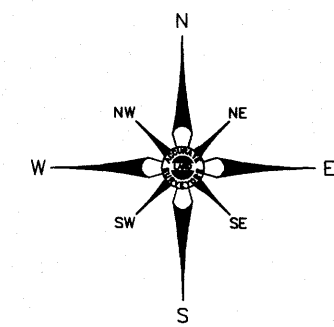


**ACCURATE LAND SURVEYORS, INC.**  
 L.B. #3635  
 1150 E. ATLANTIC BLVD.  
 POMPANO BEACH, FLORIDA 33060  
 TEL (954) 782-1441  
 FAX (954) 782-1442

**BOUNDARY & TOPOGRAPHIC SURVEY**

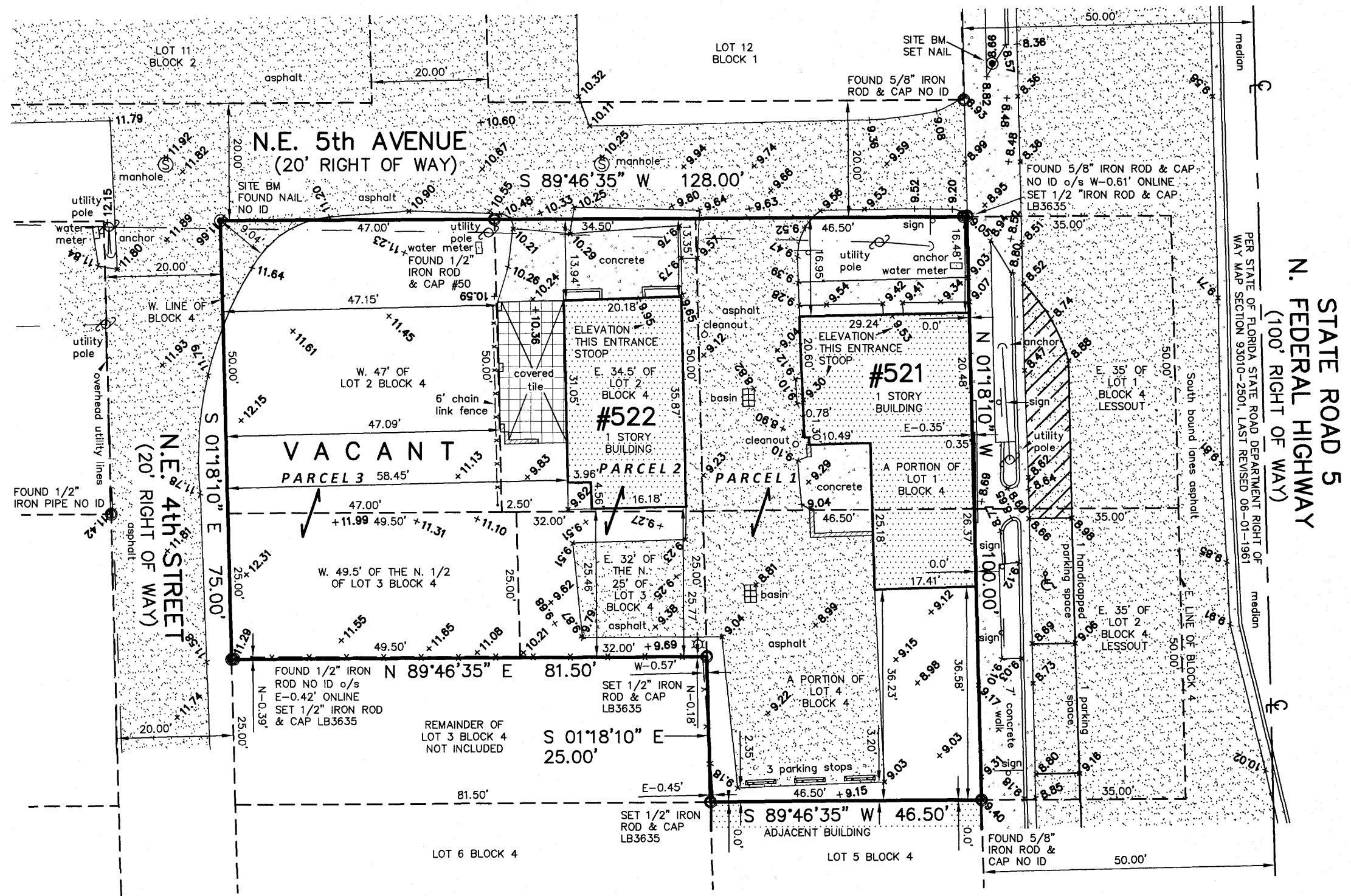


**SYMBOLS & LEGEND OF ABBREVIATIONS:**

R/W	=	RIGHT OF WAY	x 7.00'	=	ELEVATIONS BASED ON N.A.V.D.
N	=	NORTH	(AE)	=	APPARENT ENCROACHMENT
S	=	SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
E	=	EAST	M.D.C.R.	=	MIAMI-DADE COUNTY RECORDS
W	=	WEST	P.O.C.	=	POINT OF COMMENCEMENT
D.B.	=	DEED BOOK	P.O.B.	=	POINT OF BEGINNING
ENCH.	=	ENCROACH	CHATT.	=	CHATTahoochee
F.F.	=	FINISHED FLOOR	F.P.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS
C/L	=	CENTERLINE	O.R.B.	=	OFFICIAL RECORDS BOOK
MH	=	MANHOLE	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	=	MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
A/C	=	AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT
P	=	PLAT	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM

⊗	VALVE	□	UTILITY BOX	— — — —	PARKING STRIPE
⊙	MANHOLE	⊗	HYDRANT	— — — —	OVERHEAD UTILITY LINES
⊞	BASIN	⊗	UTILITY POLE	▬▬▬▬	6' CONCRETE WALL
⊕	WELL	⊗	VAULT	▬▬▬▬	COVERED AREA
⊞	WATER METER	⊗	LIGHT	▬▬▬▬	CONCRETE
⊙	MONITORING WELL	•	BOLLARD	▬▬▬▬	BRICK PAVERS
⊙	PROPERTY CORNER	⊞	AIR CONDITIONER	▬▬▬▬	TILE
— x — x — x —	CHAIN LINK FENCE	▬▬▬▬	WOOD FENCE	▬▬▬▬	ASPHALT
▬▬▬▬	METAL FENCE	▬▬▬▬	PVC FENCE	▬▬▬▬	CONCRETE FENCE
•	TREE	•	TREE		



**STREET ADDRESS, PARCEL CONTROL NUMBER & LEGAL DESCRIPTION:**

Parcel 1: Parcel Control Number: 08-43-45-21-26-004-110  
 Street Address: 521 N. Federal Highway, Boynton Beach, Florida 33435

Legal Description: Lots 1 and 4, Less the East 35 feet thereof, Block 4, ROBERT ADDITION TO TOWN OF BOYNTON, according to the plat thereof, as recorded in Plat Book 1, Page 51, of the Public Records of Palm Beach County, Florida.

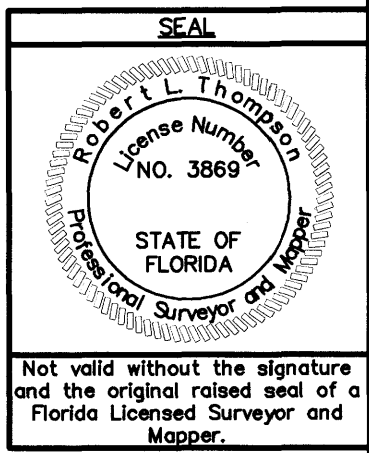
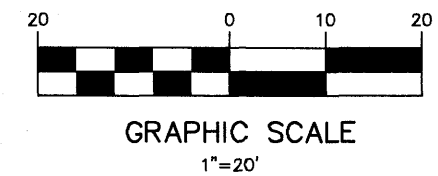
Parcel 2: Parcel Control Number: 08-43-45-21-26-004-0021  
 Street Address: 522 N.E. 5th Avenue, Boynton Beach, Florida 33435

Legal Description: The East 34.5 feet of Lot 2 and the East 32 feet of the North 25 feet of Lot 3, Block 4, ROBERT ADDITION TO TOWN OF BOYNTON, according to the plat thereof, as recorded in Plat Book 1, Page 51, of the Public Records of Palm Beach County, Florida.

Parcel 3: Parcel Control Number: 08-43-45-21-26-004-0023  
 Street Address: 520 N.E. 5th Avenue, Boynton Beach, Florida 33435

Legal Description: The West 47 feet of Lot 2 and the West 49.5 feet of the North one half of Lot 3, Block 4, ROBERT ADDITION TO TOWN OF BOYNTON, according to the plat thereof, as recorded in Plat Book 1, Page 51, of the Public Records of Palm Beach County, Florida.

- NOTES:**
- Unless otherwise noted field measurements are in agreement with record measurements.
  - Bearings shown hereon are based on a grid bearing of North 01°18'10" West along the West right of way line of North Federal Highway as per field occupation and existing monumentation as rotate to the North American Datum of 1983, 1990 adjustment.
  - The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
  - Ownership of fences and walls if any are not determined.
  - This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
  - Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
  - The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
  - The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
  - Accuracy statement: This survey meets or exceeds the horizontal accuracy for COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET.



**CERTIFY TO:**  
 James William Hall II

**CERTIFICATION:**  
 This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

*Robert L. Thompson*  
 ROBERT L. THOMPSON (PRESIDENT)  
 PROFESSIONAL SURVEYOR AND MAPPER NO. 3869 - STATE OF FLORIDA

**FLOOD INFORMATION:**  
 Community name and number: City of Boynton Beach 120196  
 Map and panel number: 12099C0791F  
 Panel date: 10-05-2017  
 Index date: 10-05-2017  
 Flood zone: X  
 Base flood elevation: N/A

**BENCHMARK INFORMATION:**  
 Palm Beach County Benchmark (G 402)  
 Elevation = 11.309' NAVD1988

ORIGINAL DATE OF FIELD SURVEY: 06-17-2021	DRAWN BY: MLW
FIELD BOOK: ALS-SU-21-1342	CHECKED BY: MLW
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS
	BY