

LEGEND
 A = Arc
 ASPH = Asphalt
 BM = Bench Mark
 BRG = Bearing
 CB = Catch basin
 CBS = Catch Block
 Structure
 CH = Chord
 Chatta = Chattahoochee
 C = Center Line
 CLF = Clear Line Fence
 CL = Clear
 CONC = Concrete
 D = Diameter
 D = Drill Hole
 DME = Drainage & Maintenance
 E = Electric Box
 Enc = Encroachment
 F.F. = Flood Floor
 F.F.T. = Flood Threshold
 F.I.R. = Found in Rebar
 FPL = Florida Power & Light
 F.I.P. = Found in Pipe
 FD = Fire
 L.P. = Light Pole
 M = Measured
 M.F. = Manhole
 M.H. = Manhole
 M = Monument Line
 M.S.N. = Not Surveyed
 N/A = Not Applicable
 N/D = Not Disc
 NTS = Not to Scale
 OIS = Other
 O.U.L = Overhead Utility Lines
 OH = Overhang
 P = Plat Book
 P.B. = Plat Book
 P.C. = Plat Control
 P.C.P. = Permanent Control Point
 PG = Page
 P.I. = Point of Intersection
 E = Property Line
 PL = Plat
 P.O.B. = Point of Beginning
 P.O.C. = Point of Commencement
 P.P. = Power Pole
 P.R.M. = Permanent Reference
 M.R.C. = Point of Reverse
 C.R. = Curve
 T = Point of Tangency
 R = Radius
 R.R. = Railroad
 PSM = Professional Surveyor
 Mapper
 R.W. = Right-of-Way
 SWK = Sidewalk
 Sec = Section
 (TYP) = Typical
 T = Tangent
 U.E. = Utility Easement
 W.F. = Wood Fence
 W.M. = Water Meter
 W.V. = Water Valve
 W.S. = Water Service
 + 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 lots shown herein are public record. All dimensions are in feet unless otherwise noted.
 (b) Distance along boundary or corner are in measured rather than recorded.
 (c) The surveyor has determined that the property lines shown on this map are the same as the property lines shown on the public record map.
 (d) The surveyor has determined that the property lines shown on this map are the same as the property lines shown on the public record map.
 (e) The surveyor has determined that the property lines shown on this map are the same as the property lines shown on the public record map.
 (f) The surveyor has determined that the property lines shown on this map are the same as the property lines shown on the public record map.
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 (h) The surveyor has determined that the property lines shown on this map are the same as the property lines shown on the public record map.
 (i) The surveyor has determined that the property lines shown on this map are the same as the property lines shown on the public record map.
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 (k) The surveyor has determined that the property lines shown on this map are the same as the property lines shown on the public record map.
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 (m) The surveyor has determined that the property lines shown on this map are the same as the property lines shown on the public record map.
 (n) The surveyor has determined that the property lines shown on this map are the same as the property lines shown on the public record map.
 (o) The surveyor has determined that the property lines shown on this map are the same as the property lines shown on the public record map.
 (p) The surveyor has determined that the property lines shown on this map are the same as the property lines shown on the public record map.
 (q) The surveyor has determined that the property lines shown on this map are the same as the property lines shown on the public record map.
 (r) The surveyor has determined that the property lines shown on this map are the same as the property lines shown on the public record map.
 (s) The surveyor has determined that the property lines shown on this map are the same as the property lines shown on the public record map.
 (t) The surveyor has determined that the property lines shown on this map are the same as the property lines shown on the public record map.
 (u) The surveyor has determined that the property lines shown on this map are the same as the property lines shown on the public record map.
 (v) The surveyor has determined that the property lines shown on this map are the same as the property lines shown on the public record map.
 (w) The surveyor has determined that the property lines shown on this map are the same as the property lines shown on the public record map.
 (x) The surveyor has determined that the property lines shown on this map are the same as the property lines shown on the public record map.
 (y) The surveyor has determined that the property lines shown on this map are the same as the property lines shown on the public record map.
 (z) The surveyor has determined that the property lines shown on this map are the same as the property lines shown on the public record map.

NOTE:
 All clearances and encroachments shown herein are of the aggregate nature, fence legal ownership
 by the surveyor is only the exclusive and specific use of these persons, parties or
 institutions reflected in this survey. Any damage or encroachment to the property
 or underground facilities, improvements, fences and encroachments, if any, not located
 in this survey, are the responsibility of the surveyor or the party or entity for whom the
 survey is made. The surveyor shall not be liable for any damage or encroachment to the property
 or underground facilities, improvements, fences and encroachments, if any, not located
 in this survey, unless the surveyor is made aware of the same by the property owner or
 the party or entity for whom the survey is made.

