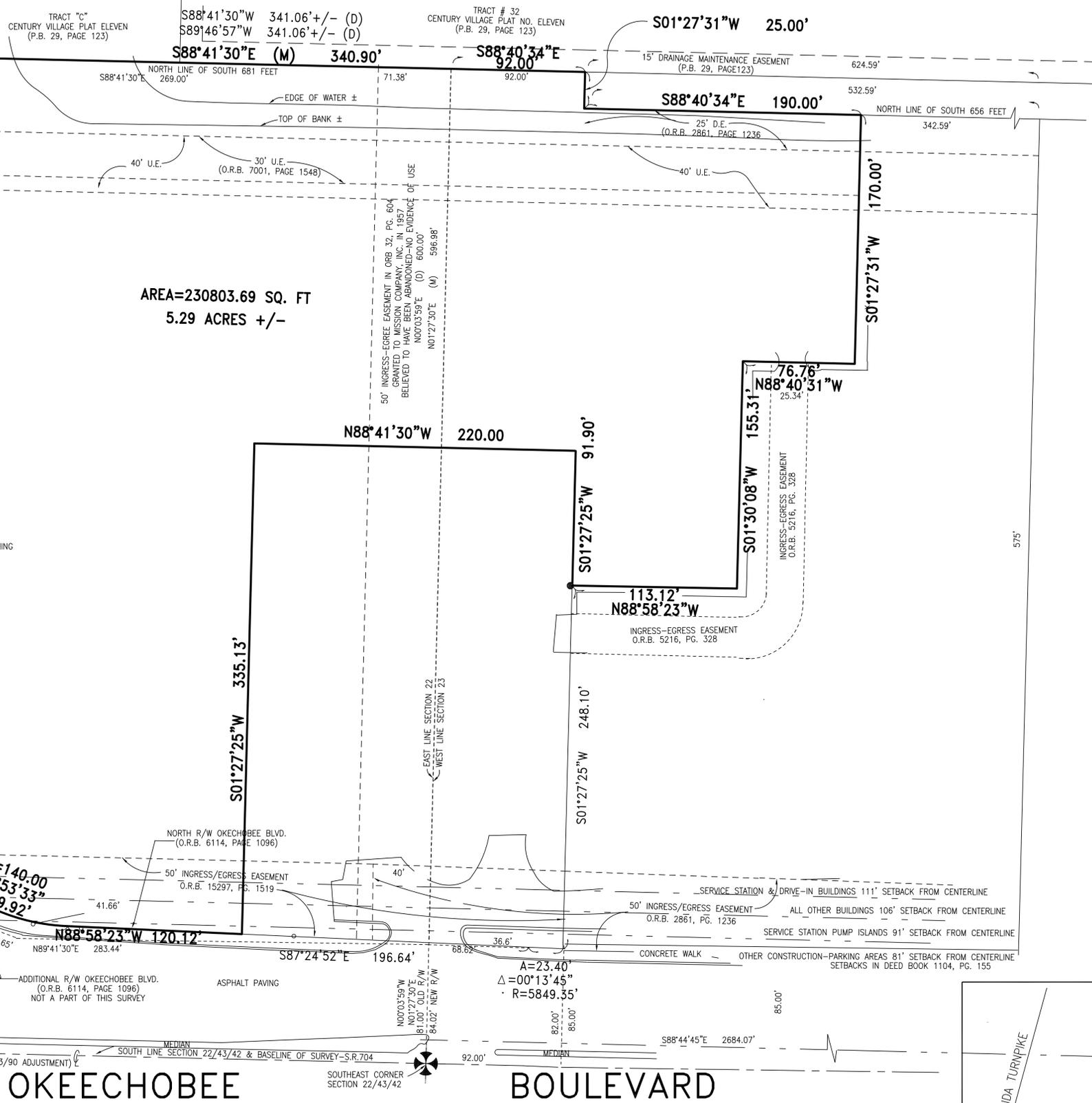


SUNSHINE STATE PARKWAY

EAST R/W LINE SUNSHINE STATE PARKWAY AS SHOWN ON APPROVED FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 9328C-2503 AND REFERENCED IN OFFICIAL RECORD BOOK 6114, PAGE 1096



AREA=230803.69 SQ. FT
5.29 ACRES +/-

DESCRIPTION PARENT TRACT:

PARCEL A:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SECTION 22, BEAR NORTH 00°03'59" WEST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 81.00 FEET TO THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD (S.R. # 704) AND THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 00°03'59" WEST ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 600.00 FEET; THENCE SOUTH 89°46'57" WEST ALONG A LINE THAT IS 681.00 FEET NORTHERLY OF THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 341.06 FEET TO THE INTERSECTION THEREOF WITH THE EAST RIGHT OF WAY LINE OF SUNSHINE STATE PARKWAY; THENCE SOUTH 00°11'40" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 581.01 FEET; THENCE SOUTH 71°19'14" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 58.65 FEET; THENCE NORTH 89°46'57" EAST, ALONG THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD, A DISTANCE OF 284.41 FEET, MORE OR LESS TO THE EAST LINE OF SECTION 22 AND THE POINT OF BEGINNING.

