

LEGAL DESCRIPTION (per Title Commitment)

PARCEL 1:

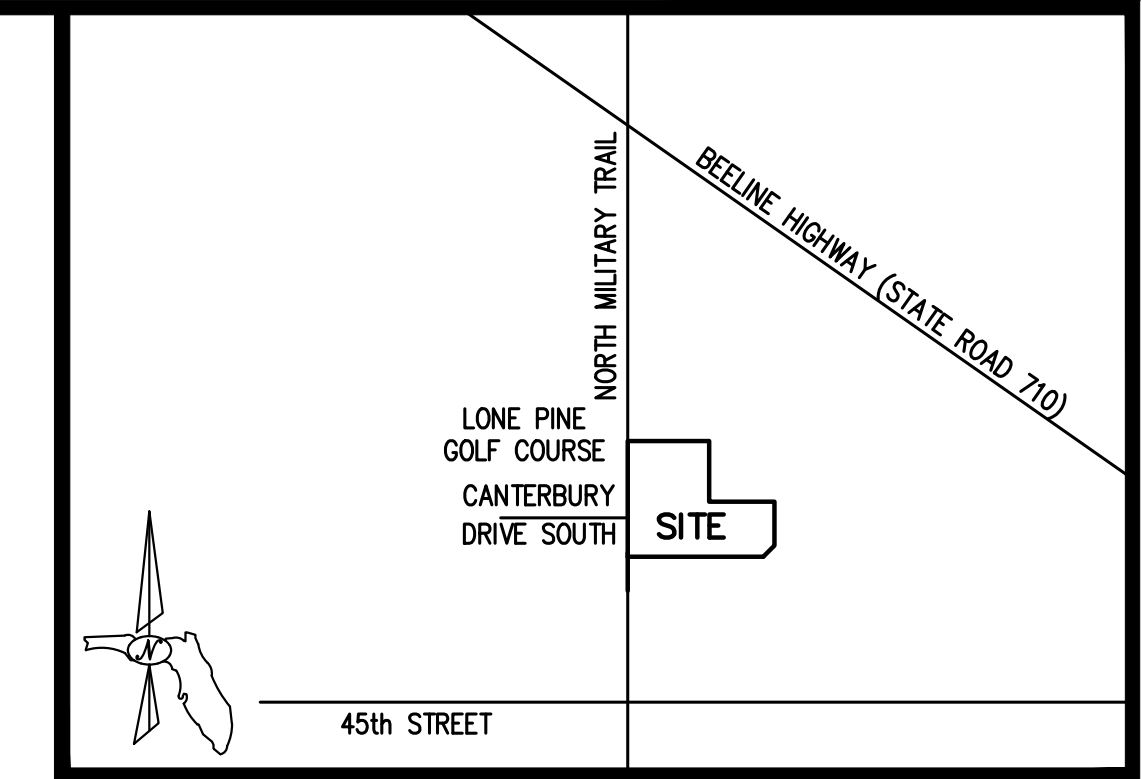
LOT 1 OF THE ITALIAN VILLAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGE 19, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 10 FEET AS IN STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 12106, PAGE 1954.

PARCEL 2:

LOT 2 OF THE ITALIAN VILLAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGE 19, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

LOT 2, RAPIDS SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGE(S) 12-13, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



VICINITY MAP
NOT TO SCALE

TITLE REVIEW:

BROWN & PHILLIPS, INC., HAS REVIEWED SCHEDULE B SECTION II OF A FURNISHED AMERICAN LAND TITLE ASSOCIATION COMMITMENT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY; ORDER NO.: 8177764; COMMITMENT DATE: 02/18/2020; REVISION NUMBER:1, MARCH 17, 2020; PROPOSED INSURED: HIX SNEDEKER COMPANIES, LLC, AND OFFER THE FOLLOWING COMMENTS:

