

ALUM - ALUMINUM
BLDG. - BUILDING
BLDG. - BELL/SOUTH
C. - CALCULATED
C.B. - CATCH BASIN
C.M.P. - CORRUGATED METAL PIPE
C. - CALCULATED
CBS - CONCRETE BLOCK & STUCCO
CONC. - CONCRETE
COR. - CORNER
COV. - COVERED
DC - DRAINAGE EASEMENT
D.O.T. - DEPARTMENT OF TRANSPORTATION
E.O.P. - EDGE OF PAVEMENT
E.W. - EDGE OF WATER
ELEV. - ELEVATION
ELEV. - ELEVATION
ESMT - EASEMENT
EXIST. - EXISTING
F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION
F.F. - FINISHED FLOOR
FPL - FLORIDA POWER & LIGHT
F.F. - FINISHED FLOOR
FND. - FOUND
GV - GATE VALVE
HW - ELECTRIC HANDHOLE
IR/CAP - IRON ROD & CAP
TWP. - TOWNSHIP
U.E. - UTILITY EASEMENT
WM - WATER METER
⊙ - STORM MANHOLE
⊙ - SANITARY MANHOLE
X - WATER VALVE
— GAS - GAS LINE
— CATV - CABLE LINE
— FLORIDA POWER AND LIGHT LINE
(P) - UNRECORDED PLAT OF ENTRADA ACRES
RECORDED IN O.R.B. 2831, PAGES 239-240

M.H. - MANHOLE
M-MEASURED
NO. - NUMBER
O.E. - OVERHEAD ELECTRIC
O/L - ON LINE
O.R.B. - OFFICIAL RECORD BOOK
P.B. - PLAT BOOK
P.B.C.R. - PALM BEACH COUNTY RECORDS
P-L - PLATED
P.I. - POINT OF INTERSECTION
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
NPBCD. - NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT
WPP - POWERPOLE
P.R.M. - PERMANENT REFERENCE MONUMENT
R - RADIUS
R/W - RIGHT-OF-WAY
RGE. - RANGE
S.B.T. - SOUTHERN BELL TELEPHONE
SAN. - SANITARY
SEC. - SECTION
SQ. FT. - SQUARE FEET
T.O.B. - TOP OF BANK
● SE 5/8" IR/CAP LB 3591 - UNNOTED
Δ - DELTA (CENTRAL ANGLE)
L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
BFP - BACK FLOW PREVENTOR
-> EXISTING ELEVATION
⊙ - GATE VALVE
⊙ - LEAK POLE
□ - CONCRETE POWER POLE
— GUY WIRE

△ - DENOTES SPECIAL CONTROL POINT
✱ - INDICATES SECTION CORNER
✱ - INDICATES 1/4 SECTION CORNER

℄ - CENTERLINE
R - RADIUS
R - RADIUS
AC - ARC LENGTH
AC - ARC
CB - CHORD BEARING
CD - CHORD DISTANCE
E - EASTING (WHEN USED WITH COORDINATES)
FIRC - FOUND IRON ROD
FIRC - FOUND IRON ROD WITH CAP
FDOBT - FLORIDA DEPARTMENT OF TRANSPORTATION
LD - LICENSED BUSINESS
NORTHING (WHEN USED WITH COORDINATES)
P/R - POINT OF REVERSE CURVATURE
R/W - RIGHT-OF-WAY
RD - RADIAL BEARING
SF - SQUARE FEET
(RPB4) - ROAD PLAT BOOK 4, PAGE 34

Reservations contained in Deed recorded in Deed Book 941, Page 526, as modified by Agreement in Deed Book 952, Page 67 and O.R. Book 312, Page 342, Public Records of Palm Beach County, Florida.
(AFFECTS NOT PLOTTED)

Affidavit of Exemption by Palm Beach County recorded in O.R. Book 2800, Page 1907, Public Records of Palm Beach County, Florida. **(AFFECTS NOT PLOTTED)**

Palm Beach County Removal Agreement recorded in O.R. Book [7018, Page 1825](#), Public Records of Palm Beach County, Florida. **(AFFECTS NOT PLOTTED)**

