

**LEGAL DESCRIPTION:**  
 A PARCEL OF LAND IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF THE REPLAT OF WESTOVER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 23, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, AS CONVEYED TO THE STATE OF FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 664, PAGE 360, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING A LINE 53 FEET WEST OF AND PARALLEL WITH THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 36, AND THE NORTH LINE OF ORLEANS COURT, FORMERLY KNOWN AS HAZARD STREET, A RIGHT-OF-WAY 60 FEET IN WIDTH, AS SHOWN ON THE PLAT OF WESTOVER, AS RECORDED IN PLAT BOOK 4, AT PAGE 72, OF THE AFORESAID PUBLIC RECORDS, SAID INTERSECTION BEING THE SOUTHEAST CORNER OF THE CLEAR SIGHT CORNER IN OFFICIAL RECORDS BOOK 9909, PAGE 33 OF SAID PUBLIC RECORDS; THENCE NORTH 88°36'23" WEST ALONG SAID NORTH LINE OF ORLEANS COURT, A DISTANCE OF 400.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°36'23" WEST ALONG SAID NORTH LINE OF ORLEANS COURT, A DISTANCE OF 247.06 FEET TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF FOREST GLEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 40, PAGE 85 OF THE AFORESAID PUBLIC RECORDS; THENCE NORTH 01°28'27" EAST, ALONG SAID EAST LINE OF FOREST GLEN AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 253.94 FEET TO THE NORTHEAST CORNER OF SAID FOREST GLEN AND THE SOUTHERLY RIGHT-OF-WAY LINE OF EVANS LANE (FORMERLY KNOWN AS GREEN STREET); THENCE SOUTH 88°34'43" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 297.00 FEET TO A LINE 12.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF LOT 156 OF SAID PLAT OF WESTOVER; THENCE SOUTH 01°28'27" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 126.90 FEET TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOTS 156 AND 157 OF SAID PLAT OF WESTOVER; THENCE NORTH 88°35'33" WEST ALONG SAID SOUTH LINE OF LOTS 156 AND 157 AND ITS EASTERLY PROLONGATION, A DISTANCE OF 49.94 FEET; THENCE SOUTH 01°28'29" WEST A DISTANCE OF 126.91 FEET TO THE POINT OF BEGINNING.

COMMUNITY NUMBER: 120192 PANEL: 0578 SUFFIX: F.F.I.R.M. DATE: FLOOD ZONE: X FIELD WORK: 1/16/2024

CERTIFIED TO:  
 8000 SW LOST RIVER, LLC, A FL LIMITED LIABILITY COMPANY; DANA F. CHARLES, P.A.;  
 OLD REPUBLIC NATIONAL TITLE  
 INSURANCE COMPANY

PROPERTY ADDRESS:  
 XXX EVANS LANE  
 WEST PALM BEACH, FL 33415

SURVEY NUMBER: 617329  
 CLIENT FILE NUMBER

**SURVEY NOTES**  
 COMMUNITY CONCRETE SIDEWALK CROSSES  
 THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT.

|        |                         |          |                           |        |                       |
|--------|-------------------------|----------|---------------------------|--------|-----------------------|
| A.E.   | ANCHOR EASEMENT         | F.F. EL. | FINISH FLOOR ELEVATION    | O.R.B. | OFFICIAL RECORDS BOOK |
| A.C.   | AIR CONDITIONER         | F.I.P.   | FOUND IRON PIPE           | (P)    | PLAT                  |
| B.M.   | BENCH MARK              | F.I.R.   | FOUND IRON ROD            | P.B.   | PLAT BOOK             |
| B.R.   | BEARING REFERENCE       | F.P.K.   | FOUND PARKER-KALON NAIL   | P.C.   | POINT OF CURVATURE    |
| (C)    | CALCULATED              | (L)      | LENGTH                    | P.O.B. | POINT OF BEGINNING    |
| A      | CENTRAL / DELTA ANGLE   | L.A.E.   | LIMITED ACCESS EASEMENT   | P.O.C. | POINT OF COMMENCEMENT |
| CH     | CHORD                   | (M)      | LAKE MAINTENANCE EASEMENT | P.T.   | POINT OF TANGENCY     |
| (D)    | DEED / DESCRIPTION      | M.H.     | MANHOLE                   | R.W.   | RIGHT-OF-WAY          |
| D.E.   | DRAINAGE EASEMENT       | N&D      | NAIL & DISK               | (R)    | RADIAL / RADIUS       |
| D.H.   | DRILL HOLE              | N.R.     | NOT RADIAL                | S.I.R. | SET IRON ROD          |
| D.W.   | DRIVEWAY                | N.T.S.   | NOT TO SCALE              | T.O.B. | TOP OF BANK           |
| E.O.W. | EDGE OF WATER           | O.H.L.   | OVERHEAD UTILITY LINES    | U.E.   | UTILITY EASEMENT      |
| F.C.M. | FOUND CONCRETE MONUMENT |          |                           |        |                       |