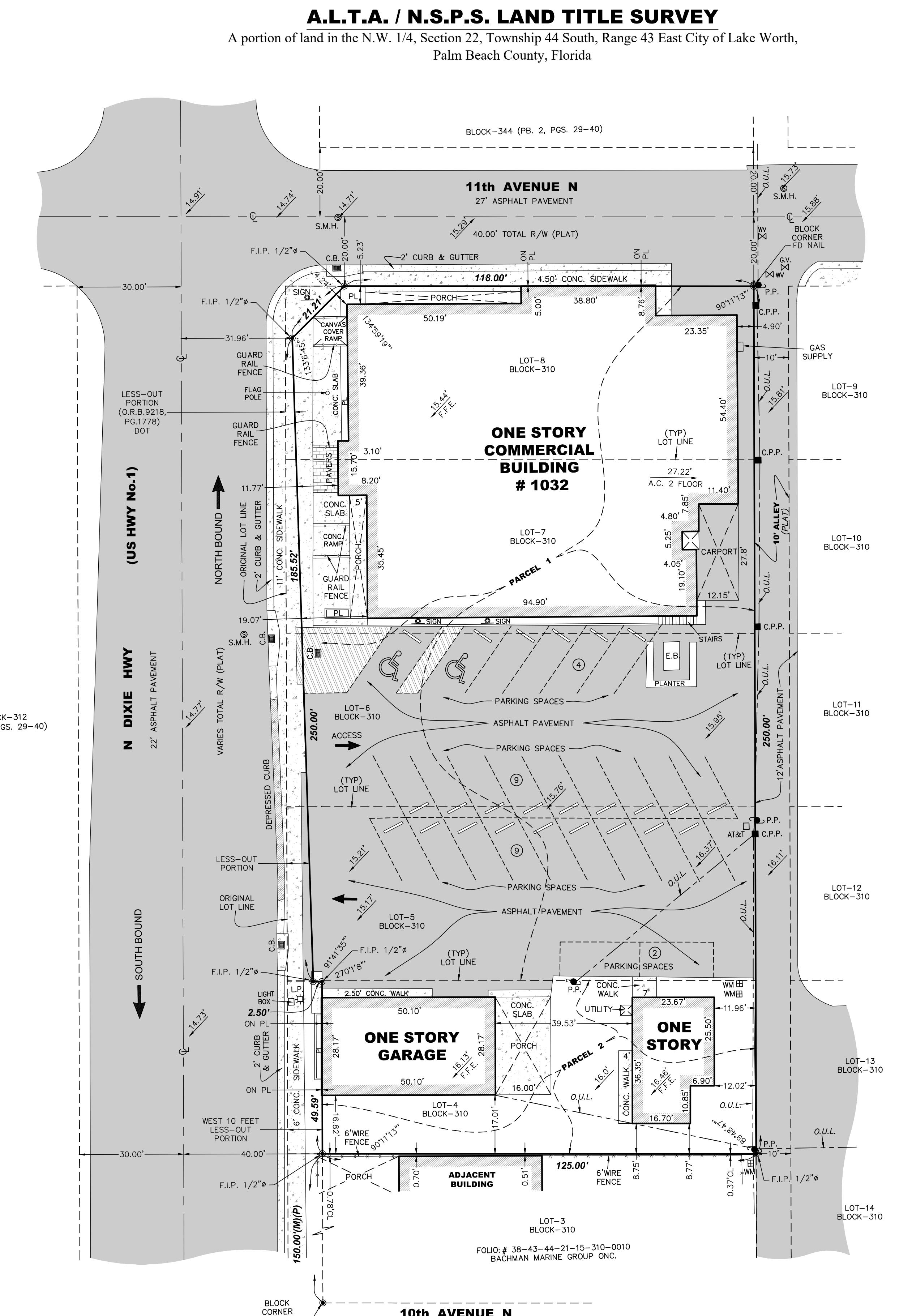
PARCEL 1: folio # 38-43-44-21-15-310-0050
 Lots 5, 6, 7 and 8, Block 310, THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW LAKE WORTH), according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 29 through 40, of the Public Records of Palm Beach County, Florida.
 LESS AND EXCEPT THAT portion taken by the State of Florida, Department of Transportation by the Stipulated Order of Taking recorded in Official Records Book 9218, Page 1778, of the Public Records of Palm Beach County, Florida.
 PARCEL 2: folio # 38-43-44-21-15-310-0040
 Lot 4, LESS the West 10 feet thereof, Block 310, THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW LAKE WORTH), according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 29 through 40, of the Public Records of Palm Beach County, Florida.

Certified to:
 Maxed Palm Beach Properties LLC
 Amerian Bank, N.A.
 its successors and/or assigns, ATIMA
 Chicago Title Insurance Company
 Capital Title - National Commercial Services Division
 Adams Gallinar, P.A.
 SCI Funeral Services of Florida, LLC
 Roca Gonzalez, P.A.
Address:
 1032-1014 N Dixie Hwy, Lake Worth, FL 33460

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 herein 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: 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.

0
 20
 40

GRAPHIC SCALE
 SCALE: 1"=20'
 (SCALE IN FEET)



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. **NOT 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 Aiguesvives
 Florida PSM # 4327

SO. FT.	± 32235.09
ACRES	± 0.740

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

ALTA/NSPS SURVEY. I HEREBY CERTIFY that this survey meets the standards and practices set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17 Florida Administrative Code, pursuant to Section 412.027 Florida Statutes.			
Ph. 305-385-0385 - 305.220.4242 L.B. No. 6867 fastsurvey@aol.com - aaasurvey@aol.com			
Field Date 04/14/21	Scale: 1"=20'	Drawn by: R.S.	Dwg. No. 21-25410