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.
-THIS ITEM CANNOT BE ADDRESSED ON THE SURVEY UNLESS SPECIFIC INFORMATION IS FURNISHED TO BROWN & PHILLIPS, INC.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
-TAXES ARE NOT A SURVEY ISSUE.
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.
-VISIBLE, ABOVE GROUND, ENCROACHMENTS, IF ANY, ARE SHOWN ON THE SURVEY.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
-THIS ITEM CANNOT BE ADDRESSED ON THE SURVEY UNLESS SPECIFIC INFORMATION IS FURNISHED TO BROWN & PHILLIPS, INC.
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.
-LIENS ARE NOT A SURVEY ISSUE.
D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
-TAXES ARE NOT A SURVEY ISSUE.
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.
-THIS ITEM CANNOT BE ADDRESSED ON THE SURVEY UNLESS SPECIFIC INFORMATION IS FURNISHED TO BROWN & PHILLIPS, INC.
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.
-LIENS ARE NOT A SURVEY ISSUE.
6. RESTRICTIONS, COVENANTS, CONDITIONS, DEDICATIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF RAPIDS SOUTH, RECORDED IN PLAT BOOK 118, PAGE 12-13, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
-ISSUES PER PLAT BOOK 118, PAGES 12-13 ARE SHOWN ON THE SURVEY.
7. RESTRICTIONS, COVENANTS, CONDITIONS, DEDICATIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF THE ITALIAN VILLAGE, RECORDED IN PLAT BOOK 45, PAGE 19, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
-ISSUES PER PLAT BOOK 45, PAGES 19 ARE SHOWN ON THE SURVEY.
8. NOTICE AND DISCLOSURE OF TAXING AUTHORITY BY NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 7499, PAGE 683.
-THE PROPERTY LIES WITHIN NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT UNIT OF DEVELOPMENT NUMBER 7, PER THE DESCRIPTION ATTACHED TO ORB 7499, PAGE 683.
9. FIXING SETBACK REQUIREMENT FOR BUILDING AND IMPROVEMENT ON STATE ROAD 809 RECORDED IN DEED BOOK 1145, PAGE 510.
-THE SETBACKS ARE SHOWN ON THE SURVEY.
10. REMOVAL AGREEMENT FOR FUTURE RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 2409, PAGE 1220.
-THE REMOVAL AGREEMENT IS NOTED ON THE SURVEY.
11. TERMS, CONDITIONS, AND PROVISIONS OF EASEMENT TO FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 4015, PAGE 201.
-THE FPL EASEMENT IS SHOWN ON THE SURVEY.
12. TERMS, CONDITIONS, AND PROVISIONS OF GRANT OF EASEMENT TO CITY OF RIVIERA BEACH, RECORDED IN OFFICIAL RECORDS BOOK 9293, PAGE 1503.
-THE EASEMENT IS SHOWN ON THE SURVEY.
13. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED IN THAT CERTAIN SUBDIVISION AND CONVEYANCE AGREEMENT AND DECLARATION OF EASEMENT BY AND BETWEEN RAPIDS WATER PARK, INC. F/K/A FIBREGLASS WATER FLUMES, INC., AND AJP-MLP FAMILY LIMITED PARTNERSHIP AND CLP RAPIDS WATERPARK, LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 25324, PAGE 311; AND AS MAY BE SUBSEQUENTLY AMENDED.
-THE EASEMENTS NOTED ON SHEET 17 OF THE AGREEMENT ARE SHOWN ON THE SURVEY.
SUBSEQUENT AMENDMENTS CANNOT BE ADDRESSED.
14. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
-LEASES AND RENTAL AGREEMENTS ARE NOT SURVEY ISSUES.

ABBREVIATIONS:

- | | |
|--------------------------------|---|
| P.O.C. - POINT OF COMMENCEMENT | IR - IRON ROD |
| P.B. - PLAT BOOK | IR/C - IRON ROD WITH CAP AS NOTED |
| ORB - OFFICIAL RECORD BOOK | C.M. - 4"x4" CONCRETE MONUMENT |
| D.B. - DEED BOOK | PRM - PERMANENT REFERENCE MONUMENT |
| PG. - PAGE | POP - PERMANENT CONTROL POINT |
| R/W - RIGHT-OF-WAY | N/D - NAIL & DISK |
| R - RADIUS | PK - PARKER KALON |
| Δ - CENTRAL ANGLE | NAD - NORTH AMERICAN DATUM |
| A - ARC LENGTH | NAVD - NORTH AMERICAN VERTICAL DATUM |
| U.E. - UTILITY EASEMENT | LB - LICENSED BUSINESS |
| D.E. - DRAINAGE EASEMENT | FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION |
| (P) - PLAT DIMENSION | LLC - LIMITED LIABILITY COMPANY |
| (D) - DEED DIMENSION | CONC. - CONCRETE |
| (M) - MEASURED DIMENSION | EL. or ELEV. - ELEVATION |
| ℄ - CENTERLINE | |

ELEVATION DATUM CONVERSION:

CONVERSION OF ELEVATIONS FROM NGVD 1929 TO NAVD 1988 = -1.508
EXAMPLE: PALM BEACH COUNTY BENCHMARK "M 48 WESTROAD"
(±2600' NORTH OF SUBJECT PROPERTY)=
17.392 (NGVD/29)
15.884 (NAVD/88)

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE.
THE FIELD WORK WAS COMPLETED ON APRIL 23, 2019.
2. THE SURVEY WAS BASED ON RAPIDS SOUTH, P.B. 118 PG.12, AND THE ITALIAN VILLAGE, P.B.45 PG.19.
3. BEARINGS ARE BASED ON N01°53'30"E (GRID) ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST.
4. THE LEGAL DESCRIPTION WAS FURNISHED IN THE TITLE COMMITMENT NOTED IN ITEM 6, BELOW.
5. AREA = 243,311 SQUARE FEET (5.586 ACRES), MORE OR LESS.
6. EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD SHOWN ARE PER SCHEDULE B SECTION II OF AN AMERICAN LAND TITLE ASSOCIATION COMMITMENT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY; ORDER NO.: 8177764; COMMITMENT DATE: 02/18/2020; REVISION NUMBER:1, MARCH 17, 2020; PROPOSED INSURED: HIX SNEDEKER COMPANIES, LLC.

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC.

THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
7. ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
8. THE SUBJECT PROPERTY WAS VACANT AS OF THE DATE OF SURVEY.
9. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1:7,500.
10. THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR THE PREPARATION OF A RECORD PLAT.

THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
11. 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.
12. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:
-HSC RIVIERA BEACH, LLC, AN ALABAMA LIMITED LIABILITY COMPANY
-CHICAGO TITLE INSURANCE COMPANY
-TRACTOR SUPPLY COMPANY, A DELAWARE CORPORATION
13. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=40', ON A 24"x 36" SHEET.
14. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY.
THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
15. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY.
16. FLOOD ZONE INFORMATION:
CURRENT FLOOD ZONE: X; EFFECTIVE DATE: 10/5/17; MAP NUMBER: 12099C0388F
17. ACCORDING TO THE PROPERTY CONTROL NUMBERS NOTED ON THE WEBSITE OF THE PALM BEACH COUNTY PROPERTY APPRAISER, THE PROPERTY LIES WITHIN THE CITY OF RIVIERA BEACH.
18. STATE PLANE COORDINATES
A. COORDINATES SHOWN ARE GRID
B. DATUM - NAD 83, 1990 ADJUSTMENT
C. ZONE - FLORIDA EAST
D. LINEAR UNIT - US SURVEY FOOT
E. COORDINATE SYSTEM 1983/1990 STATE PLANE
F. TRANSVERSE MERCATOR PROJECTION
G. ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE
H. SCALE FACTOR - 1.0000383
I. GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE
J. ROTATION EQUATION: NONE
19. © COPYRIGHT 2020 BY BROWN & PHILLIPS, INC.
REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.



CERTIFICATE OF AUTHORIZATION # LB 6473 E-mail: info@brown-phillips.com
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

DATE	REVISIONS	#
5/19/20	CLIENT COMMENTS	1
8/18/20	CITY 7/29/20 COMMENTS	2
9/1/20	EASEMENTS TO BE ABANDONED NOTED	3

SKETCH OF
BOUNDARY SURVEY

6000 NORTH
MILITARY TRAIL

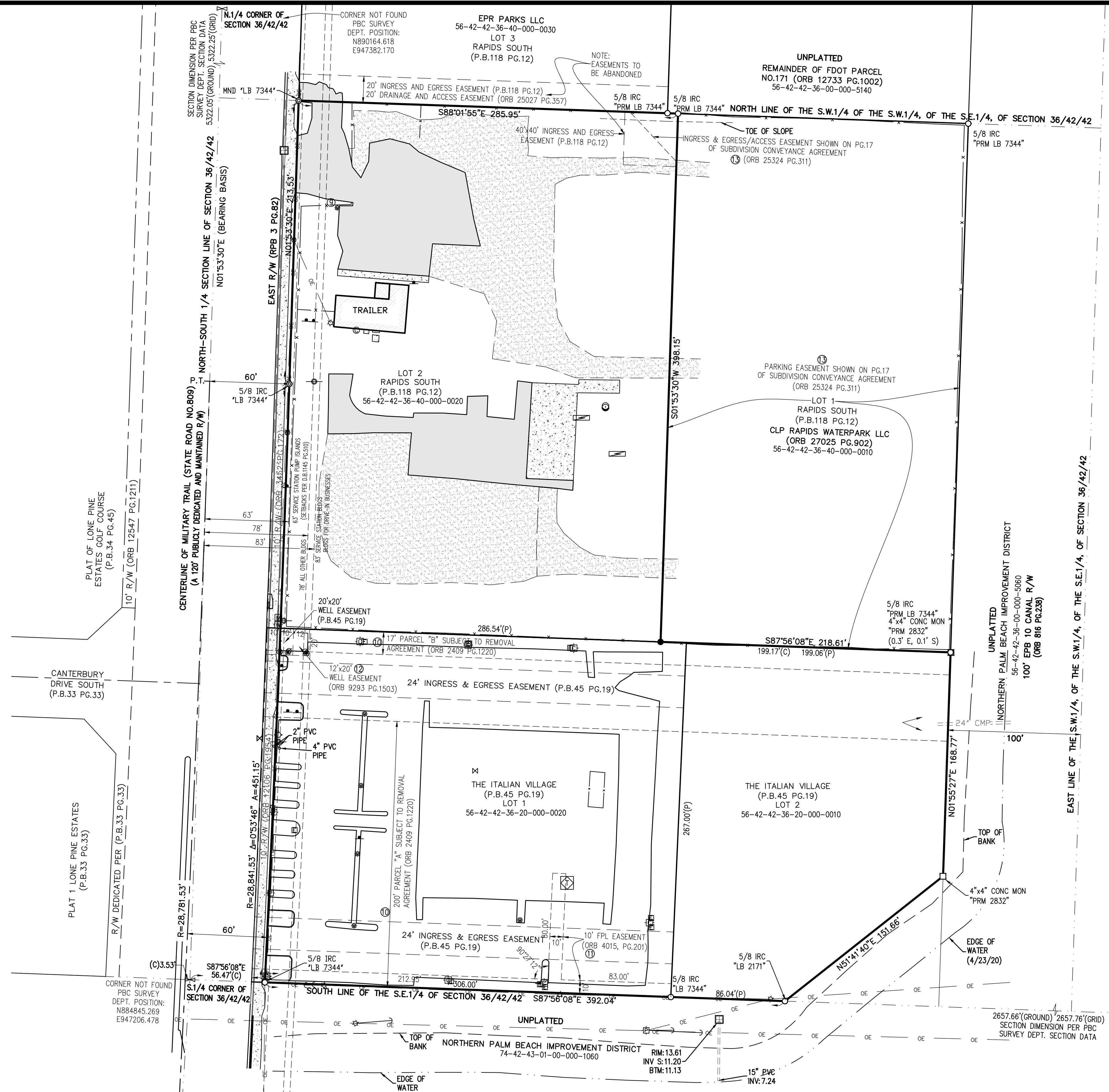
DRAWN:
CHECKED: JEP
F.B.CITY OF WPB #12
PAGES: 64-67

