

LEGEND
A = Asphalt
BM = Bench Mark
BRG = Bearing
CB = Catch basin
CBS = Concrete Block Structure
CH = Chord
Chatta = Chattahoochee
C = Center Line
CLF = Chain Link Fence
CL = Clear
CONC = Concrete
D = Delta
d = Diameter
DH = Drill Hole
DME = Drainage & Maintenance Easement
E.B. = Electric Box
Enc. = Encroachment
F.F. = Finish Floor
F.H. = Fire Hydrant
F.I.R. = Found Iron Rebar
FPL = Florida Power & Light
F.P.P. = Found Iron Pipe
FD. = Found
L.P. = Light Pole
M = Measured
M.F. = Metal Fence
M.H. = Manhole
ML = Monument Line
NON = Not Applicable
NIA = Not Applicable
ND = Nail & Disc
NTS = Not to Scale
O/S = Offset
O.U.L. = Overhead Utility Lines
OH = Overhang
P = Plat
PB = Plat Book
PC = Point of Curvature
PCP = Permanent Control Point
PG = Page
P.I. = Point of Intersection
PL = Property Line
PL = Planter
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.P. = Power Pole
P.R.M. = Permanent Reference Monument
P.R.C. = Point of Reverse Curvature
PT = Point of Tangency
R = Radius
RR = Railroad
PSM = Professional Surveyor
Mapor = Mapper
RW = Right-of-Way
SWW = Sidewalk
Sec. = Section
(TYP) = Typical
T = Tangent
U.E. = Utility Easement
W.F. = Wood Fence
WM = Water Meter
W.V. = Water Valve
W.S. = Water Service
X = Denotes Spot Elevations Taken

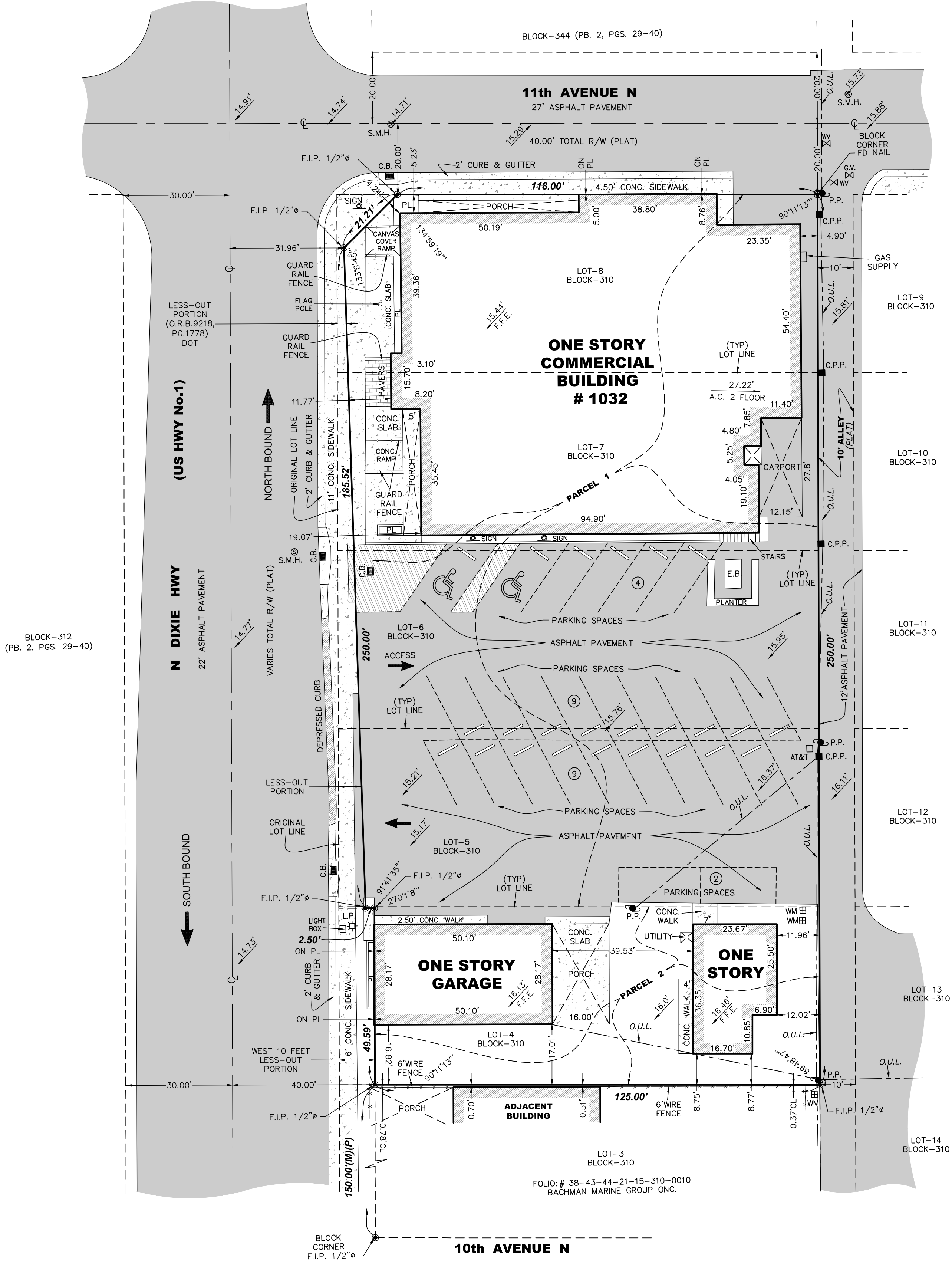
"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

a) All notes shown hereon are the public utility otherwise noted.
b) No identification can be found on property corners unless otherwise noted.
c) The graphic portions of this document are intended to be delivered as the authoritative source of information.
d) The graphic portions of this document are intended to be delivered as the authoritative source of information.
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v) The graphic portions of this document are intended to be delivered as the authoritative source of information.
w) The graphic portions of this document are intended to be delivered as the authoritative source of information.
x) The graphic portions of this document are intended to be delivered as the authoritative source of information.
y) The graphic portions of this document are intended to be delivered as the authoritative source of information.
z) The graphic portions of this document are intended to be delivered as the authoritative source of information.