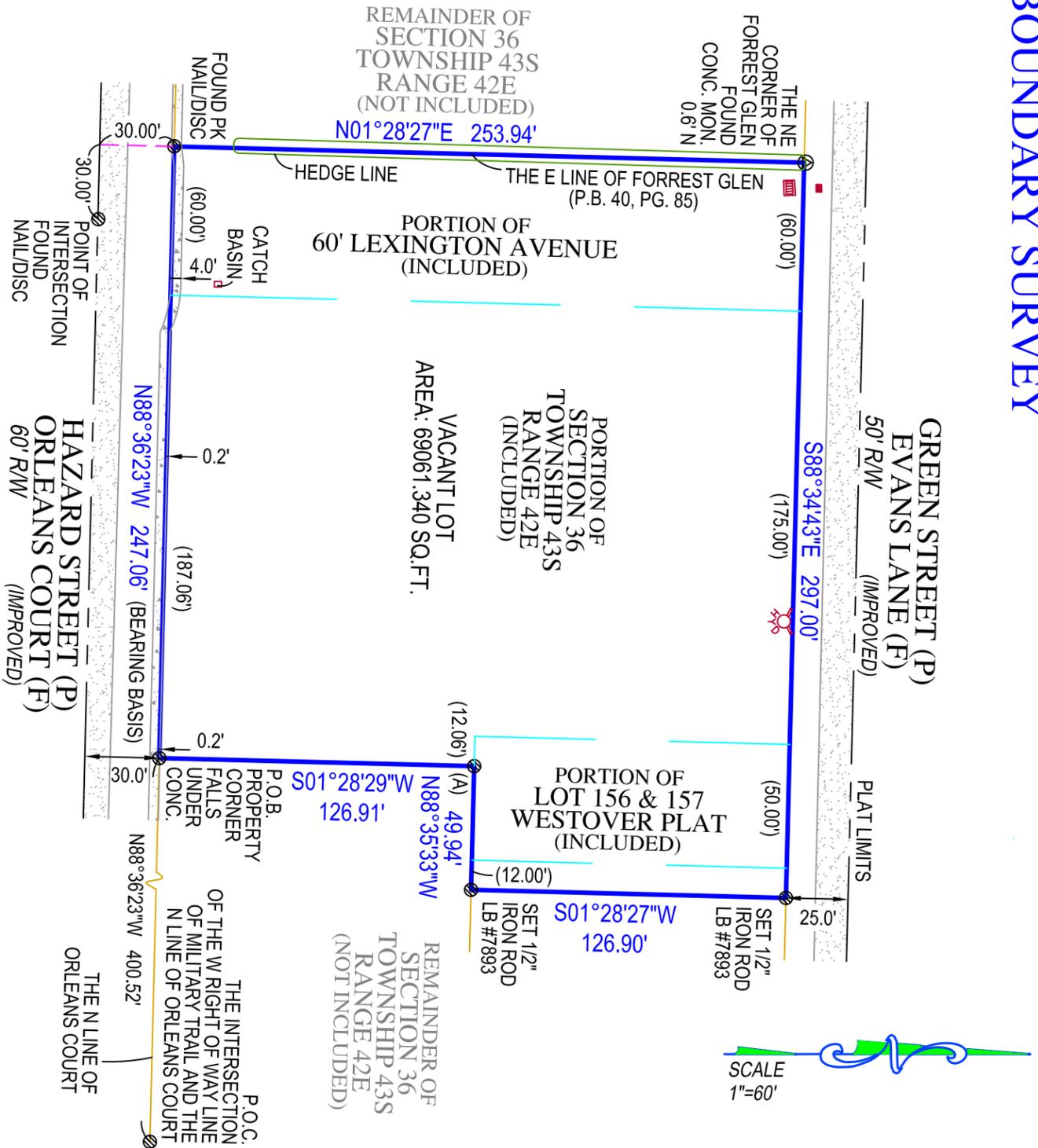
ABBREVIATION DESCRIPTION:

|        |                       |        |                            |
|--------|-----------------------|--------|----------------------------|
| (P)    | PLAT                  | (A)    | SET 1/2" IRON ROD LB #7893 |
| P.B.   | POINT OF BEGINNING    | (M)    | MISC. FENCE                |
| P.C.   | POINT OF CURVATURE    | (U.B.) | UTILITY BOX                |
| P.O.B. | POINT OF BEGINNING    | (U.P.) | UTILITY POLE               |
| P.O.C. | POINT OF COMMENCEMENT | (W.M.) | WATER METER                |
| P.T.   | POINT OF TANGENCY     | (W)    | WELL                       |
| R.W.   | RIGHT-OF-WAY          | (WF)   | WOOD FENCE                 |
| (R)    | RADIAL / RADIUS       |        |                            |
| S.I.R. | SET IRON ROD          |        |                            |
| T.O.B. | TOP OF BANK           |        |                            |
| U.E.   | UTILITY EASEMENT      |        |                            |

SYMBOL DESCRIPTIONS:

|  |                      |  |                   |
|--|----------------------|--|-------------------|
|  | = CATCH BASIN        |  | = MISC. FENCE     |
|  | = CENTERLINE ROAD    |  | = PROPERTY CORNER |
|  | = COVERED AREA       |  | = UTILITY BOX     |
|  | = EXISTING ELEVATION |  | = UTILITY POLE    |
|  | = HYDRANT            |  | = WATER METER     |
|  | = MANHOLE            |  | = WELL            |
|  | = METAL FENCE        |  | = WOOD FENCE      |

REVISIONS:



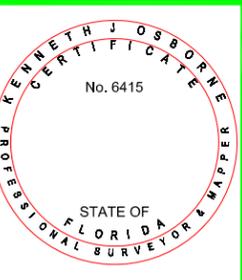
- GENERAL NOTES:**
- LEGAL DESCRIPTION PROVIDED BY OTHERS
  - THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
  - UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
  - WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
  - ONLY VISIBLE ENCROACHMENTS LOCATED.
  - DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.

- FENCE OWNERSHIP NOT DETERMINED
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988
- THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION. ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

**KENNETH J OSBORNE**  
 PROFESSIONAL SURVEYOR AND MAPPER #6415



LB #7893  
 SERVING FLORIDA  
 6250 N. MILITARY TRAIL, SUITE 102  
 WEST PALM BEACH, FL 33407  
 PHONE (561) 640-4800  
 STATEWIDE PHONE (800) 226-4807  
 STATEWIDE FACSIMILE (800) 741-0576  
 WEBSITE: <http://targetsurveying.net>