

SKETCH OF BOUNDARY SURVEY OF: 11961 U.S. HIGHWAY No. 1, NORTH PALM BEACH, FL.

LEGEND:

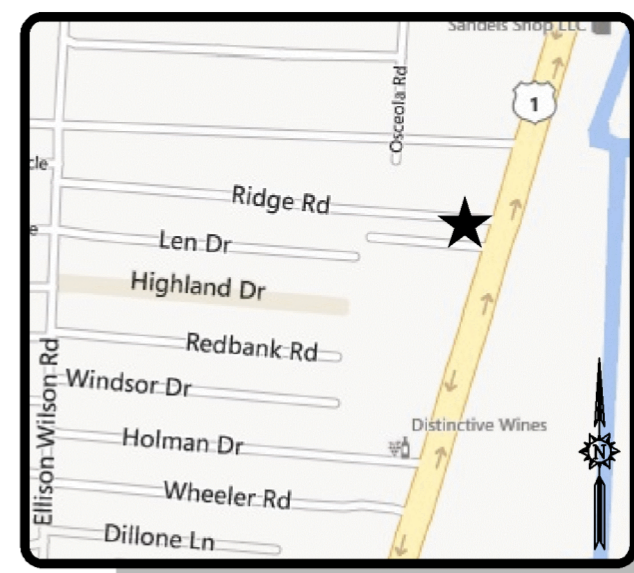
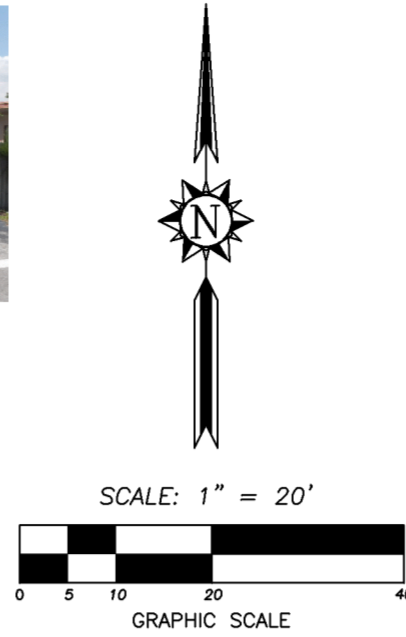
- P.B.C.R. PALM BEACH COUNTY RECORDS
- L.B. LICENSED BUSINESS
- ID. IDENTIFICATION
- OHW- OVERHEAD WIRES
- (P) DENOTES BEARING AND/OR DISTANCE BASED ON PLATS OF RECORD
- (C) CALCULATED
- (R) DENOTES BEARING AND/OR DISTANCE BASED ON RECORD INFORMATION
- ☉ CENTERLINE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- ⊙ SANITARY SEWER MANHOLE
- ⊙ WOOD POWER POLE
- ⊙ GUY ANCHOR
- ⊙ WATER METER
- ⊙ SEWER VALVE
- ⊙ WATER VALVE
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ ELECTRICAL METER
- ⊙ GAS PIPE
- ⊙ VIEW 1
- ⊙ BREAK IN LINE SCALE



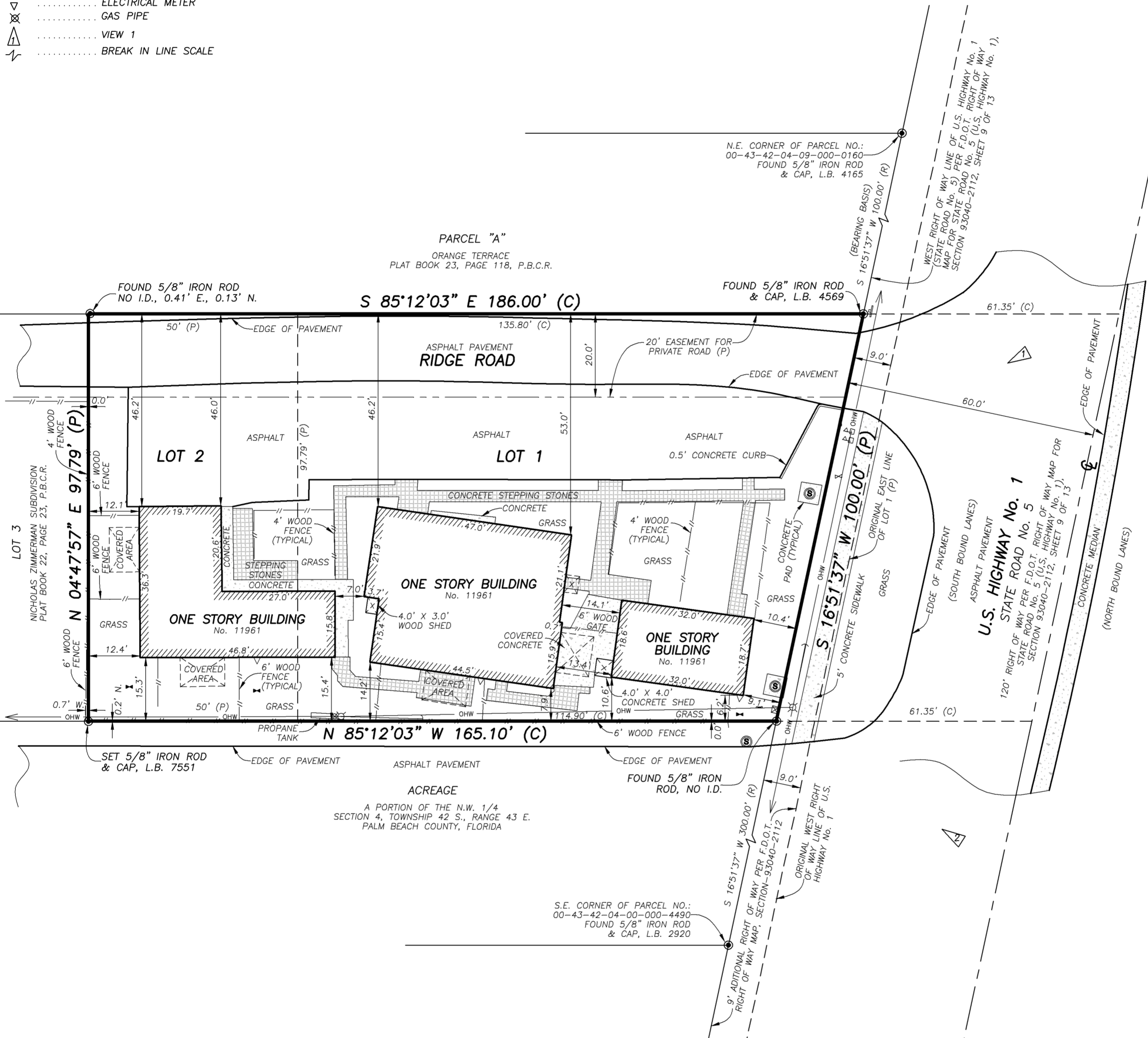
VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION:

LOTS 1 AND 2, OF NICHOLAS ZIMMERMAN SUBDIVISION, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 22, PAGE 23.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY MINIMUM TECHNICAL STANDARDS FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE PROPERTY SHOWN HEREON CONTAINS 0.39 ACRES (17,168 SQUARE FEET), MORE OR LESS.
3. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
4. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
5. THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF S.16°51'37"W., ALONG THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY No. 1 (STATE ROAD No. 5), AS SHOWN ON THE PLAT OF NICHOLAS ZIMMERMAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 222, PAGE 23, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS. IRRIGATION EQUIPMENT, TREES AND LANDSCAPING NOT LOCATED OR SHOWN HEREON. FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
7. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. EXACTA COMMERCIAL SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEY NOTES (CONT.):

9. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE B, AS SHOWN IN FLOOD INSURANCE RATE MAP 120192 0131 B, UNINCORPORATED AREAS, PALM BEACH COUNTY, FLORIDA. MAP REVISED DATE: OCTOBER 15, 1982.
10. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.
11. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.

THIS SURVEY IS CERTIFIED TO:

ARCADIA FLORIDA PROPERTY HOLDINGS LIMITED PARTNERSHIP; COHEN, NORRIS, WOLMER, RAY, TELEPMAN & COHEN; OLD REPUBLIC NATIONAL TILE INSURANCE COMPANY.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551
javier@exactacom.com

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

EXACTA
COMMERCIAL LAND SURVEYORS
L.B. 7551

SEAL
NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SKETCH OF BOUNDARY SURVEY
LOTS 1 AND 2
NICHOLAS ZIMMERMAN SUBDIVISION
PLAT BOOK 22, PAGE 23, P.B.C.R.
11961 U.S. HIGHWAY No. 1, NORTH PALM BEACH, FL. 33408

COHEN, NORRIS, WOLMER,
CLIENT: RAY, TELEPMAN & COHEN

DATE 04/14/14

DRWN BY J.E.C.

CHK'D BY JDLR

LAST FIELD DATE: 04/09/14

REVISIONS

JOB NO.

FL1404-0217

SHEET NO.

01

OF

01

3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414