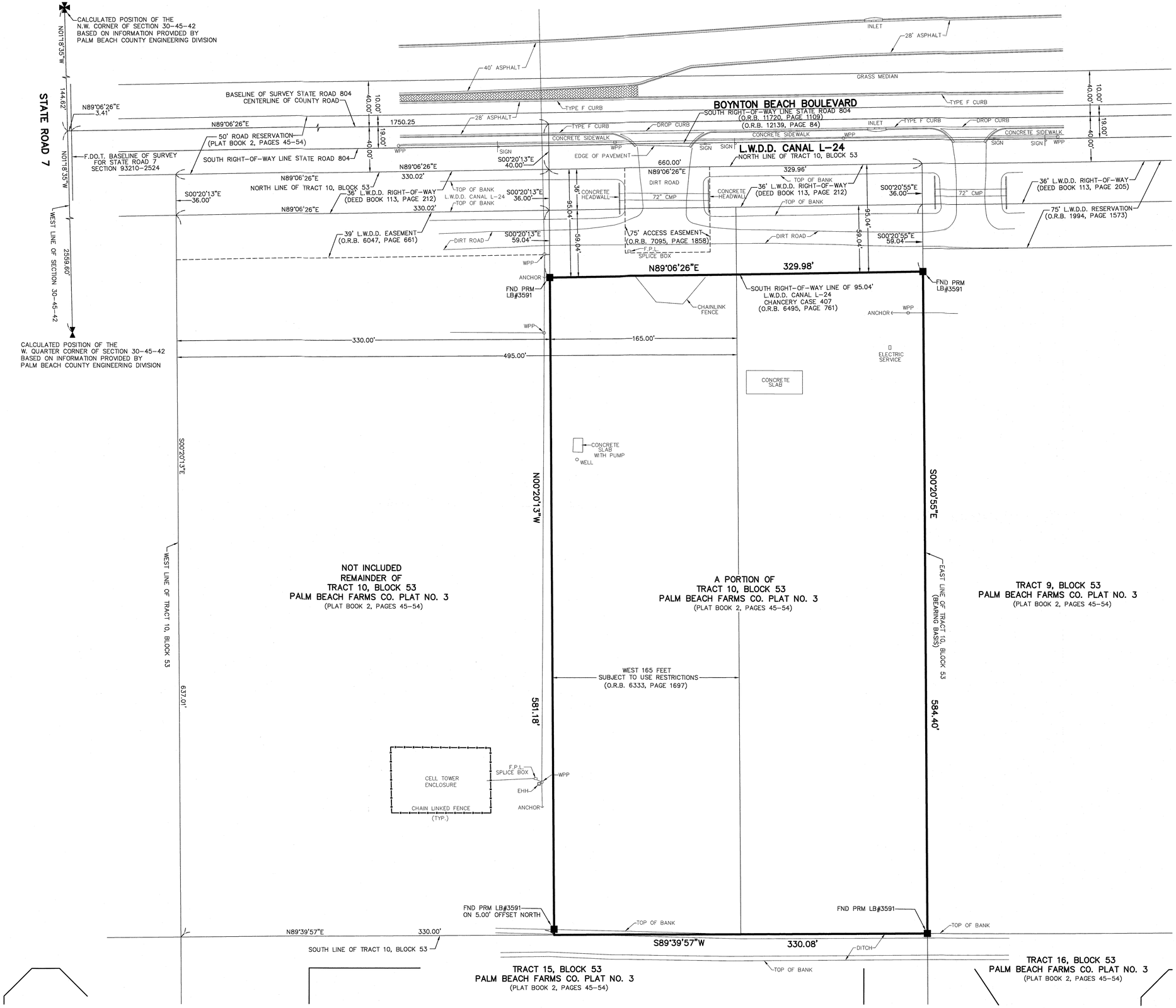

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 INCH = 40 FEET

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE ABSTRACTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 26-13-001163, DATED AUGUST 25, 2015 AT 11:00 PM.
3. BEARINGS RELATIVE TO AN GRID BEARING ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEARING N01°18'35"W, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT)
4. THE "LAND DESCRIPTION" HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND FOUNDATIONS NOT LOCATED.

