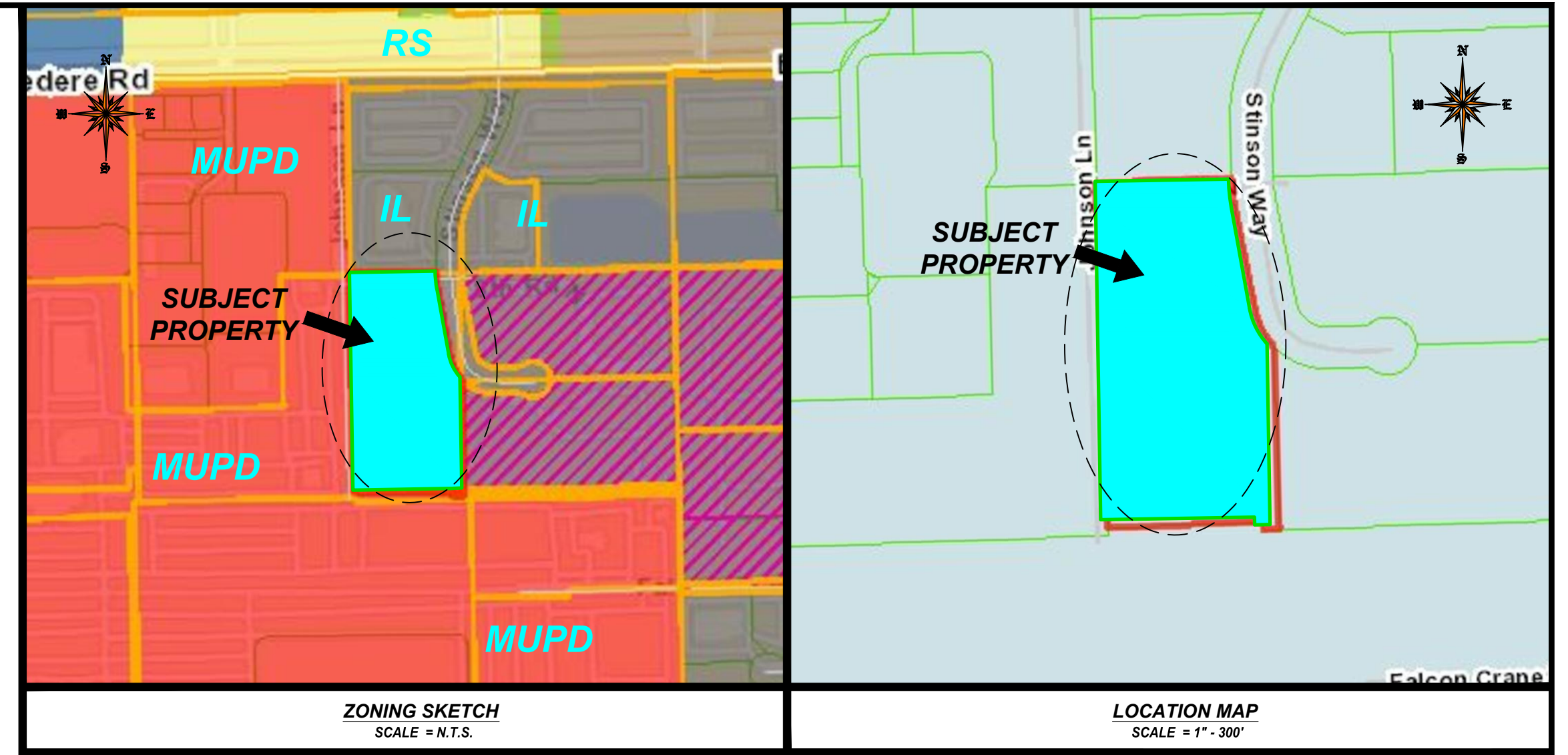