Palm Beach County Removal Agreement recorded in O.R. Book [7018, Page 1826](#), Public Records of Palm Beach County, Florida. **(AFFECTS NOT PLOTTED)**

All matters as contained on plat recorded in Road Plat 4, page 34, Public Records of Palm Beach County, Florida.
(AFFECTS AS SHOWN)

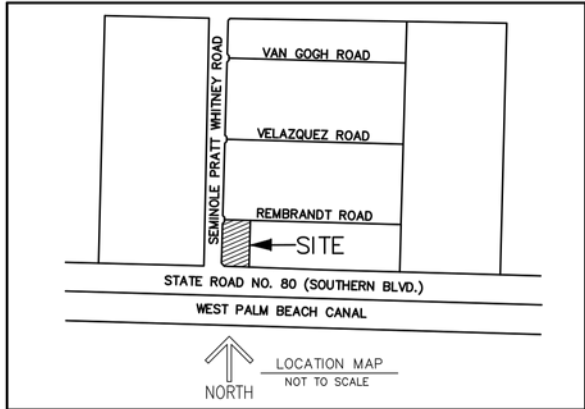
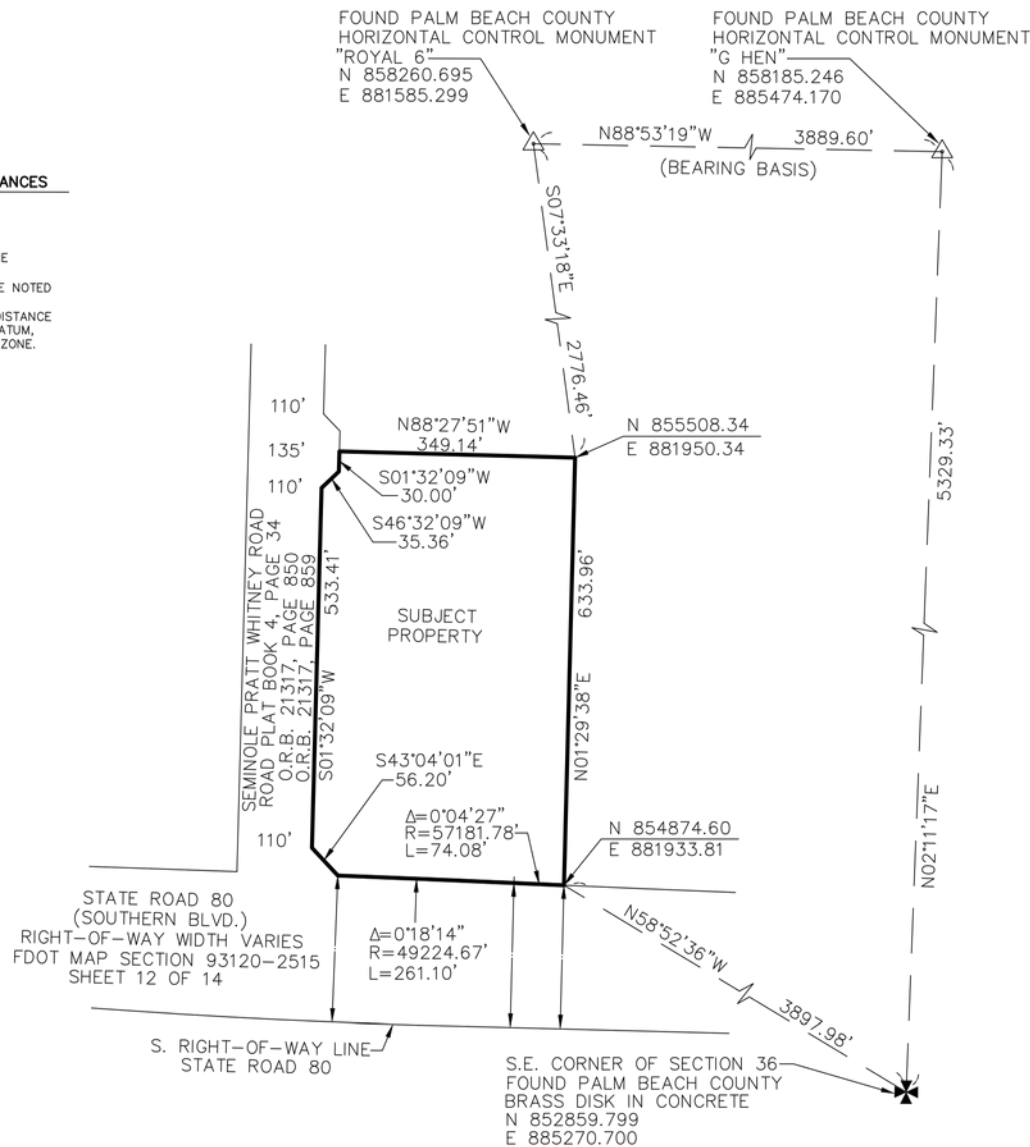
Right of Way Deed to County of Palm Beach, recorded in O. R. Book 1544, Page 378 (**AFFECTS NOT PLOTTED**) and O. R. Book 1640, page 1626 (**DOES NOT AFFECT**), Public Records of Palm Beach County, Florida.