TOGETHER WITH THE WEST 92.0 FEET OF THE NORTH 600.0 FEET OF THE SOUTH 681.0 FEET OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 42 EAST, TOGETHER WITH THE NORTH 170.0 FEET OF THE WEST 190.0 FEET OF THE NORTH 575.0 FEET OF THE SOUTH 656 FEET OF THE EAST 532.59 FEET OF THE WEST 624.59 FEET OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. LESS AND EXCEPT THE ROAD RIGHT OF WAY DESCRIBED IN O.R. BOOK 6114, PAGES 1096-1100, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL B:

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH 88°40'36" EAST ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 92.00 FEET; THENCE NORTH 01°27'31" EAST, A DISTANCE OF 330.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°27'31" EAST, A DISTANCE OF 155.90 FEET; THENCE SOUTH 88°40'36" EAST, A DISTANCE OF 113.24 FEET; THENCE SOUTH 01°30'08" WEST, A DISTANCE OF 155.31 FEET; THENCE NORTH 88°58'23" WEST, A DISTANCE OF 113.12' TO THE POINT OF BEGINNING.

CONTAINING 305,068 SQUARE FEET OR 7.00 ACRES MORE OR LESS

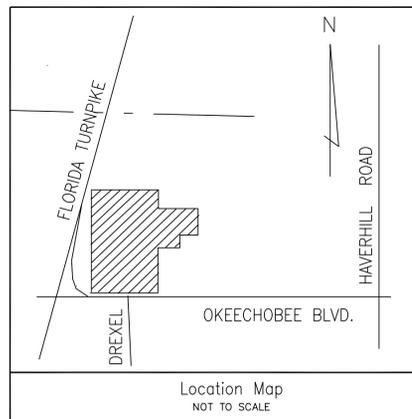
SURVEYOR'S NOTES:

- THIS SPECIFIC SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT NO. FAC-13303, DATED MARCH 12, 2008. THE DESCRIPTION AND EASEMENTS WHICH ARE STATED THEREIN ARE REFLECTED HEREON. THE SUBDIVISION LINES FOR TRACTS ARE DELINEATED FROM INFORMATION PROVIDED BY CLIENT. BOUNDARY SURVEY DATA NOT ADDRESSED DURING THIS PLOT PLAN SKETCH.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT ADDRESSED AS A PART OF THIS SURVEY. ONLY VISIBLE ABOVE GROUND IMPROVEMENTS HAVE BEEN SHOWN. THERE MAY EXIST UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER MATTERS WHICH HAVE NOT BEEN REFLECTED ON THIS SURVEY.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND DISTANCES ARE NOT TO BE SCALED FOR CONSTRUCTION AND/OR DESIGN PURPOSES.
- ADDITIONS AND/OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THIS OFFICE.
- THIS MAP, AS DEPICTED IN ITS GRAPHIC FORM, BEARING THE SIGNATURE AND SEAL OF THE SURVEYOR, IS THE OFFICIAL DOCUMENT OF THE LANDS AS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE MAP.
- THIS SURVEY IS PREPARED FOR THE PARTIES AS STATED HEREON AND IS NOT ASSIGNABLE TO OTHER PARTIES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
- THIS SURVEY DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED AND CERTIFIED. REUSE OF AND/OR RELIANCE ON THIS DOCUMENT FOR ANY OTHER PURPOSE, WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY DEAN SURVEYING AND MAPPING, INC. SHALL BE WITHOUT LIABILITY TO DEAN SURVEYING AND MAPPING, INC.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST WHICH BEARS N88°41'30"W, NAD 83/90 ADJUSTMENT.
- COORDINATES AS SHOWN ARE STATE PLANE GRID AND ARE RELATIVE TO NAD 83/1990 ADJUSTMENT FOR FLORIDA EAST ZONE TRANSVERSE MERCATOR.

THIS SPECIFIC PURPOSE SURVEY SHOWING SUBDIVISION PREPARED FOR: DS INVESTMENTS I, LLC

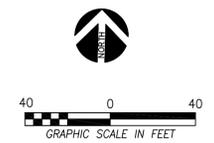
PROPERTY LIES WITHIN A FLOOD ZONE B, AS SCALED FROM THE NATIONAL INSURANCE PROGRAM RATE MAP COMMUNITY PANEL NUMBER 120192 0155 B.

PROPERTY ADDRESS: 6255 OKEECHOBEE BOULEVARD, WEST PALM BEACH, FL. 33417



Location Map
NOT TO SCALE

Legend	
●	Indicates Set 1/2" IRON Rod & Cap #LB9936
○	Indicates Found Iron Rod & Cap
⊕	Indicates Water Valve
⊞	Indicates Water Service METER
—OH—	Indicates Overhead Utility Lines
⊞	Indicates Wood Utility Pole
⊞	Indicates Catch Basin
P.O.B.	Indicates POINT OF BEGINNING
(D)	Indicates Deed Dimension
(P)	Indicates Plot Dimension
(M)	Indicates Measured Dimension
⊕	Indicates Drainage Manhole
⊞	Indicates Sanitary Manhole
⊞	Indicates Manhole



DELINEATE TRACT SUBDIVISION		DATE
		8/29/24
REVISIONS		DATE
PLOT PLAN Prepared For:		DS INVESTMENTS I, LLC

Dean Surveying & Mapping, Inc.
 The Measuring Line Shall Go Forth! Jeremiah 31:39
 4201 Westgate Avenue
 Suite A3
 West Palm Beach, Florida 33409
 Tel: (561) 625-8748

NOTE: This drawing is not valid without embossed seal of Surveyor.

RICHARD N. DEAN
 Professional Surveyor & Mapper
 Florida Certificate No. 4406
 L.S. 6936

FIELD: R.N.D. DATE: 12-22-15
 DRAWN: D.J.M. SCALE: 1"=40'
 SHEET: 1 of 1 JOB No.: 015-1208-SUB-B