

SURVEY REPORT:

- 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.
- 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.
- BEARINGS ARE BASED ON S10°45'33"E ALONG THE WEST LINE OF U.S. 1 PER PLAT BOOK 26, PAGE 6
- THE LEGAL DESCRIPTION IS RECORDED IN OFFICIAL RECORD BOOK 16669 PAGE 1370.
- AREA = 104,670 SQUARE FEET (2.403 ACRES), MORE OR LESS.
- 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.
- 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.
- ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1:7,500.

- THE EXPECTED HORIZONTAL AND VERTICAL PRECISION OF ITEMS SHOWN ON THIS SURVEY ARE AS FOLLOWS:
1) BOUNDARY LINES - 0.10'
2) TOPOGRAPHIC FEATURES - 0.20'
3) ELEVATIONS ON CONSTRUCTED HARD SURFACES (PAVEMENT, CONCRETE, ETC.) - 0.05'
4) ELEVATIONS ON NATURAL SURFACES (GROUND, DIRT, ETC.) - 0.10'
- THE CURRENT USE OF THE SUBJECT PROPERTY IS COMMERCIAL.
- THE CONTRACTED PURPOSE OF THIS SURVEY IS SHOW EXISTING IMPROVEMENTS AND CONDITIONS. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
- 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.
- THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:
- REX & REX UNLIMITED, INC.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30', ON A 24"x 36" SHEET.
- SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY.
- FLOOD ZONE INFORMATION OBTAINED FROM PALM BEACH COUNTY WEBSITE:
"http://maps.co.palm-beach.fl.us/cwglis/?app=floodzones";
CURRENT FLOOD ZONE: "X"
- © COPYRIGHT 2025 BY BROWN & PHILLIPS, INC.
REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

LEGAL DESCRIPTION

PARCEL 1:

1.1 A PARCEL OF LAND IN TRACT A, VILLAGE OF NORTH PALM BEACH, PLAT NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF THE RIGHT OF WAY OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT'S CANAL C-17 AS SAID RIGHT OF WAY IS DESCRIBED IN EASEMENT DEED RECORDED IN DEED BOOK 1156, PAGE 186, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING 112.57 FEET WESTERLY, MEASURED ALONG SAID CENTER LINE, FROM THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) AS SAID RIGHT OF WAY IS SHOWN ON STATE ROAD DEPARTMENT'S RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 2, PAGES 105 TO 118, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID CENTER LINE A DISTANCE OF 219.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING ON THE SAME COURSE, A DISTANCE OF 140 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF NORTHLAKE BOULEVARD AS SAID RIGHT OF WAY IS DESCRIBED IN O.R. BOOK 178, PAGE 458, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 146.98 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 100°09'00"; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE BOUNDARY OF SAID TRACT A, A DISTANCE OF 43.70 FEET TO THE END OF SAID CURVE; THENCE NORTHWESTERLY ALONG THE TANGENT OF SAID CURVE AND ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID TRACT A, IT BEING ALSO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) AS SAID RIGHT OF WAY IS SHOWN ON STATE ROAD DEPARTMENT'S RIGHT OF WAY MAP RECORDED IN ROAD PLAT BOOK 2, PAGES 105 TO 118, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 112.35 FEET; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF TRACT A, A DISTANCE OF 151.79 FEET TO THE POINT OF BEGINNING.

1.2 A PARCEL OF LAND IN TRACT A, VILLAGE OF NORTH PALM BEACH, PLAT NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE CENTER LINE OF THE RIGHT OF WAY OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT'S CANAL C-17, AS SAID RIGHT OF WAY IS DESCRIBED IN EASEMENT DEED RECORDED IN DEED BOOK 1156, PAGE 186, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) AS SAID RIGHT OF WAY IS SHOWN ON STATE ROAD DEPARTMENT'S RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 2, PAGES 105 TO 118, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY MEASURED ALONG SAID CENTER LINE, A DISTANCE OF 112.57 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID CENTER LINE, A DISTANCE OF 219.00 FEET; THENCE EASTERLY PARALLEL TO THE SAID CENTER LINE, A DISTANCE OF 151.79 FEET, TO A POINT IN THE EASTERLY LINE OF SAID TRACT A, BEING ALSO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) AS SAID RIGHT OF WAY IS SHOWN ON STATE ROAD DEPARTMENT'S RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 2, PAGES 105 TO 118, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND THE EASTERLY BOUNDARY OF SAID TRACT A, A DISTANCE OF 222.48 FEET TO THE POINT OF BEGINNING.

