

= PALM TRE = ORNAMENTAL TREE TEMPORARY SITE BENCHMAI O.R.B. = OFFICIAL RECORDS BOOK PG. = PAGE ADA = AMERICAN DISABILITY ACT (2)2"Ø = INDICATES NUMBER OF PIPE AND THE DIAMETER OF PIPE INV. = INVERT ELEV. = ELEVATION TYP. = TYPICAL IRR = IRRIGATION = EXISTING = STORM = SANITARY = GAS = WATER SAN COM = EXISTING UNDERGROUND COMMUNCATION LINE OHE = EXISTING OVERHEAD ELECTRIC LINE = FIBER OPTIC CATV = CABLE TELEVISION LEC. = ELECTRIC0.00 = SPOT ELEVATION= CONCRETE = CONCRETE BLOCK STUCCO = CHAIN LINK FENCE = WOOD FENCE = METAL FENCE = REINFORCED CONCRETE PIPE = FINISH FLOOR FDC = FIRE DEPARTMENT CONNECTION D = DIAMETER OF TREE (TAKEN AT BREAST HEIGHT) = HEIGHT OF TREE S = SPREAD (CANOPY OF TREE) PVC = POLYVINYL CHLORIDE PIPE HDPE = HIGH-DENSITY POLYETHYLENE (R) = RECORD (C) = CALCULATED (M) = MEASURE CMP = CORRUGATED METAL PIPE CIP = CAST IRON PIPE B = LICENSE BUSINESS = LENGTH = CENTRAL ANGLE = RADIUS = TANGEN = POINT OF COMPOUND CURVATURE = POINT OF REVERSE CURVATURE PCC POINT OF REVERSE CURVATURE
 POINT OF TANGENCY
 POINT OF CURVATURE
 STATION
 POINT OF INTERSECTION
 IDENTIFICATION
 BEGINING POINT OF BASELINE
 ENDING POINT OF BASELINE
 RIGHT-OF-WAY
 PLAT BOOK
 SECTION LINE = SECTION LINE = CENTERLINE = BASELINE = MONUMENT LINE = PROPERTY LINE F.ELEV = FINISH FLOOR ELEVATION = CONCRETE LIGHT POLE E = ELECTRIC BOX = CATCH BASIN s) = SANITARY MANHOLE = BOLLARD ○ = SIGN = WATER VALVE — = FIRE HYDRANT D) = STORM MANHOLE = IRRIGATION VALVE = TRAFFIC SIGNAL BOX = GUY ANCHOR ► ■ BACKFLOW PREVENTER = WATER CONNECTION = WOODEN UTILITY POLE = CONCRETE UTILITY POLE = TELEPHONE BOX = LOT LINE ASPHALT BRICK PAVER CONCRETE TILE JNIMPROV

STAMPED CONCRETE

GRAVE

GEND AND ABBREVIATIONS

# LEGAL DESCRIPTION:

A tract of land lying in the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 42, South, Range 43 East, Palm Beach County Florida, more particularly described as follows, to wit:

Beginning at a point in the North line of the said Southwest 1/4 of the Northwest 1/4 of Section 33, a distance of 305.95 feet West of the Northeast corner, which point also marks the centerline of Old Dixie Highway, thence continuing westerly along the North line of Southwest 1/4 of the Northwest 1/4 of Section 33, a distance of 635 feet; thence Southerly making an angle of 91°15'20", measured East to South from the last course, a distance of 490 feet; thence Easterly and parallel to the North line of said Southwest 1/4 of the Northwest 1/4 of Section 33, a distance of 485.00 feet; thence Northeasterly making an angle of 159°30'00" measured from the West to North from the last course, a distance of 336 feet more or less to the centerline of Old Dixie Highway, thence Northwesterly along said centerline a distance of 397 feet, more or less, to the Point of Beginning.

SUBJECT TO the Right of Way for Old Dixie Highway, as shown on Road Plat Book 3, Pages 190 through 199, inclusive, Public Records of Palm Beach County, Florida.

# PARCEL2

10.00' Non-eclusive easement for the maintenance of sewer lines pursuant to easement agreement between Rao Electric Co. INC. and Anthony F. D'anna, recorded in Official Record Book 3548, Page 1419 granting Parcel 1 and easement onto the west 10 feet of lot 5, Block U of the re-plat of plat 1 LEWIS TERMINALS, said re-plat being recorded in plat book 27, pages 39-41, Public Records of Palm Beach County, Florida.