PROJ. No.20-031
SCALE: 1"=40'
DATE: APRIL 2020
SHEET 1 OF 2

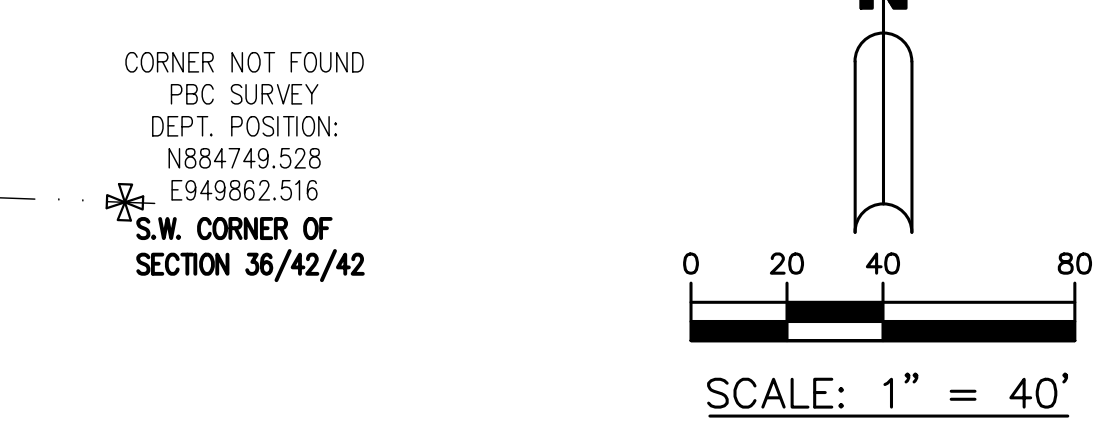
JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE:

D:\B P Projects\2020 Projects\20-031 TSC\20-031P Tractor Supply Company Plat.dwg, 9/1/2020 11:15:38 AM, AutoCAD PDF (General Documentation).ps3

LEGEND	
FOUND IR/C	○
NAIL & DISK	⊙
FOUND C.M.	□
SET IR/C "BROWN & PHILLIPS"	●
BACKFLOW PREVENTER	⊖
BOLLARD	⊙
BORING	▲
CATCH BASIN	⊞
CURB INLET	⊞
CLEANOUT	⊞
CONCRETE LIGHT POLE	⊞
CONCRETE POWER POLE	⊞
ELECTRIC BOX	⊞
ELECTRIC PANEL	⊞
FIRE HYDRANT	⊞
GUY ANCHOR	↑
METAL LIGHT POLE	⊞
GATE POST	⊞
SIGN	⊞
TRANSFORMER	⊞
WATER METER	⊞
WATER VALVE	⊞
WOOD LIGHT POLE	⊞
WOOD POWER POLE	⊞
YARD HYDRANT	⊞
CURB	—
FENCE-CHAINLINK	x
OVERHEAD POWER LINES	—
TOP OF BANK	—
EDGE OF WATER	—
ASPHALT	▒
BROKEN ASPHALT	▒
BUILDING	▒
CONCRETE	▒



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DATE	REVISIONS	#
9/1/20	EASEMENTS TO BE ABANDONED NOTED	3

**SKETCH OF
BOUNDARY SURVEY**

**6000 NORTH
MILITARY TRAIL**

DRAWN: AB
CHECKED: JEP
F.B. CITY OF WPB #12
PAGES: 64-67

PROJ. No.20-031
SCALE: 1"=40'
DATE: APRIL 2020
SHEET 2 OF 2



BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473 E-mail: info@brown-phillips.com
 1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988