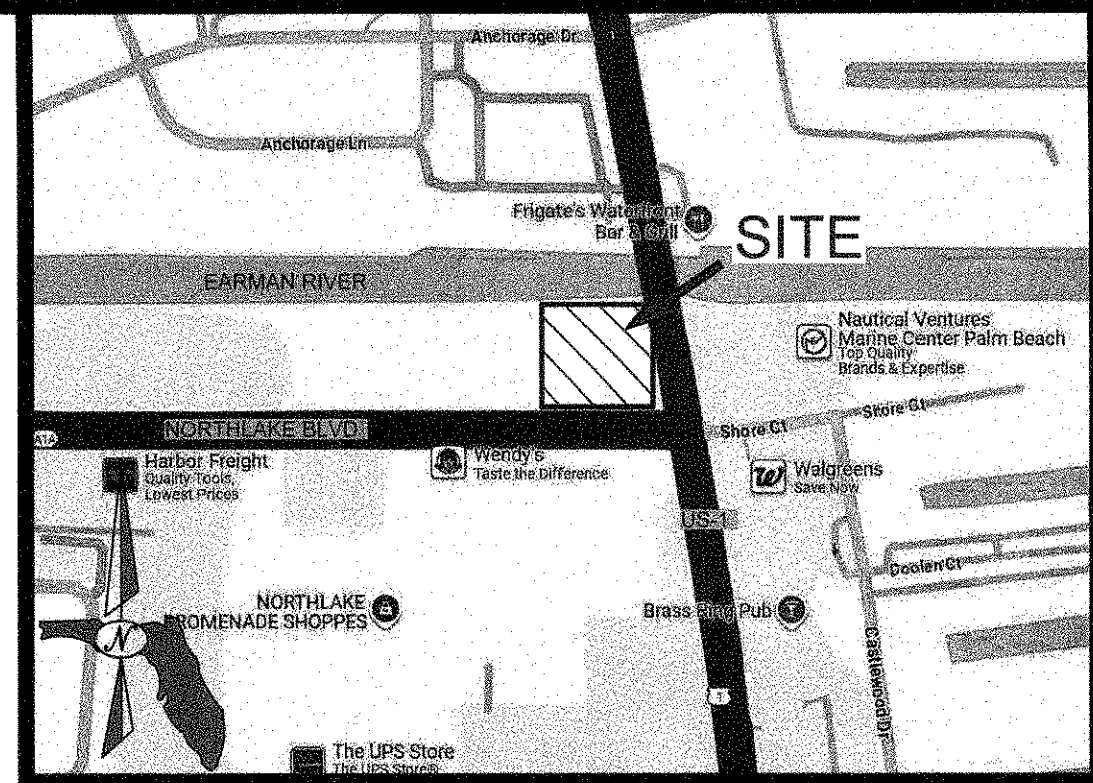
ALSO DESCRIBED AS A PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN TRACT A, VILLAGE OF NORTH PALM BEACH, PLAT NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT OF INTERSECTION OF THE CENTER LINE OF THE RIGHT OF WAY OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT'S CANAL C-17, AS SAID RIGHT OF WAY IS DESCRIBED IN EASEMENT DEED RECORDED IN DEED BOOK 1156, PAGE 186, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) AS SAID RIGHT OF WAY IS SHOWN ON STATE ROAD DEPARTMENT'S RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 2, PAGES 105 TO 118, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY MEASURED ALONG SAID CENTER LINE A DISTANCE OF 112.57 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID CENTER LINE, A DISTANCE OF 359 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF NORTHLAKE BOULEVARD AS SAID RIGHT OF WAY IS DESCRIBED IN O.R. BOOK 178, PAGE 458, PUBLIC RECORDS OF SAID COUNTY; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 146.98 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 100°09'00"; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE BOUNDARY OF SAID TRACT A, A DISTANCE OF 43.70 FEET TO THE END OF SAID CURVE; THENCE NORTHWESTERLY ALONG THE TANGENT TO SAID CURVE AND ALONG THE EASTERLY LINE OF SAID TRACT A, AND THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) AS SHOWN IN ROAD PLAT BOOK 2, PAGES 105 TO 118, INCLUSIVE, AS AFORESAID, A DISTANCE OF 334.83 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE SOUTH 150 FEET OF A PARCEL OF LAND IN TRACT A, VILLAGE OF NORTH PALM BEACH, PLAT NO. 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF THE RIGHT OF WAY OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT'S CANAL C-17, AS SAID RIGHT OF WAY IS DESCRIBED IN EASEMENT DEED RECORDED IN DEED BOOK 1156, PAGE 186, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING 112.57 FEET WESTERLY, MEASURED ALONG SAID CENTER LINE, FROM THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) AS SAID RIGHT OF WAY IS SHOWN ON STATE ROAD DEPARTMENT'S RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 2, PAGES 105 TO 118, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID CENTER LINE, A DISTANCE OF 137.09 FEET; THENCE SOUTHERLY, AT RIGHT ANGLES TO SAID CENTER LINE, A DISTANCE OF 359 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF NORTHLAKE BOULEVARD, AS SAID RIGHT OF WAY IS DESCRIBED IN O.R. BOOK 178, PAGE 458, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 137.09 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 359 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
NOT TO SCALE

