



SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE.
- THE FIELD WORK WAS COMPLETED ON JANUARY 3, 2025.
2. SURVEY BASED ON VILLAGE OF NORTH PALM BEACH PLAT NO. 5, PLAT BOOK 26, PAGE 6 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE VILLAGE OF NORTH PALM BEACH UNRECORDED PLAT AM 51.
3. BEARINGS ARE BASED ON S10°45'33"E ALONG THE WEST LINE OF U.S. 1 PER PLAT BOOK 26, PAGE 6 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. THE LEGAL DESCRIPTION IS RECORDED IN OFFICIAL RECORD BOOK 16669 PAGE 1370.
5. AREA = 104,670 SQUARE FEET (2.403 ACRES), MORE OR LESS.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

7. ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
ALL FIELD-MEASURED DIMENSIONS ALONG THE BOUNDARY WERE IN SIGNIFICANT AGREEMENT WITH THE PLAT, DEED, AND/OR CALCULATED VALUES.
8. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1:7,500.

The logo for Brown & Phillips, Inc. is displayed. It features a large, stylized, blocky letter 'B' on the left, with a smaller, similar letter 'P' nested within its upper loop. To the right of the logo, the company name 'BROWN & PHILLIPS, INC.' is written in a bold, sans-serif font. Below the company name, the words 'PROFESSIONAL SURVEYING SERVICES' are written in a smaller, bold, sans-serif font.

PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

SKETCH OF BOUNDARY SURVEY

309 NORTHLAKE BLVD
NORTH PALM BEACH, FL

DRAWN: AB	PROJ. #24-133
CHECKED: JEP	SCALE: 1"=30'
B. N.P.B.	DATE: FEB 2025
PAGES: 69	SHEET 1 of 2

Digitally signed by John E
Phillips
Date: 2025.02.14 12:28:12 -05'00

JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: _____