NOTE: Encroachments and/or encroachments shown hereon are of the adjacent owner, hence legal ownership is not determined.
a) Not determined.
b) Not determined.
c) Not determined.
d) Not determined.
e) Not determined.
f) Not determined.
g) Not determined.
h) Not determined.
i) Not determined.
j) Not determined.
k) Not determined.
l) Not determined.
m) Not determined.
n) Not determined.
o) Not determined.
p) Not determined.
q) Not determined.
r) Not determined.
s) Not determined.
t) Not determined.
u) Not determined.
v) Not determined.
w) Not determined.
x) Not determined.
y) Not determined.
z) Not determined.

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

A portion of land in the N.W. 1/4, Section 22, Township 44 South, Range 43 East City of Lake Worth, Palm Beach County, Florida



LOCATION MAP
(N.T.S.)

TITLE REVIEW NOTES:

With reference to Chicago Title Insurance Company Commitment Order No. 402100228TS, dated March 2, 2021 at 8:00 A.M., I hereby certify as follows:

Schedule B - Section II:

- Item # 1: Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. **NOT A MATTER OF SURVEY.**
- Item # 2: Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable. **NOT A MATTER OF SURVEY.**

NOTE: 2020 Real Property Taxes in the gross amount of \$33,810.56 are Paid, under Tax I.D. No. 38-43-44-21-15-310-0050. (As to Parcel 1)

NOTE: 2020 Real Property Taxes in the gross amount of \$3,581.77 are Paid, under Tax I.D. No. 38-43-44-21-15-310-0040. (As to Parcel 2)

- Item # 3: Standard Exceptions:

- A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. **DEPICTED ON SURVEY, IF ANY.**
- B. Rights or claims of parties in possession not shown by the public records. **NONE VISIBLE.**
- C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. **NOT A MATTER OF SURVEY.**
- D. Taxes or assessments which are not shown as existing liens in the public records. **NOT A MATTER OF SURVEY.**
- Item # 4: Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land. **N/A**
- Item # 5: Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. **NOT A MATTER OF SURVEY.**
- Item # 6: Restrictions, covenants, conditions, easements and other matters as contained on the Plat of THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW LAKE WORTH), recorded in Plat Book 2, Page 29, of the Public Records of Palm Beach County, Florida. **DEPICTED ON SURVEY.**
- Item # 7: Intentionally deleted sm (moved to less out in Parcel 1)
- Item # 8: Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements. **NOT A MATTER OF SURVEY.**

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 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, 6(a), 8, 11(a), 13 and 14 of Table A thereof. The field work was completed on 04/14/2021

Date of Plat or Map: 04/14/2021

René Agüesvives
Florida PSM # 4327

As to vertical control: Elevations of well-identified features contained on this survey and map have been measured to an estimate vertical accuracy of 0.1' field-measured control for elevation information shown hereon is based on a level loop or closure to a second benchmark.

As to horizontal control: This survey meets and exceeds the linear closure of 1 in 15,000 feet for survey measurements, for control land boundaries for ALTA/ACSM Land Title Surveys, and is also classified as a Commercial/High Risk as required by the Florida Minimum Technical Standards (5J-17 F.A.C.) the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

NOTES:

- Utilities shown are by location of surface improvements only.
- No earth moving on site found, no changes in Street Right-of-Way found, no wetlands found within the property.
- No visible solid Waste Dump found on site.
- Legal description based on occupation and other legal documents.

This survey meets and exceeds the linear closure of 1 in 15,000 feet for survey measurements, for control land boundaries for ALTA/ACSM Land Title Survey, and is also classified as a Commercial/High Risk as required by the Florida Minimum Technical Standards 5J-17 F.A.C.) The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.

NOTE:

Elevations Show refer to NGVD 1929
BM # FEC L.W.R.D. Elev.-16.79' (NAVD 88)
(Palm Beach County)

- No platted Easement in this lots
- No visible Encroachments in this Lot

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AREA	
SQ. FT.	#32235.09
ACRES	#0.740

Bearing, if any, shown based on: Plat Meridian (reference) N/A

REVISIONS:

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
X	120213	0593	F	
F.I.R.M.D. DATE	F.I.R.M. INDEX	BASE ELEV.		
10/05/17	10/05/17	+ N/A N.G.V.D.		

ALTANSPS SURVEY
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, Florida Administrative Code, pursuant to Section 492.027 Florida Statutes.
RENE AGÜESVIVES 04/19/21
PROFESSIONAL SURVEYOR AND MAPPER No. 4327, State of Florida.

Alvarez, Agüesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Ph. 305-385-0385 ~ 305-220-2424 L.B. No. 6867
fastsurvey@aol.com ~ aasurvey@aol.com

Field Date	Scale:	Drawn by:	Dwng. No.
04/14/21	1"=20'	R.S.	21-25410