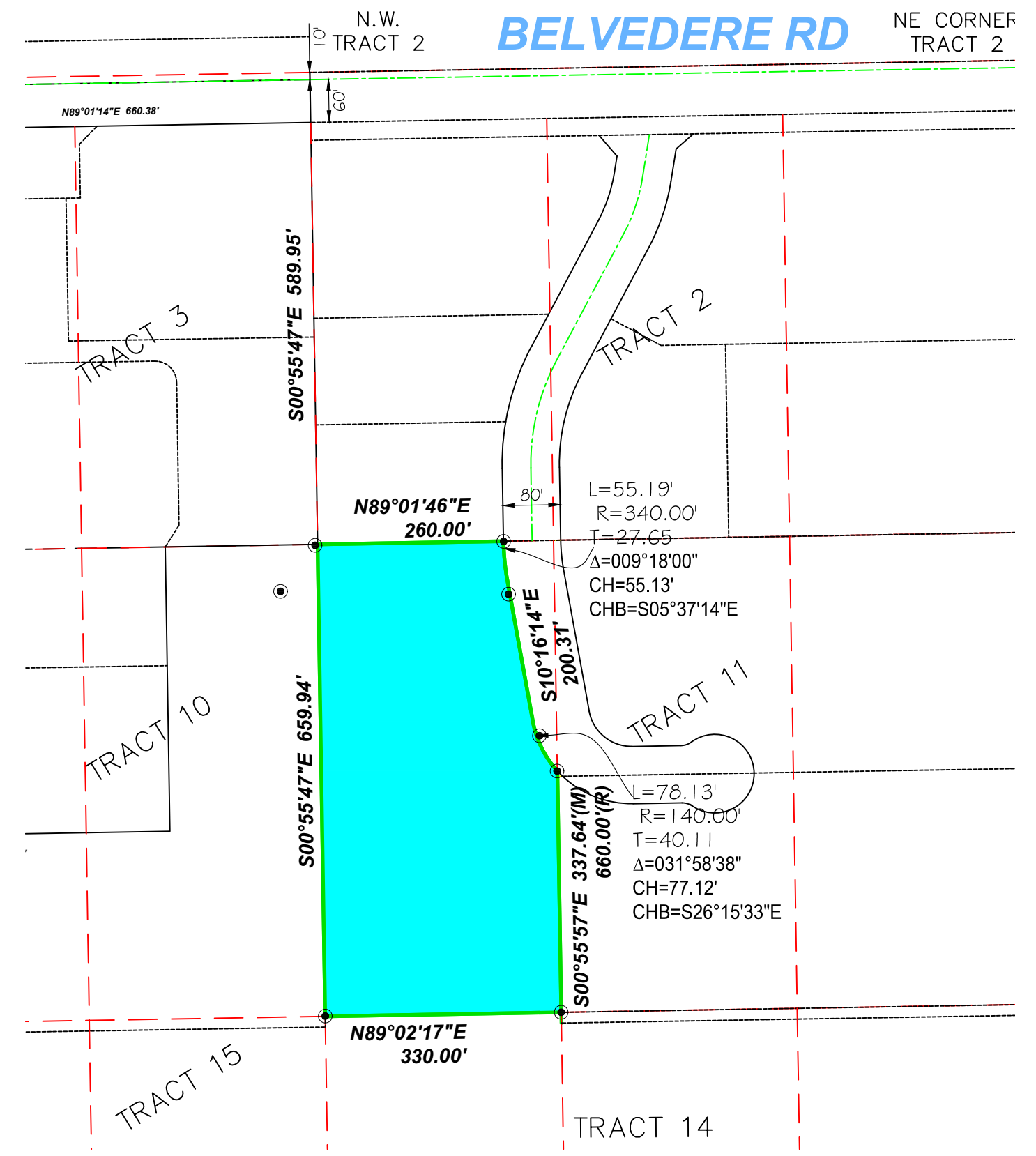
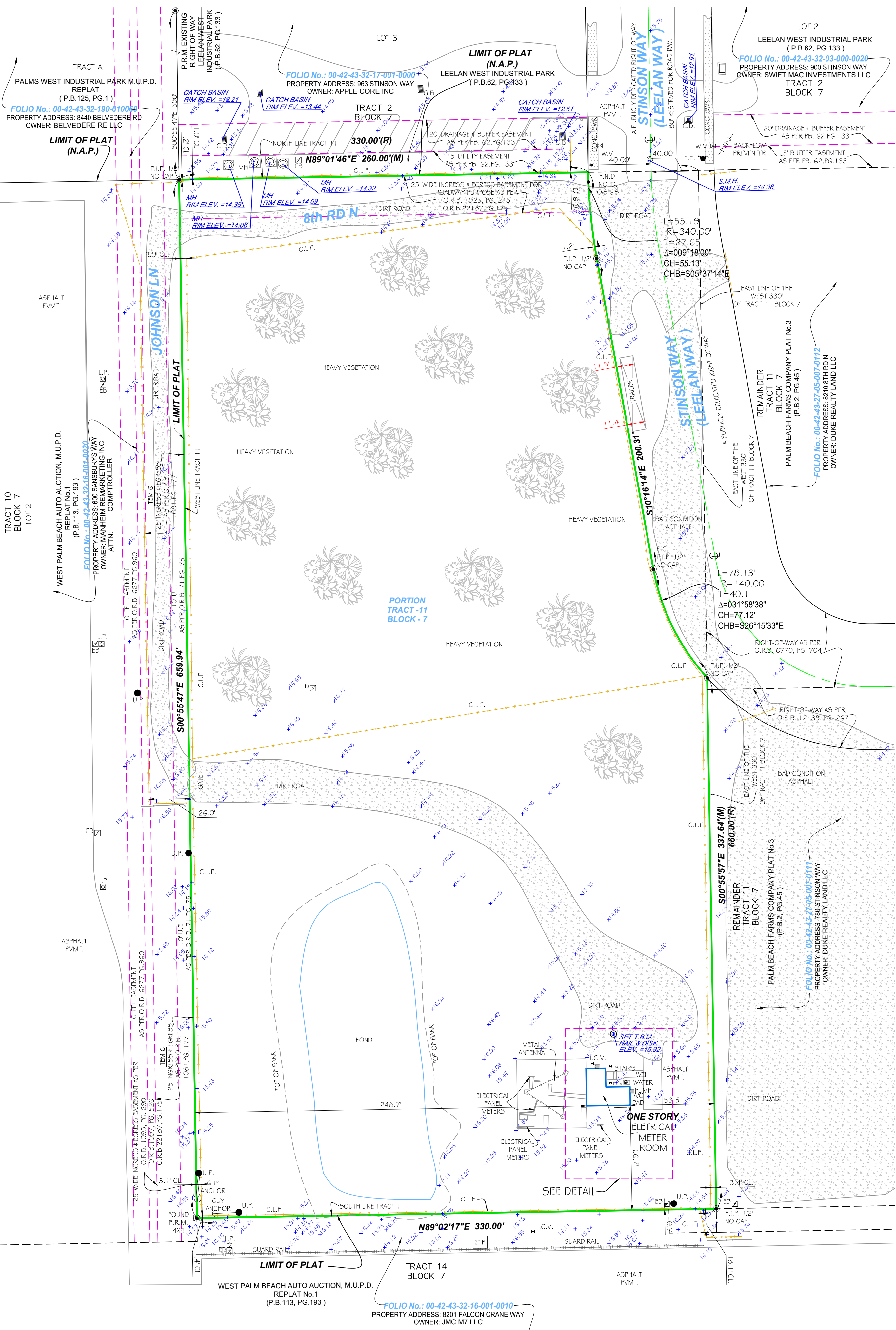
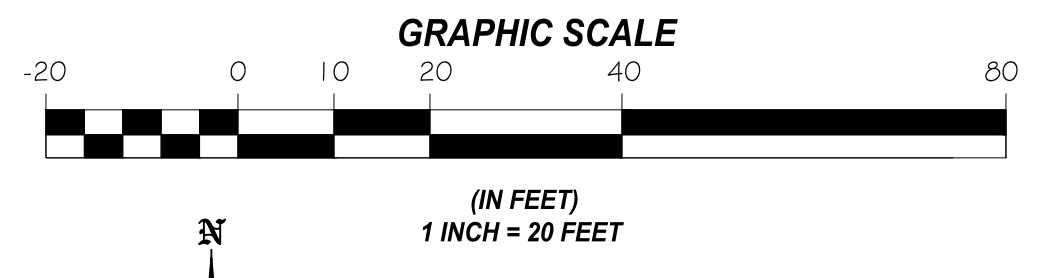