DESCRIPTION:

PARCEL1:

THE EAST 165 FEET OF THE WEST 495 FEET OF TRACT 10, BLOCK 53, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR THE COUNTY OF PALM BEACH COUNTY, FLORIDA IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, LESS THE NORTH 36 FEET THEREOF.

EXCEPTING THEREFROM A STRIP OF LAND 40 FEET IN WIDTH ON EACH SIDE OF THE CENTERLINE OF THE COUNTY ROAD

PARCEL 2:

TRACT 10 LESS THE WEST 495 FEET THEREOF, OF BLOCK 53, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR THE COUNTY OF PALM BEACH COUNTY, FLORIDA IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, LESS THE NORTH 36 FEET THEREOF.

EXCEPTING THEREFROM A STRIP OF LAND 40 FEET IN WIDTH ON EACH SIDE OF THE CENTERLINE OF THE COUNTY ROAD.

TOGETHER WITH THE ACCESS EASEMENT FROM LAKE WORTH DRAINAGE DISTRICT AS RECORDED IN OFFICIAL RECORDS BOOK 7095, PAGE 1858, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING AND SITUATE IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 192,333 FEET/4.415 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

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 PREPARED UNDER MY DIRECTION ON AUGUST 29, 2015. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

UPDATE SURVEY 2-10-12
UPDATE SURVEY 8-29-15
UPDATE SURVEY 6-29-17

CERTIFIED TO:

3G WEST BOYNTON, LLC

NASON, YEAGER, GERSON, WHITE & LIOCE, P.A.

TITLE EXCEPTION SUMMARY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. 26-13-001163
DATED AUGUST 25, 2015 AT 11:00 PM.

EXCEPTION NO.	RECORDING INFORMATION	EFFECTS PROPERTY	ACTION TAKEN
10	DEED BOOK 72, PAGE 249	YES	NO PLOTTABLE ITEMS
11	DEED BOOK 724, PAGE 589	NO	NO PLOTTABLE ITEMS
12	DEED BOOK 742, PAGE 403	YES	SHOWN ON SURVEY
13	DEED BOOK 339, PAGE 299	NO	OWNED BY CHANCERY
14	O.R.B. 6333, PAGE 1697	YES	SHOWN ON SURVEY
15	O.R.B. 7095, PAGE 1858	NO	SHOWN ON SURVEY
16	PLAT BOOK 2, PAGES 45-54	YES	SHOWN ON SURVEY
17	O.R.B. 6495, PAGE 761	YES	SHOWN ON SURVEY
17	O.R.B. 6495, PAGE 1165	NO	NO PLOTTABLE ITEMS
17	O.R.B. 6495, PAGE 1545	NO	NO PLOTTABLE ITEMS
17	O.R.B. 6495, PAGE 1554	NO	NO PLOTTABLE ITEMS
17	O.R.B. 1732, PAGE 612	NO	NO PLOTTABLE ITEMS

LWDD PROJECT NO. 09-8765P.01

NO	DATE	BY
	REVISIONS	
	ADDED ACCESS EASEMENT	
TW	3-23-09	
	UPDATE SURVEY	
TW	2-10-12	
	UPDATE SURVEY	
TW	8-29-15	
	UPDATE SURVEY	
TW	6-29-17	

FILE NAME: 5534SUR-3

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING / LAND PLANNING
LANDSCAPE ARCHITECTURE / SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

A PORTION OF TRACT 10, BLOCK 53
PALM BEACH FARMS COMPANY PLAT NO. 3
BOUNDARY SURVEY

DATE 2/11/09
DRAWN BY JC
F.B./ PG. ELEC.
SCALE AS SHOWN

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

JOB # 5534
SHT.NO. 1
OF 1 SHEETS