Easement as contained in Order of Taking recorded in O. R. Book 28624, page 1686, Public Records of Palm Beach County, Florida. **(AFFECTS AS SHOWN)**

Easement as contained in Stipulated Final Judgment with State of Florida Department of Transportation recorded in O. R. Book [30387, Page 1610](#), Public Records of Palm Beach County, Florida. **(AFFECTS AS SHOWN)**

Terms and Conditions of Affidavit of Waiver recorded in O. R. Book 29549, Page 412, Public Records of Palm Beach County, Florida. **(AFFECTS AS SHOWN)**

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
SCALE FACTOR = 0.999999375
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.



1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT A SIGNED AND SEALED OR VERIFIABLE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT AND MATCHES THE DESCRIPTION IN THE TITLE COMMITMENT.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 01°29'38" EAST ALONG THE EAST LINE OF TRACT "A" OF THE AFFIDAVIT OF WAIVER, AS RECORDED IN OFFICIAL RECORD BOOK 29549, PAGE 412 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. COORDINATES SHOWN HEREON MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT) IN U.S. SURVEY FEET.
6. PLOTTABLE MATTERS CONTAINED IN THE ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER:1162710 A2, COMMITMENT DATE: DECEMBER 10, 2021 AT 11:00 PM, ARE REFLECTED ON THE SURVEY SHOWN HEREON.
7. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL BOUNDARIES.
8. FLOOD ZONE X(HATCHED AREA ON DRAWING) AND AE (ELEV 17.6), PALM BEACH COUNTY COMMUNITY NUMBER 120192 0145 F, FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER: 12099C0541F, EFFECTIVE DATE OCTOBER 5, 2017.
9. SITE ADDRESS: 16670 REMBRANDT ROAD, WEST PALM BEACH, FLORIDA.

TRACT "A" OF THE AFFIDAVIT OF WAIVER, AS RECORDED IN OFFICIAL RECORD BOOK 29549, PAGE 412 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 36; THENCE N.88°50'02".W. ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 1,026.60 FEET; THENCE S.01°32'09".W. ALONG THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, AS RECORDED IN ROAD PLAT BOOK 4, PAGES 34 THROUGH 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 2,711.69 FEET; THENCE S.88°27'51".E. ALONG THE NORTH LINE OF TRACT 1 OF THE UNRECORDED SUBDIVISION OF ENTRADA ACRES, AS SHOWN IN THE DOCUMENT RECORDED IN OFFICIAL RECORD BOOK 2831, PAGE 239 OF SAID PUBLIC RECORDS, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; THENCE S.01°32'09".W. ALONG THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 2137, PAGE 859 OF SAID PUBLIC RECORDS, A DISTANCE OF 30.00 FEET; THENCE S.46°32'09".W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 35.36 FEET; THENCE S.01°32'09".W. ALONG THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 2137, PAGE 859 AND OFFICIAL RECORD BOOK 2137, PAGE 850 OF SAID PUBLIC RECORDS, A DISTANCE OF 533.41 FEET; THENCE S.43°04'01".E. ALONG THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 2137, PAGE 850 OF SAID PUBLIC RECORDS, A DISTANCE OF 56.20 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 80 (SOUTHERN BOULEVARD), AS RECORDED IN OFFICIAL RECORD BOOK 4969, PAGE 1521 OF SAID PUBLIC RECORDS, AND THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.02°18'10".W. A RADIAL DISTANCE OF 49,224.67 FEET; THENCE EASTERLY ALONG THE ARC OF THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 80 (SOUTHERN BOULEVARD), AS RECORDED IN OFFICIAL RECORD BOOK 4969, PAGE 1521 AND OFFICIAL RECORD BOOK 4886, PAGE 641 OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 00°18'14", A DISTANCE OF 261.10 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 57,181.78 FEET AND A CENTRAL ANGLE OF 00°04'27"; THENCE EASTERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, A DISTANCE OF 74.08 FEET; THENCE N. 01°29'38".E. ALONG THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 633.96 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1; THENCE N.88°27'51".W. ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 349.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 234,289 SQUARE FEET/5.379 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

FIRST PRIORITY TITLE SERVICES, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
MATHEWS & PIAZZA, PA
GARY D. BROWN, TRUSTEE OF THE GARY D BROWN REVOCABLE TRUST UNDER AGREEMENT DATED 8/30/05,
JANE ANN DIXON, ISAAK/ATIMA
LEWIS LONGMAN & WALKER AND STRATEGIC ENDEAVORS LLC

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON DECEMBER 23, 2021. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

OFC SONHRANDG U RUAE NT ED THHEE H II 15673792 11094 SUROR

REVISIONS	DATE	BY
FILE NAME 7719-1 SUR AFTER WAIVER		

CAULFIELD & WHEELER INC.
 16500 STATE ROAD 334
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 9000 BLUES BOULEVARD SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991

BOUNDARY SURVEY
16670 REMBRANDT ROAD
A PORTION OF SECTION 36
TOWNSHIP 43 SOUTH, RANGE 40 EAST
PALM BEACH COUNTY, FLORIDA

DATE 12/23/2021
DRAWN BY DL
F.B./ PG. ELEC
SCALE AS SHOWN

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591



LEGEND/ABBREVIATIONS

ALUM— ALUMINUM
BLDG.— BUILDING
BEL.— BELLSOUTH
(C) — CALCULATED
C.B. — CATCH BASIN
C.M.P.—CORRUGATED METAL PIPE
(C) — CALCULATED
CBS—CONCRETE BLOCK & STUCCO
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D.O.T. — DEPARTMENT OF TRANSPORTATION
E.O.P. — EDGE OF PAVEMENT
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ELEC. — ELECTRIC
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OF TRANSPORTATION
FPL—FLORIDA POWER & LIGHT
F.F. — FINISHED FLOOR
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⊙ — SANITARY MANHOLE
W — WATER VALVE
—GAS—GAS LINE
—CATV—CABLE LINE
—E—FLORIDA POWER AND LIGHT LINE
(P) — UNRECORDED PLAT OF ENTRADA ACRES
RECORDED IN O.R.B. 2831, PAGES 239–240
C — CENTERLINE
Δ — CENTRAL ANGLE
R — RADIUS
L — ARC LENGTH
AC — ACRES
CB — CHORD BEARING
CD — CHORD DISTANCE
E — EASTING (WHEN USED WITH COORDINATES)
FIR — FOUND IRON ROD
FIRC — FOUND IRON ROD WITH CAP
FDOT — FLORIDA DEPARTMENT OF TRANSPORTATION
LB — LICENSED BUSINESS
N — NORTHING (WHEN USED WITH COORDINATES)
PRC — POINT OF REVERSE CURVATURE
R/W — RIGHT-OF-WAY
RB — RADIAL BEARING
SF — SQUARE FEET
(RPB4) — ROAD PLAT BOOK 4, PAGE 34
M.H. — MANHOLE
M.—MEASURED
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O.E. — OVERHEAD ELECTRIC
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NPBCD.— NORTHERN PALM BEACH COUNTY
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WPP — POWERPOLE
P.R.M.—PERMANENT REFERENCE MONUMENT
R — RADIUS
R/W — RIGHT-OF-WAY
RGE — RANGE
S.B.T.— SOUTHERN BELL TELEPHONE
SAN. — SANITARY
SEC — SECTION
SQ. FT. — SQUARE FEET
T.O.B. — TOP OF BANK
● SET 5/8" IR/CAP LB 3591 UNLESS NOTED
Δ — DELTA (CENTRAL ANGLE)
L.W.D.D.— LAKE WORTH DRAINAGE DISTRICT
BFP — BACK FLOW PREVENTOR
—E.O.P.—EXISTING ELEVATION
⊙ — GATE VALVE
⊙ — LIGHT POLE
⊙ — CONCRETE POWER POLE
— — GUY WIRE
Δ — DENOTES HORIZONTAL CONTROL POINT
✱ — INDICATES SECTION CORNER
✱ — INDICATES 1/4 SECTION CORNER

NOTES
COORDINATES, BEARINGS AND DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
SCALE FACTOR = 0.999999375
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

SCHEDULE B-II EXCEPTIONS

Reservations contained in Deed recorded in Deed Book [941, Page 526](#), as modified by Agreement in Deed Book [952, Page 67](#) and O.R. Book [312, Page 342](#), Public Records of Palm Beach County, Florida.
(AFFECTS NOT PLOTTED)

Covenants, conditions and restrictions recorded January 30, 1978, in O.R. Book [2803, Page 391](#); amended in O.R. Book [2831, Page 235](#); By-Laws recorded at O.R. Book [3077, Page 406](#), Public Records of Palm Beach County, Florida. (AFFECTS NOT PLOTTED)

Affidavit of Exemption by Palm Beach County recorded in O.R. Book [2800, Page 1907](#), Public Records of Palm Beach County, Florida. (AFFECTS NOT PLOTTED)

Palm Beach County Removal Agreement recorded in O.R. Book [7018, Page 1825](#), Public Records of Palm Beach County, Florida. (AFFECTS NOT PLOTTED)

Palm Beach County Removal Agreement recorded in O.R. Book [7018, Page 1826](#), Public Records of Palm Beach County, Florida. (AFFECTS NOT PLOTTED)

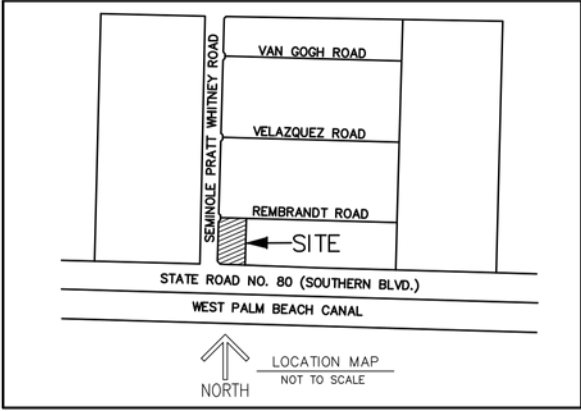
All matters as contained on plat recorded in Road Plat 4, page 34, Public Records of Palm Beach County, Florida. (AFFECTS AS SHOWN)

Right of Way Deed to County of Palm Beach, recorded in O. R. Book [1544, Page 378](#) (AFFECTS NOT PLOTTED) and O. R. Book [1640, page 1626](#) (DOES NOT AFFECT), Public Records of Palm Beach County, Florida.

Easement as contained in Order of Taking recorded in O. R. Book [28624, page 1686](#), Public Records of Palm Beach County, Florida. (AFFECTS AS SHOWN)

Easement as contained in Stipulated Final Judgment with State of Florida Department of Transportaion recorded in O. R. Book [30387, Page 1610](#), Public Records of Palm Beach County, Florida. (AFFECTS AS SHOWN)

Terms and Conditions of Affidavit of Waiver recorded in O. R. Book [29549, Page 412](#), Public Records of Palm Beach County, Florida. (AFFECTS AS SHOWN)



SURVEYOR'S NOTES:

- REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT A SIGNED AND SEALED OR VERIFIABLE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT AND MATCHES THE DESCRIPTION IN THE TITLE COMMITMENT.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 01°29'38" EAST ALONG THE EAST LINE OF TRACT "A" OF THE AFFIDAVIT OF WAIVER, AS RECORDED IN OFFICIAL RECORD BOOK 29549, PAGE 412 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- COORDINATES SHOWN HEREON MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT) IN U.S. SURVEY FEET.
- PLOTTABLE MATTERS CONTAINED IN THE ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER:1162710 A2, COMMITMENT DATE DECEMBER 10, 2021 AT 11:00 PM, ARE REFLECTED ON THE SURVEY SHOWN HEREON.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- FLOOD ZONE X(HATCHED AREA ON DRAWING) AND AE (ELEV 17.6), PALM BEACH COUNTY COMMUNITY NUMBER 120192 0145 F, FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER: 12099C0541F, EFFECTIVE DATE OCTOBER 5, 2017.
- SITE ADDRESS: 16670 REMBRANDT ROAD, WEST PALM BEACH, FLORIDA.

DESCRIPTION:

TRACT "A" OF THE AFFIDAVIT OF WAIVER, AS RECORDED IN OFFICIAL RECORD BOOK 29549, PAGE 412 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 36; THENCE N.88°50'02"W. ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 1,026.60 FEET; THENCE S.01°32'09"W. ALONG THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, AS RECORDED IN ROAD PLAT BOOK 4, PAGES 34 THROUGH 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 2,711.69 FEET; THENCE S.88°27'51"E. ALONG THE NORTH LINE OF TRACT 1 OF THE UNRECORDED SUBDIVISION OF ENTRADA ACRES, AS SHOWN IN THE DOCUMENT RECORDED IN OFFICIAL RECORD BOOK 2831, PAGE 239 OF SAID PUBLIC RECORDS, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; THENCE S.01°32'09"W. ALONG THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 21317, PAGE 859 OF SAID PUBLIC RECORDS, A DISTANCE OF 30.00 FEET; THENCE S.46°32'09"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 35.36 FEET; THENCE S.01°32'09"W. ALONG THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 21317, PAGE 859 AND OFFICIAL RECORD BOOK 21317, PAGE 850 OF SAID PUBLIC RECORDS, A DISTANCE OF 533.41 FEET; THENCE S.43°04'01"E. ALONG THE EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 21317, PAGE 850 OF SAID PUBLIC RECORDS, A DISTANCE OF 56.20 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 80 (SOUTHERN BOULEVARD), AS RECORDED IN OFFICIAL RECORD BOOK 4969, PAGE 1521 OF SAID PUBLIC RECORDS, AND THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.02°18'10"W., A RADIAL DISTANCE OF 49,224.67 FEET; THENCE EASTERLY ALONG THE ARC OF THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 80 (SOUTHERN BOULEVARD), AS RECORDED IN OFFICIAL RECORD BOOK 4969, PAGE 1521 AND OFFICIAL RECORD BOOK 4886, PAGE 641 OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 00°18'14", A DISTANCE OF 261.10 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 57,181.78 FEET AND A CENTRAL ANGLE OF 00°04'27"; THENCE EASTERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, A DISTANCE OF 74.08 FEET; THENCE N 01°29'38"E. ALONG THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 633.96 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1; THENCE N.88°27'51"W. ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 349.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 234,289 SQUARE FEET/5.379 ACRES, MORE OR LESS.

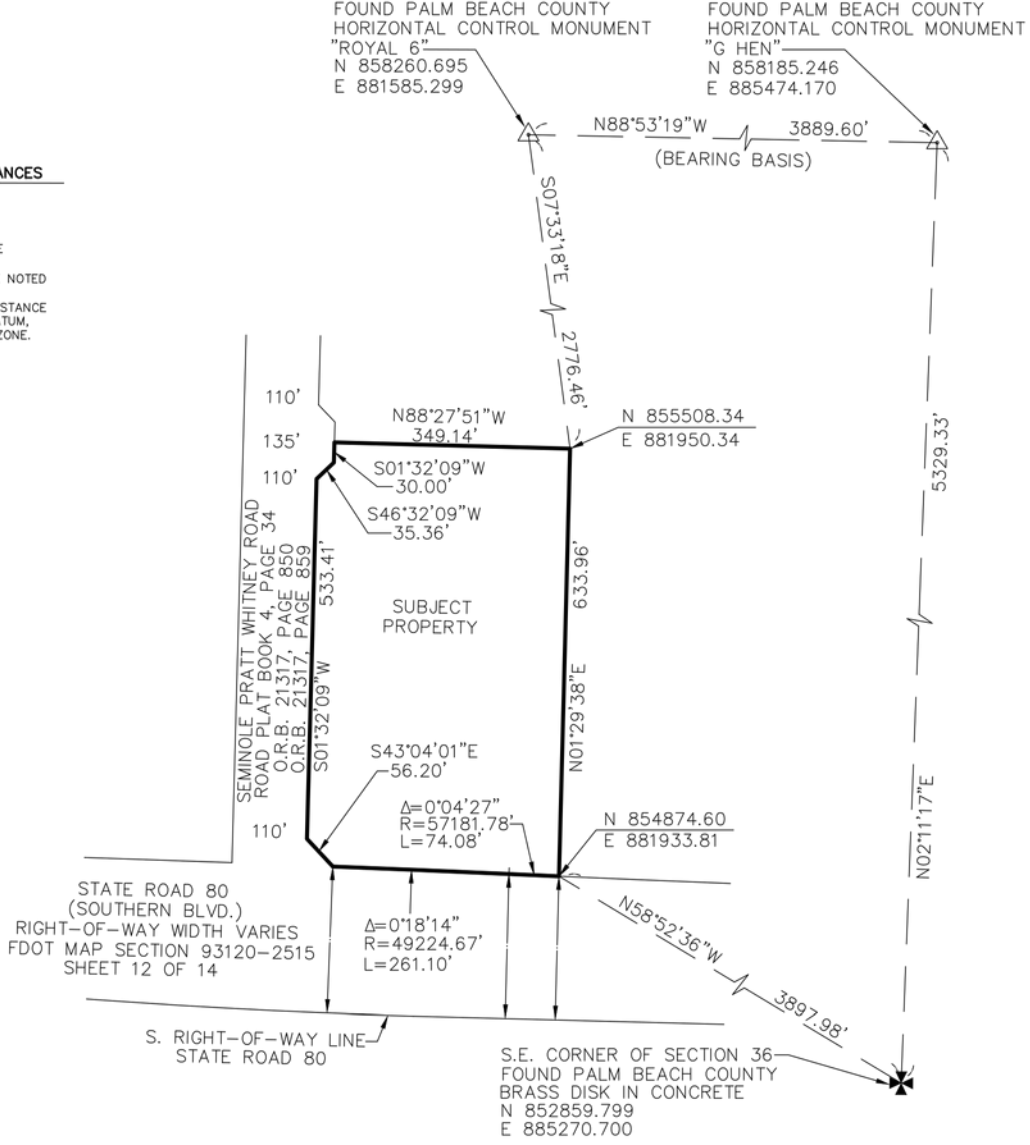
SAID LANDS SITUATE IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

CERTIFIED TO:

FIRST PRIORITY TITLE SERVICES, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
MATHEWS & PIAZZA, PA
GARY D. BROWN, TRUSTEE OF THE GARY D BROWN REVOCABLE TRUST UNDER AGREEMENT DATED 8/30/05.
JANE ANN DIXON, ISADA/ATMA
LEWIS LONGMAN & WALKER AND STRATEGIC ENDEAVORS LLC

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON DECEMBER 23, 2021. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.



FILE NAME	7719-1 SUR AFTER WAIVER
REVISIONS	
DATE	
BY	

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING AND SURVEYING
16670 REMBRANDT ROAD, SUITE 300
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991

BOUNDARY SURVEY
16670 REMBRANDT ROAD
A PORTION OF SECTION 36
TOWNSHIP 43 SOUTH, RANGE 40 EAST
PALM BEACH COUNTY, FLORIDA

DATE	12/23/2021
DRAWN BY	DL
F.B./ PG.	ELEC
SCALE	AS SHOWN

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5009
STATE OF FLORIDA
L.B. 3591