DESCRIPTION OF LOT 35A

ALL OF THE FOLLOWING DESCRIBED PARCEL OF LAND, LESS THE SOUTH 150 FEET THEREOF IN TRACT A, VILLAGE OF NORTH PALM BEACH, PLAT NO. 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF THE RIGHT OF WAY OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT'S CANAL C-17, AS SAID RIGHT OF WAY IS DESCRIBED IN EASEMENT DEED RECORDED IN DEED BOOK 1156, PAGE 186, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING 112.57 FEET WESTERLY, MEASURED ALONG SAID CENTER LINE, FROM THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) AS SAID RIGHT OF WAY IS SHOWN ON STATE ROAD DEPARTMENT'S RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 2, PAGES 105 TO 118, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID CENTER LINE, A DISTANCE OF 137.09 FEET; THENCE SOUTHERLY, AT RIGHT ANGLES TO SAID CENTER LINE, A DISTANCE OF 359 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF NORTHLAKE BOULEVARD, AS SAID RIGHT OF WAY IS DESCRIBED IN O.R. BOOK 178, PAGE 458, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 137.09 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 359 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE SOUTH 150 FEET OF A PARCEL OF LAND IN THE VILLAGE OF NORTH PALM BEACH, PLAT NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF THE RIGHT OF WAY OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT'S CANAL C-17, AS SAID RIGHT OF WAY IS DESCRIBED IN EASEMENT DEED RECORDED IN DEED BOOK 1156, PAGE 186, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT OF BEGINNING 249.66 FEET WESTERLY, MEASURED ALONG SAID CENTER LINE FROM THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) AS SAID RIGHT OF WAY IS SHOWN ON STATE ROAD DEPARTMENT'S RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 2, PAGES 105 TO 118, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID CENTER LINE A DISTANCE OF 100 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID CENTER LINE A DISTANCE OF 359 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF NORTHLAKE BOULEVARD AS SAID RIGHT OF WAY IS DESCRIBED IN O.R. BOOK 178, PAGE 458, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 100 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 359 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF LOT 34A

ALL OF THE FOLLOWING DESCRIBED PARCEL OF LAND, LESS THE SOUTH 150 FEET THEREOF, IN TRACT A, VILLAGE OF NORTH PALM BEACH, PLAT NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF THE RIGHT OF WAY OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT'S CANAL C-17, AS SAID RIGHT OF WAY IS DESCRIBED IN EASEMENT DEED RECORDED IN DEED BOOK 1156, PAGE 186, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT OF BEGINNING BEING 249.66 FEET WESTERLY, MEASURED ALONG SAID CENTER LINE FROM THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) AS SAID RIGHT OF WAY IS SHOWN ON STATE ROAD DEPARTMENT'S RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 2, PAGES 105 TO 118, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID CENTER LINE A DISTANCE OF 100 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID CENTERLINE A DISTANCE OF 359 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF NORTHLAKE BOULEVARD AS SAID RIGHT OF WAY IS DESCRIBED IN O.R. BOOK 178, PAGE 458, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 100 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 359 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE SUBJECT TO THE RIGHT OF WAY CANAL C-17, AND SUBJECT TO A 20 FOOT GENERAL UTILITY EASEMENT WHICH IS PARALLEL TO, ADJACENT AND SOUTH OF, THE SOUTHERLY RIGHT OF WAY OF CANAL C-17.

PARCEL 4:

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING IN THE RIGHT OF WAY OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICTS C-17 CANAL AS RECORDED IN DEED BOOK 1156, PAGE 186, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT A OF THE VILLAGE OF NORTH PALM BEACH PLAT NO. 5 AS RECORDED IN PLAT BOOK 26, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE ALONG THE NORTH BOUNDARY LINE OF SAID TRACT A AND THE WESTERLY EXTENSION THEREOF, BEING ALSO THE SOUTH RIGHT OF WAY LINE OF THE SAID C-17 CANAL, SOUTH 89°23'27" WEST FOR 370.25 FEET; THENCE NORTH 00°36'33" WEST FOR 25.00 FEET TO A LINE LYING 25 FEET WEST OF, AND PARALLEL WITH THE SAID SOUTH RIGHT OF WAY LINE OF THE C-17 CANAL; THENCE ALONG SAID PARALLEL LINE SOUTH 89°23'27" EAST FOR 365.77 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 AS RECORDED IN ROAD PLAT BOOK 2, PAGE 105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 10°45'33" EAST FOR 25.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.40 ACRES, MORE OR LESS.

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

DATE	REVISIONS	#

**SKETCH OF
BOUNDARY SURVEY**

**309 NORTHLAKE BLVD
NORTH PALM BEACH, FL**

DRAWN: AB
CHECKED: JEP
F.B. N.P.B.
PAGES: 69

PROJ. #24-133
SCALE: 1"=30'
DATE: FEB 2025
SHEET 1 of 2

John E Phillips
Digitally signed by John E Phillips
Date: 2025.02.14 12:28:12 -0500
JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA NO. 4826
DATE: