

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 1177975, WITH AN EFFECTIVE DATE OF NOVEMBER 03, 2021 AT 11:00 P.M.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE AFORESAID SECTION 22; THENCE NORTH 00°41'06" WEST ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4), A DISTANCE OF 1331.34 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SOUTHEAST ONE-QUARTER (SE 1/4); THENCE NORTH 89°31'42" EAST ALONG SAID LINE, A DISTANCE OF 51.88 FEET TO THE EAST RIGHT-OF-WAY LINE OF JOG ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4224, PAGE 780; THENCE CONTINUE NORTH 89°31'42" SECONDS EAST, A DISTANCE OF 615.46 FEET TO A POINT ON THE WEST LINE OF THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 22 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°31'42" EAST, A DISTANCE OF 333.67 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 22; THENCE SOUTH 00°30'38" EAST ALONG SAID LINE, A DISTANCE OF 1168.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD (STATE ROAD 804) AS SHOWN IN COUNTY ROAD PLAT BOOK 2, PAGE 5, AND AS CONVEYED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 4251, PAGE 575 AND AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 97931-2347; THENCE NORTH 86°24'21" WEST ALONG THE SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 333.36 FEET TO A POINT ON THE EAST LINE OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 22; THENCE NORTH 00°30'38" WEST ALONG SAID LINE, A DISTANCE OF 1144.98 FEET TO THE POINT OF BEGINNING; SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

NOTES CORRESPONDING TO SCHEDULE B

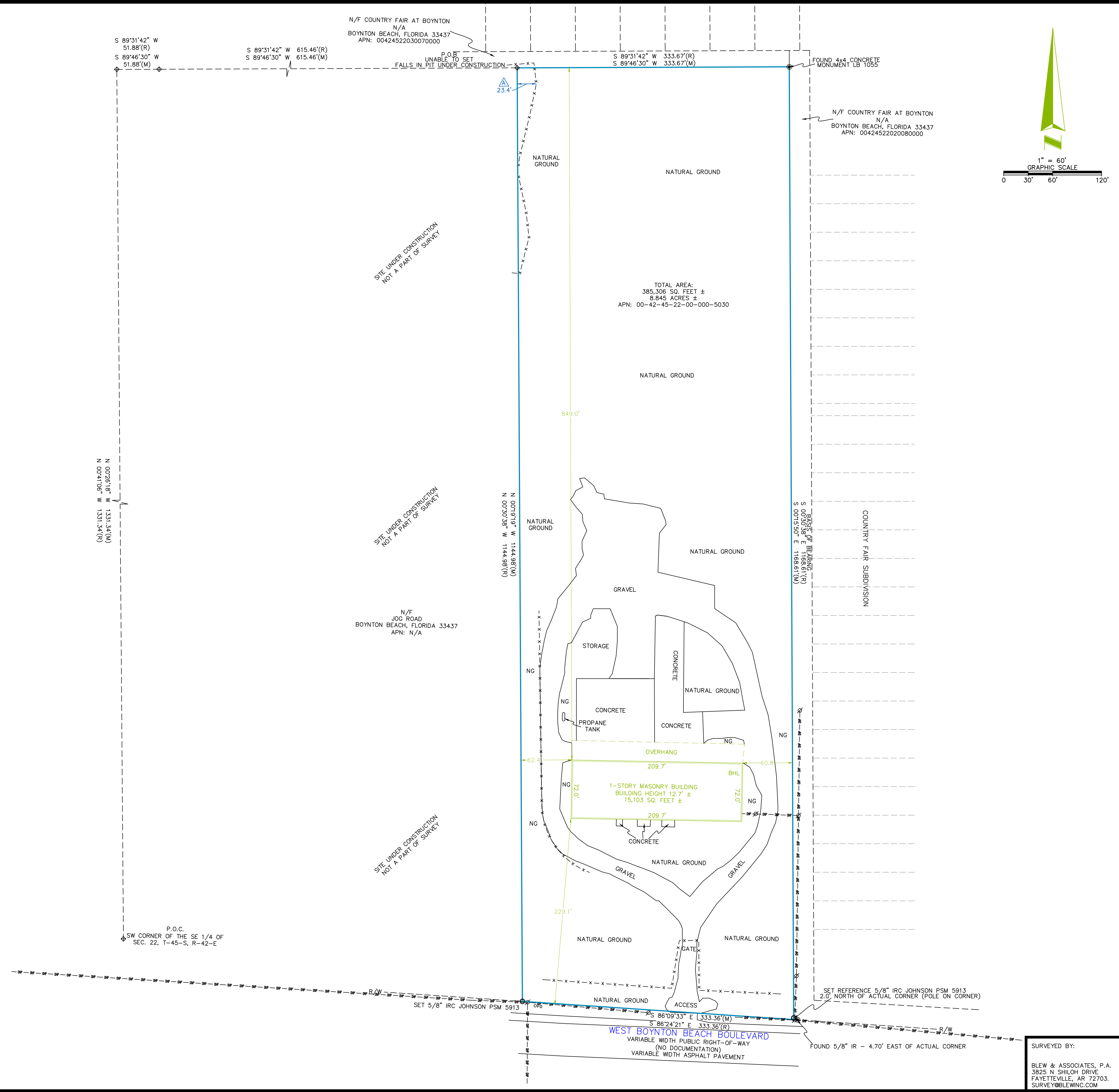
- 6 - RESERVATIONS CONTAINED IN DEEDS FROM THE PALM BEACH FARMS COMPANY FOR RIGHT-OF-WAY FOR SMALL LATERAL DITCHES IN FAVOR OF OTHER TRACTS RECORDED IN DEED BOOK 61, PAGE 197; DEED BOOK 61, PAGE 311, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT SUBJECT PROPERTY)
- 7 - STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENTS WITH PALM BEACH COUNTY RECORDED IN O.R. BOOK 10243, PAGE 109; O.R. BOOK 12980, PAGE 178; O.R. BOOK 14926, PAGE 1714; O.R. BOOK 22516, PAGE 1146, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)
- 8 - DECLARATION OF CROSS ACCESS EASEMENT RECORDED FEBRUARY 7, 2020, UNDER O.R. BOOK 31211, PAGE 1112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