Being The same Property as described as follows:

A tract of land lying in the Southwest quarter of the Northwest quarter of Section 33, Township 42 South, Range 43 East, Palm Beach County, florida, more particularly described as follows:

Commencing at the Northeast corner of said Southwest quarter of the Northwest quarter of section 33; thence along the North line of said Southwest quarter of the Northwest quarter of section 33, North 88°30'27" West, a distance of 305.95 feet to the intersection with the original centerline of a 30 foot Right of Way formerly known as Old Dixie Highway; thence continue along said North line of said southwest quarter of the Northwest quarter of section 33, North 88°30'27" West, a distance of 70.34 to a pointon the existing westerly Right of Way line of President Barack Obama Highway (formerly known as Old Dixie Highway) as shown on road Plat Book 3, Pages 190 through 199, Public Records of Palm Beach County, Florida; thence along said Westerly Right of Way Line, South 20°58'19" East, a distance of 427.45 feet to the Northerly Right of Way line of West 13th Street, as depicted on the plat of futura industrial subdivision, as shown on Plat Book 31, Page 175, Public Records of Palm Beach County, Florida; thence along said Northerly Right of Way Line, South 70°59'33 West, a distance of 270.89 feet; thence continue along said Northerly Right of Way Line of West 13th Street, North 88°30'27 West, a distance of 485.00 feet; thence departing said Northerly right of way Line, North 02°44'53" East, a distance of 490.00 feet to a point on the aforementioned North Line of the Southwest Quarter of the Northwest Quarter of Section 33 and to a point on the South line of the replat of Plat No. 1 Lewis Terminals, as shown on Plat Book 27, Pages 39 through 41, Public Records of Palm Beach County, Florida; thence along said North Line South 88°30'27 East, a distance of 564.66 feet to the Point of Beginning.

TOGETHER WITH Easement between RAO Electric Co. Inc. and Anthony F. D'Anna, recorded in Official Record Book 3548, Page 1419 granting subject property a 10.00" non exclusive easement for the maintenance of sewer lines onto the West 10 feet of Lot 5, Block U of the re-plat of Plat 1 Lewis Terminal t corded in Plat Book 27, Pages 39-41, Public Records of Palm Beach County.

# SURVEY REPORT:

DATE OF FIELD SURVEY:

**PROPERTY INFORMATION:** 

Property Address: 1301 President Barack Obama HWY, Rivera Beach, FL 33404 Folio No.: 56-43-42-33-00-000-3010

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

position accuracy of 1/10 of a foot.

PERTINENT INFORMATION USED FOR SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of President Barack Obama HWY with an assumed bearing of \$20°58'43"E, said line to be considered a well established and monumented line.

For Vertical Control:

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 (N.G.V.D. '29), and a Benchmark supplied by the Public Works and Waste Management Department of Palm Beach County, Florida.

Elevation: + 16.28 (N.A.V.D. '88) + 1.52'(COVERSION) = +17.80' (N.G.V.D. Benchmark: T-402

Located in Riviera Beach, at the intersection of the Florida East Coast Railroad and Blue heron Boulevard, 12.1M(39.7FT) southeast of and level with the Boulevard Center Line, 4.4 M (14.4FT) Northeast of the near rail, 0.4 M (1.3FT) North of a Right of Way post, and 0.4 M (1.3FT) west of a witness post.

# **ALTA/NSPS LAND TITLE SURVEY RIVIERA BEACH, FLORIDA**

## SECTION 33 - TOWNSHIP 42 SOUTH - RANGE 43 EAST LYING AND BEING IN CITY OF RIVIERA BEACH. FLORIDA

LOCATION MAP (NOT TO SCALE)



VICINITY MAP (NOT TO SCALE)

# For Horizontal Control:

Bearing and coordinates (Northing and Easting) are relative to the Florida State Plane Coordinate System, Florida East 0901, North American Datum (NAD) 1983 adjustment of 2011 (NAD83/2011)-Epoch 2010.0000

Global Positioning System (G.P.S.). measurements were conducted in the field to acquire said coordinate values, wh based on the following Horizontal Control Station:

Latitude: 26° 22' 51.52793'' N

Longitude: 80° 6' 34.02574" W

Creation Date: 08/02/2010

Receiver Type: Leica GR10

Name: Boca Raton

Code: BOCA

Name: West Palm Beach Code: PBCH Latitude: 26° 50' 46.63817'' N Longitude: 80° 13' 9.29986" W Creation Date: 08/02/2010 Receiver Type: Leica GR10

PERTINENT INFORMATION USED FOR SURVEY (CONTINUED):

Plat of "REPLAT OF PLAT No.1, LEWIS TERMINALS" according to the Plat thereof as recorded in Plat Book 27 at Page 39 Public Records of Palm Beach County, Florida.