**JOHN IBARRA & ASSOCIATES, INC.**  
 Professional Land Surveyors & Mappers  
 WWW.IBARRALANDSURVEYORS.COM  
 777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126  
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# ALTA/NSPS Land Title Survey



- ABBREVIATIONS**
- A = ARC
  - AC = AIR CONDITIONER PAD
  - AE = ANCHOR EASEMENT
  - AR = ALUMINUM ROD
  - AS = ASPHALT
  - B.C. = BLOCK CORNER
  - B.D. = BALDWIN
  - B.M. = BENCH MARK
  - B.C.R. = BROWARD COUNTY RECORDS
  - B.O.B. = BOUNDARY BEARING
  - B.S.L. = BUILDING SETBACK LINE
  - C.A. = CALCULATED
  - C.B. = CATCH BASIN
  - C.B.S. = CONCRETE BLOCK STRUCTURE
  - C.B.W. = CONCRETE BLOCK WALL
  - CH = CHORD
  - CH.B. = CHORD BEARING
  - CH.L. = CHORD LENGTH
  - CL = CLEAR
  - C.O. = CLEAN OUT
  - C.P. = CONCRETE PAVEMENT
  - C.S. = CONCRETE SLAB
  - C.W. = CONCRETE WALK
  - D.E. = DRAINAGE EASEMENT
  - D.M.E. = DRAINAGE MAINTENANCE EASEMENT
  - D.R. = DRIVE
  - E.B. = ELECTRIC BOX
  - E.P. = ELECTRIC TRANSFORMER PAD
  - ELEV. = ELEVATION
  - ENC. = ENCROACHMENT
  - F.N.D. = FIRE HYDRANT
  - F.F. = FOUND IRON PIPE
  - F.F.R. = FOUND IRON ROD
  - F.F.E. = FINISHED FLOOR ELEVATION
  - F. = FOUND NAIL & DISK
  - FT. = FEET
  - F.N.D. = FEDERAL NATIONAL INSURANCE PROGRAM
  - F.N. = FOUND NAIL
  - H. = HIGH OR BRIGHT
  - I.N.E. = INGRESS AND EGRESS EASEMENT
  - I.C.V. = IRRIGATION CONTROL VALVE
  - I.F. = IRON FENCE
  - L.B. = LICENSED BUSINESS
  - L.P. = LIGHT POLE
  - L.F.E. = LOWEST FLOOR ELEVATION
  - L.M.E. = LAKE MAINTENANCE EASEMENT
  - M. = MINUTES
  - M. = MEASURED DISTANCE
  - M.B. = MAIL BOX
  - M.D.C.R. = MIAMI DADE COUNTY RECORDS
  - M.P. = MAINTENANCE EASEMENT
  - M.A. = MANHOLE
  - M.A.P. = NOT A PART OF
  - N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
  - N.T.S. = NOT TO SCALE
  - N. = NUMBER
  - O.S. = OFFSET
  - O.H. = OVERHEAD
  - O.H.L. = OVERHEAD UTILITY LINES
  - O.R.B. = OFFICIAL RECORDS BOOK
  - O.V.H. = OVERHANG
  - P.M.T. = PAVEMENT
  - PL. = PLANTER
  - P.L. = PROPERTY LINE
  - P.C.C. = POINT OF COMPOUND CURVATURE
  - P.C. = POINT OF CURVATURE
  - P.O.T. = POINT OF TANGENCY
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - P.R.C. = POINT OF REVERSE CURVATURE
  - P.W. = PARKWAY
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - P.L.S. = PROFESSIONAL LAND SURVEYOR
  - P.P. = POWER POLE
  - P.P.S. = PUMP SUMP
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - R. = RECORD DISTANCE
  - R. = RAIL ROAD
  - R. = RESIDENCE
  - R.W. = RIGHT-OF-WAY
  - R.O. = RADIUS OR RADIAL
  - R.O.E. = ROOF OVERHANG EASEMENT
  - S. = SECTION
  - S.T. = STORY
  - S.W. = SIDEWALK
  - S.I.P. = SET IRON PIPE
  - S. = SOUTH
  - S.P. = SCREENED PORCH
  - S.V. = SEWER VALVE
  - T. = TANGENT
  - T.B. = TELEPHONE BOOTH
  - T.B.M. = TEMPORARY BENCHMARK
  - T.U.E. = TECHNOLOGY UTILITY EASEMENT
  - T.S.B. = TRAFFIC SIGNAL BOX
  - T.S.P. = TRAFFIC SIGNAL POLE
  - T.W. = TOWNSHIP
  - U.T.E. = UTILITY EASEMENT
  - U.P. = UTILITY POLE
  - W.M. = WATER METER
  - W.F. = WOOD FENCE
  - W.P. = WOOD PORCH
  - W.R. = WOOD ROOF
  - W.V. = WATER VALVE
  - M. = MOVEMENT LINE
  - C. = CENTERLINE
  - Δ = DELTA

