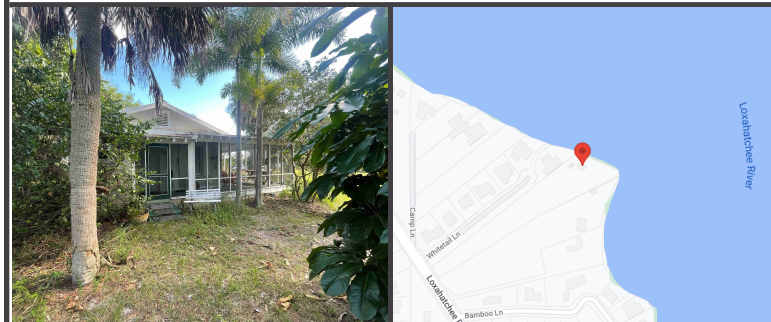




2212.0199
BOUNDARY SURVEY
PALM BEACH COUNTY

www.exactalands.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS:
19370 LOXAHATCHEE RIVER ROAD, JUPITER, FLORIDA 33458

SURVEY NUMBER: 2212.0199

CERTIFIED TO:
UNKNOWN, THIS SURVEY IS NOT VALID WITHOUT THE HOMEOWNER'S NAME.

BUYER:

LENDER:

TITLE COMPANY:

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO:

LEGAL DESCRIPTION:
LOT 3 AND 4, JOHNSTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 171 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES
THE BEARING REFERENCE OF NORTH 51 DEGREES 32 MINUTES 10 SECONDS EAST IS BASED ON THE NORTHWESTERLY PROPERTY LINE OF LOT 3 AND 4, LOCATED WITHIN JOHNSTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 171 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DATE SIGNED: 12/06/22 FIELD WORK DATE: 12/6/2022

REVISION DATE(S):

(REV 0 12/6/2022)

POINTS OF INTEREST

NONE VISIBLE

SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



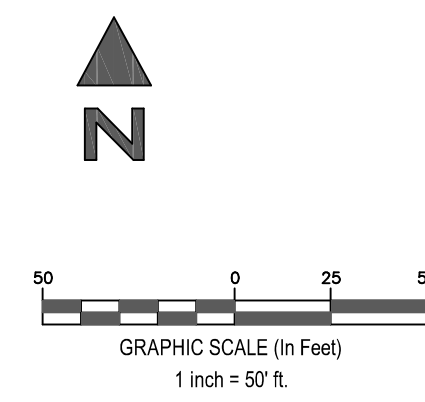
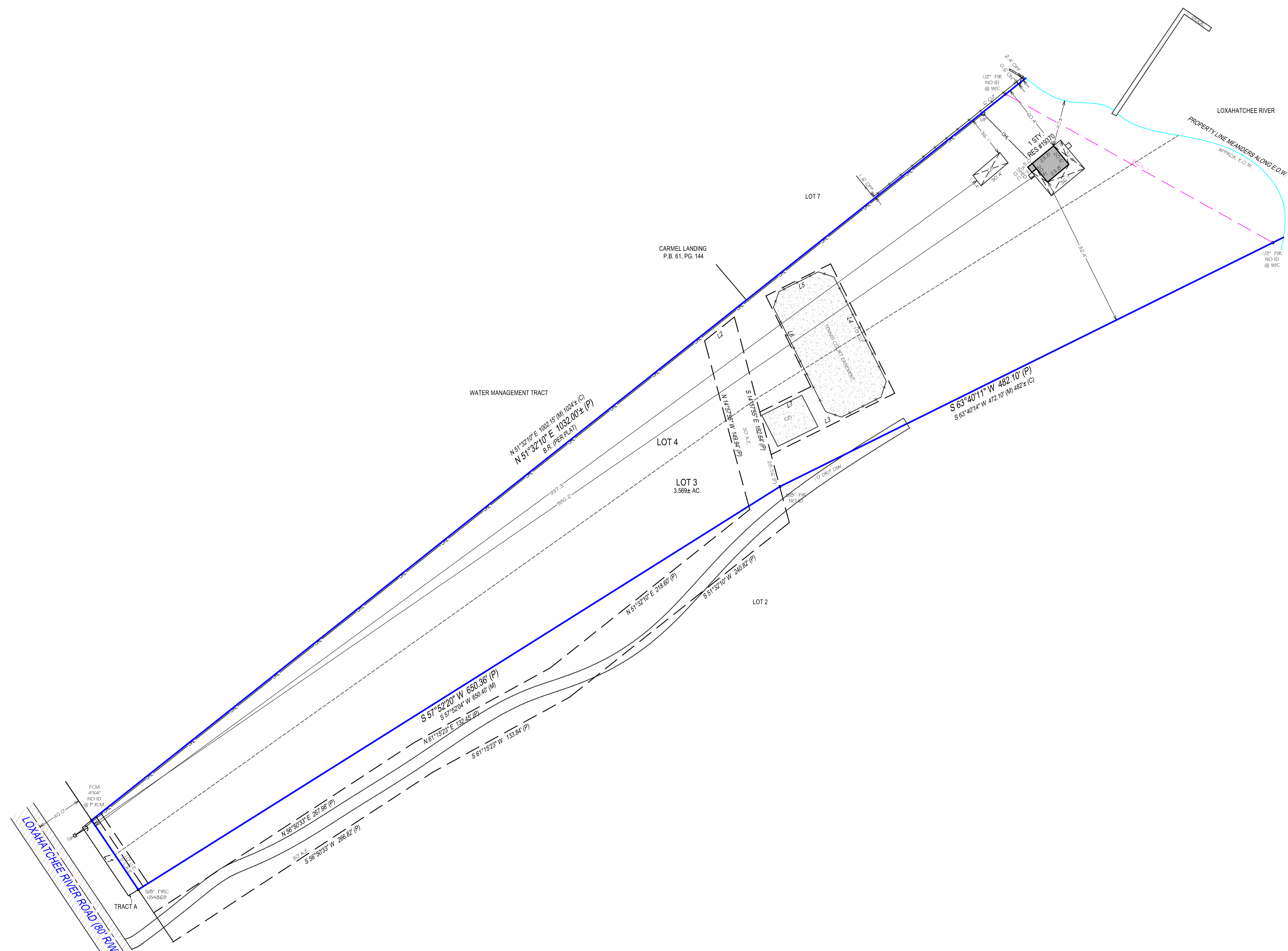
JUAN C. CAREAGA
State of Florida Professional Surveyor and Mapper
License Number 6861
Exacta Land Surveyors, LLC | LBM 8291



Exacta Land Surveyors, LLC
866.735.1916 | 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210



SURVEY CLOSURE LINES:
L1 S 20°54'22.2" E 242.35' P
LINE TABLE:
L1 N 33°47'50" W 71.76' (P)
N 33°50'50" W 71.77' (M)
L2 N 51°32'00" E 32.71' (P)
L3 N 63°40'11" E 118.37' (P)
L4 N 26°19'49" W 124.00' (P)
L5 S 63°40'11" W 62.00' (P)
L6 S 26°19'49" E 87.00' (P)
L7 S 63°40'11" W 48.94' (P)
SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.
U.E. - UTILITY EASEMENT
A.E. - ACCESS EASEMENT
L.A.E. - LIMITED ACCESS EASEMENT



- GENERAL SURVEYORS NOTES:**
- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
 - The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
 - If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
 - This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
 - Alterations to this survey map and report by other than the signing surveyor are prohibited.
 - Dimensions are in feet and decimals thereof.
 - Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
 - Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
 - If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
 - The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
 - Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
 - Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
 - The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
 - Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
 - Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:

LINETYPES	ABBREVIATIONS	MB - Map Book
Boundary Line	(C) - Calculated	ME - Maintenance Easement
Center Line	(D) - Deed	MES - Mitered End Section
Chain Link or Wire Fence	(F) - Field	MF - Metal Fence
Easement	(M) - Measured	MH - Manhole
Edge of Water	(P) - Flat	MHWL - Mean High Water Line
Iron Fence	(R) - Record	NR - Non-Radial
Overhead Lines	(S) - Survey	NTS - Not to Scale
Structure	A/C - Air Conditioning	NAVD88 - North American Vertical Datum 1988
Survey Tie Line	AE - Access Easement	NGVD29 - National Geodetic Vertical Datum 1929
Vinyl Fence	ANE - Anchor Easement	ORB - Official Records Book
Wall or Party Wall	ASBL - Accessory Setback Line	ORV - Official Record Volume
Wood Fence	B/W - Bay/Box Window	OIA - Overall
	BC - Block Corner	OIS - Offset
	BFP - Backflow Preventer	OFF - Outside Subject Property
	BLDG - Building	OH - Overhang
	BLK - Block	OHL - Overhead Utility Lines
	BM - Benchmark	OHWL - Ordinary High Water Line
	BR - Bearing Reference	ON - Inside Subject Property
	BRL - Building Restriction Line	P/E - Pool Equipment
	BSMT - Basement	PB - Plat Book
	C - Curve	PC - Point of Curvature
Asphalt	CL - Center Line	PCC - Point of Compound Curvature
Brick or Tile	C/P - Covered Porch	PCP - Permanent Control Point
Concrete	C/S - Concrete Slab	PI - Point of Intersection
Covered Area	CATV - Cable TV Riser	PLS - Professional Land Surveyor
Water	CB - Concrete Block	PLT - Planter
Wood	CH - Chord Bearing	POB - Point of Beginning
	CHIM - Chimney	POC - Point of Commencement
	CLF - Chain Link Fence	PRC - Point of Reverse Curvature
	CME - Canal Maintenance Easement	PRM - Permanent Reference Monument
	CO - Clean Out	PSM - Professional Surveyor & Mapper
	CONC - Concrete	PT - Point of Tangency
	COR - Corner	PUE - Public Utility Easement
	CS/W - Concrete Sidewalk	R - Radius or Radial
	CUE - Control Utility Easement	R/W - Right of Way
	CVG - Concrete Valley Gutter	RES - Residential
	D/W - Driveway	RGE - Range
	DE - Drainage Easement	ROE - Roof Overhang Easement
	DF - Drain Field	RP - Radius Point
	DH - Drill Hole	S/W - Sidewalk
	DUE - Drainage & Utility Easement	SBL - Setback Line
	ELEV - Elevation	SCL - Survey Closure Line
	EM - Electric Meter	SCR - Screen
	ENCL - Enclosure	SEC - Section
	ENT - Entrance	SEP - Septic Tank
	EOP - Edge of Pavement	SEW - Sewer
	EOW - Edge of Water	SIRC - Set Iron Rod & Cap
	ESMT - Easement	SN&D - Storm Water Management Easement
	EUB - Electric Utility Box	SN&D - Set Nail and Disc
	F/DH - Found Drill Hole	SQFT - Square Feet
	FCM - Found Concrete Monument	STL - Survey Tie Line
	FF - Finished Floor	STY - Story
	FIP - Found Iron Pipe	SV - Sewer Valve
	FIP - Found Iron Pipe & Cap	SWE - Sidewalk Easement
	FIRC - Found Iron Rod	TBM - Temporary Bench Mark
	FIRC - Found Iron Rod & Cap	TEL - Telephone Facilities
	FN - Found Nail	TOB - Top of Bank
	FN&D - Found Nail & Disc	TUE - Technological Utility Easement
	FR&SPK - Found Rail Road Spike	TWP - Township
	GAR - Garage	TX - Transformer
	GM - Gas Meter	TYP - Typical
	ID - Identification	UE - Utility Easement
	IE/E - Ingress/Egress Easement	UG - Underground
	ILL - Illegible	UP - Utility Pole
	INST - Instrument	UR - Utility Riser
	INT - Intersection	VF - Vinyl Fence
	IRRE - Irrigation Easement	WC - Witness Corner
	L - Length	WF - Wood Fence
	LAE - Limited Access Easement	WM - Water Meter/Valve Box
	LB# - License No. (Business)	WV - Water valve
	LBE - Limited Buffer Easement	
	LE - Landscape Easement	
	LME - Lake/Landscape Maintenance Easement	
	LS# - License No. (Surveyor)	

FLOOD ZONE INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, X (SHADED) & AE (WITH A BASE FLOOD ELEVATION OF 5'). THIS PROPERTY WAS FOUND IN PALM BEACH COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 120192, PANEL NUMBER 0178 DATED 10/05/2017.