LEGEND

SO.FT. SQUARE FEET	○ FOUND MONUMENT AS-NOTED
— OVERHEAD UTILITY LINE	○ SET MONUMENT AS-NOTED
— PROPERTY LINE	○ COMPUTED POINT
— FENCE	○ RIGHT-OF-WAY
R/W RIGHT-OF-WAY LINE	○ NOW OR FORMERLY
oro FIBER OPTIC PEDESTAL	NG NATURAL GROUND
P.O.C. POINT OF COMMENCEMENT	BHL BUILDING HEIGHT LOCATION
P.O.B. POINT OF BEGINNING	(R) RECORD DIMENSION
	(M) MEASURED/CALCULATED DIMENSION

SIGNIFICANT OBSERVATIONS

▲ FENCE APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 23.4'.



VICINITY MAP
NOT TO SCALE
SITE
JOG ROAD
W BOYNTON BEACH BLVD
WATERMILL CR

SHEET 1 OF 1

LAND AREA
385,306± SQUARE FEET
8.845± ACRES

PARKING
REGULAR= 0
HANDICAP= 0
TOTAL= 0

FLOOD INFORMATION
FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV. AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 12099C070F, WHICH BEARS AN EFFECTIVE DATE OF 10/05/2017 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS
THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER FLORIDA STATE PLANE COORDINATE SYSTEM, EASTERN ZONE, NAD83-2011, AS MEASURED ALONG THE EASTERN LINE OF THE SUBJECT PROPERTY WHICH BEARS S0015°50'E PER GPS COORDINATE OBSERVATIONS.
LATITUDE: 26°31'53.7827"
LONGITUDE: -80°08'39.0120"
CONVERGENCE ANGLE: 00°22'56.33416"

- GENERAL NOTES**
- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
 - ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 - THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
 - THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WEST BOYNTON BEACH BOULEVARD, A DEDICATED PUBLIC STREET OR HIGHWAY.
 - THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
 - THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
 - BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
 - NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR, ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
 - IN REGARDS TO ALTA TABLE A ITEM "10", NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT, NECESSARY PERMISSIONS WERE NOT PROVIDED.

ALTA/NSPS LAND TITLE SURVEY
AEI JOB #449708
BOYNTON BEACH BOULEVARD
6345 BOYNTON BEACH BOULEVARD
PALM BEACH COUNTY BOYNTON BEACH, FLORIDA 33437



AEI CONSULTANTS
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WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONCONSULTANTS.COM

COORDINATED BY:

SURVEYOR'S CERTIFICATE
TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:
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)(1), 7(C), 8, 9, 10, 12, 13, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11/16/2021. DATE OF PLAT OR MAP: 11/22/2021.

PETER G. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER LS5913
STATE OF FLORIDA
FLORIDA C.O.A. LB 8173

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
11/29/2021	UPDATED TITLE COMMITMENT	DSM	21-9418
			SCALE: 1" = 60'
			DRAWN BY: DSM
			APPROVED BY: PGJ

SURVEYED BY:
BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703.
SURVEY@BLEWINC.COM