**SURVEYOR'S CERTIFICATE:**

1. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

10. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS"; OR

11. PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS"; OR

12. ADDRESSES OF THE SURVEYED PROPERTY: 788 JOHNSON LANE PALM BEACH, FL 33411 THE PROPERTY HAS DIRECT PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS STINSON WAY.

13. THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "AL1X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 10019 PANEL NO. 0588, SURF. FT., AND HAVING A BASE FLOOD OF 14.5 X FEET, BEARING AN EFFECTIVE DATE OF 10/05/2017.

14. THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL 2,323.22 SQUARE FEET OR 4.66 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.

15. ELEVATIONS ARE REFERRED TO COUNTY OF PALM BEACH BENCHMARK ID: 5522, BENCHMARK NAME: MCCLANE, ELEVATION IS 13.116 FEET OF N.A. V.D. OF 1988.

16. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE IL, LIGHT INDUSTRIAL. SETBACKS ARE AS PER COUNTY OF PALM BEACH. ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF PALM BEACH BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.

**INDUSTRIAL LIGHT SETBACKS (IL):**

A. MINIMUM SETBACK FROM PROPERTY LINE ADJOINING PUBLIC RIGHT-OF-WAY: ZERO FEET.  
 B. MINIMUM SETBACK FROM PROPERTY LINE NOT ADJOINING PUBLIC RIGHT-OF-WAY: A MINIMUM SETBACK OF AT LEAST 15 FEET (BUFFER) WILL BE PROVIDED WHEN ABUTTING RESIDENTIAL DISTRICTS IN ALL OTHER AREAS: ZERO FEET.

17. THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE) IS 476.80 SQUARE FEET. FLOOR ELEVATION OF EXISTING BUILDING IS 17.97 FEET. THE HIGHEST PART OF ROOF HAS AN ELEVATION IS 27.59 FEET N.A. V.D. 1988.

18. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 3 ABOVE) (E.G. PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE), SHOWN ON THE SURVEY.

19. THERE ARE 0 REGULAR PARKING SPACES AND 0 MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.

20. NO PARTY OR COMMON WALLS WERE OBSERVED ALONG THE PROPERTY LINES.

21. THE SUBJECT PROPERTY DOES NOT SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.

22. AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G. HUD SURVEYS, SURVEYS FOR LAND MANAGEMENT AND SURVEYS AS THE BASIS FOR SHOWING SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE, NOT APPLICABLE.

23. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS, SHOWN ON THE SURVEY.

24. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET SHOWN ON THE SURVEY.

25. RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/REMOVABLE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY NOT APPLICABLE.

26. THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

27. THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

**LEGAL DESCRIPTION:**  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PALM BEACH, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE WESTERLY 330 FEET OF TRACT 11, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE.

AND

TOGETHER WITH THE RIGHT TO THE USE OF A PERPETUAL EASEMENT OVER THE EAST 25 FEET OF TRACTS 10 AND 3, ADJOINING SAID TRACT 11, FOR THE PURPOSE OF INGRESS AND EGRESS, AS DEPICTED IN OFFICIAL RECORDS DEED BOOK 1081, PAGE 177, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

TOGETHER WITH THE RIGHT TO THE USE OF A PERPETUAL EASEMENT TO PUMP, TRANSFER OR CONVEY EXCESS WATER THAT MAY ACCUMULATE ON SAID TRACT 11, BLOCK 7, INTO THE DRAINAGE DITCH LOCATED UPON TRACT 14, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3, SAID PROPERTY HAVING BEEN OWNED BY FRANK DOUDERA ON MAY 26, 1955 AND SAID EASEMENT HAVING BEEN CREATED UNDER INSTRUMENT FILED MAY 31, 1955 IN OFFICIAL RECORDS DEED BOOK 1095, PAGE 286, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**TITLE COMMITMENT NOTES:**

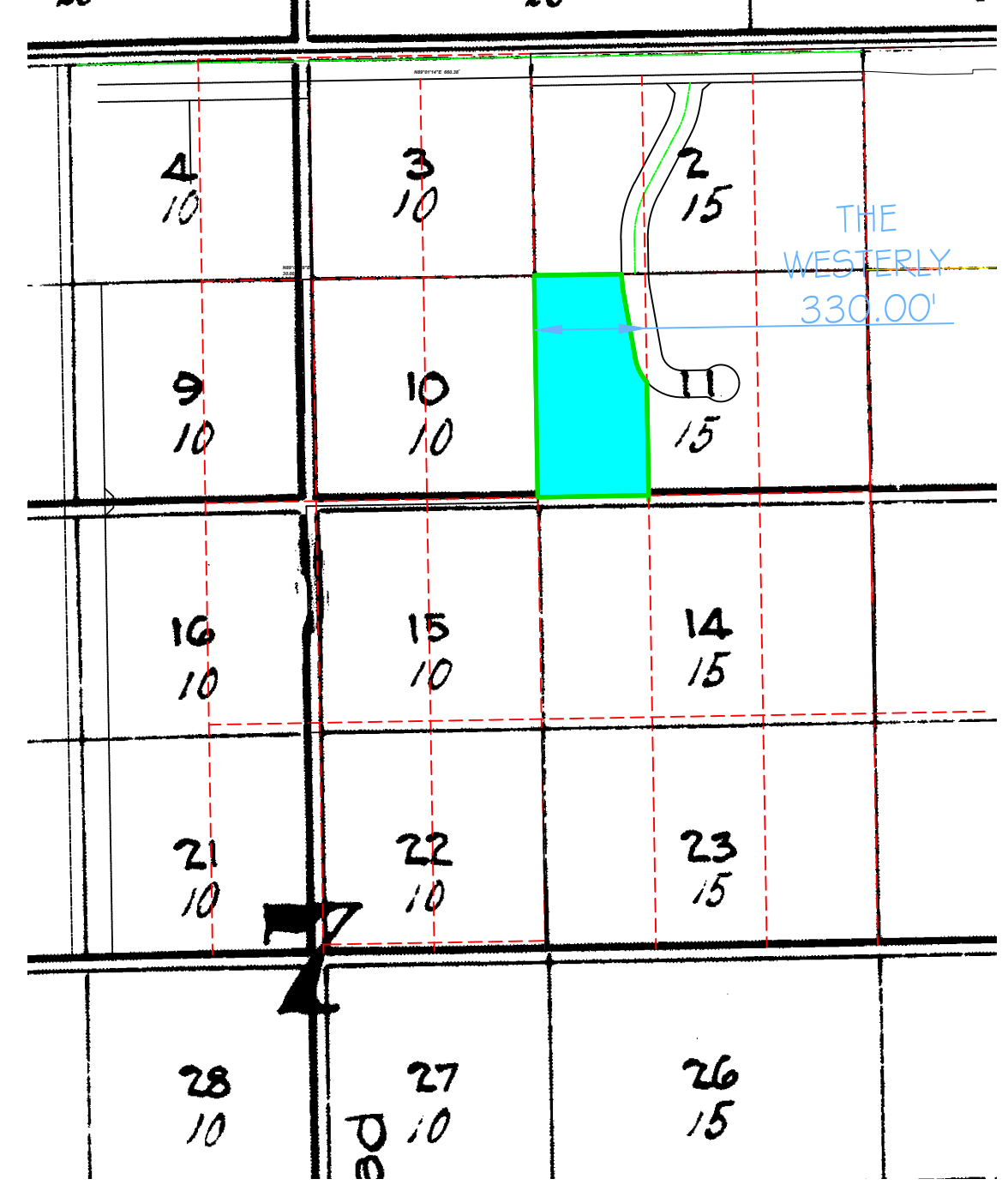
THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-9 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 11498889, DATED DECEMBER 08, 2023, AT 10:00 A.M.

