	-	-		-	-	-	-
P4-4	NOT ON SITE	-	-		-	-	-	-
P4-5	NOT ON SITE	-	-		-	-	-	-
P4-6	Quercus virginiana	LIVE OAK	9		25	20	31.4	GOOD
P4-7	Quercus virginiana	LIVE OAK	10		20	18	28.3	GOOD
P4-8	NOT ON SITE	-	-		-	-	-	-
P4-9	Sabal palmetto	SABAL PALM	14		15	15	23.6	GOOD
P4-10	Acacia auriculiformis	EARLEAF ACACIA	16		40	50	78.5	FAIR
P4-11	NOT ON SITE	-	-		-	-	-	-
P4-12	Sabal palmetto	SABAL PALM	10		20	12	18.8	GOOD
Q1-1	Sabal palmetto	SABAL PALM	14		16	12	18.8	GOOD
Q1-2	Quercus virginiana	LIVE OAK	18	YES	30	40	62.8	GOOD
Q1-3	Quercus virginiana	LIVE OAK	15		20	23	36.1	FAIR
Q1-4	Quercus virginiana	LIVE OAK	30	YES	40	40	62.8	GOOD
Q2-1	Sabal palmetto	SABAL PALM	14		15	12	18.8	GOOD
Q2-2	Syagrus romanzoffiana	QUEEN PALM	10		20	15	23.6	FAIR
Q2-3	Quercus virginiana	LIVE OAK	22	YES	32	40	62.8	GOOD
Q2-4	Sabal palmetto	SABAL PALM	12		20	15	23.6	FAIR
Q2-5	Quercus virginiana	LIVE OAK	22	YES	30	45	70.7	GOOD
Q2-6	Phoenix canariensis	CANARY ISLAND DATE PALM	16		20	15	23.6	FAIR
Q2-7	Phoenix canariensis	CANARY ISLAND DATE PALM	16		18	18	28.3	FAIR
Q3-1	Pinus elliottii	FLORIDA SLASH PINE	20	YES	40	25	39.3	FAIR
Q3-2	Quercus virginiana	LIVE OAK	24	YES	35	45	70.7	GOOD

Q3-3	Quercus virginiana	LIVE OAK	16		32	40	62.8	GOOD
Q4-1	Sabal palmetto	SABAL PALM	14		18	15	23.6	GOOD
Q4-2	Swietenia mahagoni	MAHOGANY	18	YES	35	20	31.4	GOOD
Q4-3	Swietenia mahagoni	MAHOGANY	7		18	10	15.7	FAIR
Q4-4	Sabal palmetto	SABAL PALM	14		20	12	18.8	GOOD
Q4-5	Sabal palmetto	SABAL PALM	14		20	12	18.8	GOOD
Q4-6	Sabal palmetto	SABAL PALM	14		20	12	18.8	GOOD
Q4-7	Sabal palmetto	SABAL PALM	10		30	12	18.8	GOOD
Q4-8	Sabal palmetto	SABAL PALM	14		16	15	23.6	GOOD
Q4-9	Sabal palmetto	SABAL PALM	14		20	15	23.6	GOOD
Q4-10	Quercus virginiana	LIVE OAK	15		23	25	39.3	FAIR
Q4-11	Swietenia mahagoni	MAHOGANY	7		18	10	15.7	FAIR

FIELD DATES: 12/6/22 - 12/20/22

ALEXIS ALVEY, ISA BOARD CERTIFIED ARBORIST #NY-5539B

TREE SYMBOLS

INDICATES DIAMETER± (D.B.H.) 8"

- ACACIA
- BLACK OLIVE
- BICHOFIA TREE
- BOTTLE BRUSH TREE
- CYPRESS
- FICUS TREE
- OAK TREE
- PALM TREE
- PALM TREE TWIN
- PINE TREE
- SEA GRAPE
- UMBRELLA
- UNKNOWN CLUSTER
- UNKNOWN TREE

NOTES:

1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
2) Underground improvements if any not located.
3) This drawing is not valid unless sealed with an embossed surveyors seal.
4) Boundary survey information does not infer Title or Ownership.
5) All iron rods 5/8", unless otherwise noted.
6) Reference Bench Mark: Broward County Engineering Department, BM # 2096, Elevation= 13.622 **(NGVD29)** converted to 12.022 **(NAVD88)**.
7) Elevations shown refer to **North American Vertical Datum (1988)**, and are indicated thus: 11.20, Elev. = 11.20
8) This property lies in Flood Zones "AH", Elev.=**10.0** and "X", 0.2% Annual Chance of Flood Hazard Per Flood Insurance Rate Map No. **12011C0355 H**, Dated: August 18, 2014. Community Panel No. **120047**.
9) Underground Utility locations shown hereon, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
10) Bearings shown shown refer to assumed datum and assumes the East line of section 1-49-41 as North 01°42'29" West.
11) Elevations per **North American Vertical Datum (1988)** derived from **National Geodetic Vertical Datum (1929)** data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from http://www.tech.army.mil/

OFFICE NOTES

FIELD BOOK NO. LB #204/43, LB #89/26 & 44, LB #93/12 & 13, 724/68, TDS, LB# 287/72, PRINT, TDS, GPS
JOB ORDER NO. T-5108, T-3973, REF. DWG. AA-99, 93-03-90, Z-45, AA-1084, U-4638, V-3254, V-5694, V-6384, V-7627
CHECKED BY:
DRAWN BY: JST, S.W., KT, RDR, KT, RDR

FILE NO.: 01 - 3 - 070 (23)

Digitally signed by Jerald A McLaughlin
Date: 2023.08.29 16:22:41 -04'00'

SHEET 4 OF 4

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 29th day of August, 2008.
Resurveyed this 9th day of May, 2018.
Topography and Trees survey located this 28th day of January, 2021.
Located drainage structures this 26th day of September, 2021.
Striping added this 7th day of March, 2023.
Revised to add Seperate Parcels this 18th day of July, 2023.
Revised to add Arborist information this 26th day of August, 2023.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.