ITEM NO. 3: RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DOES AFFECT THE PROPERTY. LOT LINES & ROAD LINES AS SHOWN ON PLAT.

ITEM NO. 6: SUBJECT TO A PERPETUAL EASEMENT OVER THE EAST 25 FEET OF TRACTS 10 AND 3, ADJOINING SAID TRACT 11, FOR THE PURPOSE OF INGRESS AND EGRESS, AS DEPICTED IN OFFICIAL RECORDS DEED BOOK 1081, PAGE 177, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM NO. 7: TERMS, CONDITIONS AND RESERVATIONS CREATED UNDER EASEMENT TO USE DRAINAGE DITCH RECORDED IN OFFICIAL RECORDS BOOK 1095, PAGE 286, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AFFECT THE SUBJECT PROPERTY, BLANKET IN NATURE NOT PLOTTED.

- LEGEND**
- OH- = OVERHEAD UTILITY LINES
  - - - - - = CONCRETE BLOCK WALL
  - x-x-x-x- = CHAIN LINK FENCE
  - o-o-o-o- = IRON FENCE
  - - - - - = WOOD FENCE
  - - - - - = BUILDING SETBACK LINE
  - - - - - = UTILITY EASEMENT
  - - - - - = LIMITED ACCESS RW
  - - - - - = NON-VEHICULAR ACCESS RW
  - - - - - = EXISTING ELEVATIONS



**NOTE:**  
 THE PALM BEACH COUNTY PROPERTY APPRAISER WEBSITE DEPICTS THIS PART OF THE RIGHT-OF-WAY OF STINSON WAY AS EXISTING. WE WERE UNABLE TO LOCATE THE RECORDED DOCUMENT THAT CONVEYS THE PORTION OF THE RIGHT-OF-WAY THAT IS WITHIN THE SUBJECT PROPERTY; HOWEVER, WE WERE ABLE TO LOCATE THE RECORDED DOCUMENTS THAT PROVIDE FOR THE REST OF THE RIGHT-OF-WAY, AS DEPICTED HEREON, WHICH SUPPORTS WHAT THE PROPERTY APPRAISER WEBSITE IS INDICATING.

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 788 JOHNSON LANE PALM BEACH, FLORIDA 33411

COMMITMENT NUMBER: 11498889,  
 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 BEARING AN EFFECTIVE DATE OF DECEMBER 08, 2023 AT 10:00 AM  
 REVISION NUMBER: ONE (01.02.24)

**SURVEYOR'S CERTIFICATION**

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, BELLSOUTH MOBILITY, INC., A GEORGIA CORPORATION, ITS SUCCESSOR AND/OR ASSIGNS, AS THEIR RESPECTIVE INTERESTS MAY APPEAR.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 7(A), 7(B), 11, 15, 16, 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 13, 2024.

01/13/2024

**JOHN IBARRA** (DATE OF SURVEY)  
 PROFESSIONAL LAND SURVEYOR NO. 5204 STATE OF FLORIDA (NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)  
 REVISED SURVEY:

I HEREBY CERTIFY: THIS "ALTA/NSPS" SURVEY OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.07, ARTICLE 4, CHAPTER 4, FLORIDA STATUTES.

Project Address:  
 788 JOHNSON LANE PALM BEACH, FL 33411

Project Location: PALM BEACH COUNTY

SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST

Folio No.: 00-42-43-27-05-007-0113

DRAWN BY: LK

Job Number: 23-001914-1

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 www.ibarralandsurveyors.com

**John Ibarra**  
 And Assoc., Inc.  
 LAND SURVEYORS

L.B.# 7806

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.