Plat of "FUTURA INDUSTRIAL SUBDIVISION" according to the Plat thereof as recorded in Plat Book 31 at Page 175 of the Records of Palm Beach County, Florida.

Plat of "THIRTEENTH STREET INDUSTRIAL" according to the Plat thereof as recorded in Plat Book 120 at Page 23 of the Records of Palm Beach County, Florida.

Warranty Deed recorded on May 14, 2019 in Official Records Book or Deed Book 30609 at Page 6 of the Public Reco Palm Beach County, Florida.

# SCHEDULE B, PART I TITLE EXCEPTION DOCUMENTS' REVIEW COMMENTS: Subject to the following:

The exceptions of Schedule B Part I, of the Loan Policy of Title Insurance prepared by First American Title Insu Company, File Number: NCS-934407-DC72, with on effective date May 23, 2019, and furnished to the Unders Professional Surveyor and Mapper to show any matters of record affecting the subject property, the same being detailed as follows:

Item #1, to Item # 8, and Items #14 contains general conditions that have been addressed on this Survey Map outside the purview of the Land Surveying profession.

Item #9. This item has been intentionally deleted.

Item #10. This item has been intentionally deleted.

Item #11. Terms and conditions of the Easement Agreement between R.A.O. Electric Co., Inc., a Florida corporatio Anthony F. D'AAna recorded in Official Records Book 3548, Page 1419. (Does; Not affects)

Item #12. Matt shown on the Plat of Replat of Plat N0.1 Lewis Terminals, recorded In Plat Book 27, Page39. (Affects; as shown on the Map of Survey)

Item #13. Any facts, rights, Interests or claims that may exist or arise by reason of the following matter.; disclosed ALTA/NSPS survey made by Lidberg Land Surveying, Incorporated on November 27, 2018, last revised May 3, designated 15-109-105/15-109-112:

(A) 6' chain link fence extends over the westerly boundary line by up to 6.0' west, ownership unknown; (No longer exist (B) Multiple signs cross the easterly boundary, ownership unknown; (Affects; as shown on the Map of Survey) (C) Sidewalk extends over the southeasterly corner onto the subject property; (No longer existing)

(D) 2 traffic boxes In the southeasterty comer does not fall within an easement; (Affects; as shown on the Map of Surve (E) Fiber Optic marker in the southeasterly corner does not fall within an easement; (Affects; as shown on the Map of Survev)

(F) Signal walk pole in the southeasterly corner does not fall within an easement; (Affects; as shown on the Map of Surv (G) Overhead utility line across the northeasterly corner does not fall within an easement.(Affects; as shown on the Ma Survey)

The date of completion of the original field Survey was on December 18, 2020

Containing 314,930.0 sq. ft. or 7.23 acres, more or less, by calculations.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal

This Map of Survey is intended to be displayed at a scale of One inch equals Thirty feet or smaller.

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ALTA / NSPS LAND TITLE SURVEY TABLE "A" REFERENCE ITEM 1 - Monuments have been set as noted hereon. ITEM 2 - 1301 President Barack Obama HWY, Rivera Beach, FL 33404 ITEM 3 - This project area appears to be located in Flood Zone "X", with a Base Flood Elevation being "Not Determined", as per Federal Emergency Management Agency (FEMA) Community-Panel Number 125142 (City of Riviera Beach), Map No. 12099C0389, Suffix F, Map Revised Date: October 5, 2017.	D 3 F/ FI O LI	ORA 3166 H: (3 AX: ( LORI F AU 3 73	(L, F 5 305) 305 DA JTH 35	ELOF 46: 5) 5: CEF	3-0 13- RTIF IZA	)912 568 FICA TIO	30 Ate N
ITEM 4 - This site contains 351,900 Square Feet, more or less (Gross Land Area).	WW	/W.LOI	NGITU	JDESU	JRVE	YORS	i.con
<u>ITEM 5</u> - Vertical information are shown under Survey Report and in the Map of Survey. ITEM 6 - Not specified by the Client		By:					+
ITEM 8 - Not specified by the client         ITEM 7 - Exterior dimension of all buildings are determined at ground level.         ITEM 8 - Substantial features have been located.         ITEM 9 - There are 115 regular parking spaces and 5 handicap.         ITEM 10 - Not designated by the client.         ITEM 11 - Existing utilities are shown in the map of survey.         ITEM 12 - Not specified by the client.							
ITEM 13 - Adjoiner owners are shown on the Map of Survey . ITEM 14 -The distance to the intersections with President Barack Obama Hwy, is shown in the Map of Survey.	OF REVISION	no					
ITEM 15 - Not designated by the client.	DF REV	escription					
<u>ITEM 16</u> - There was no visible evidence of recent earth moving work, building construction or building additions as of the last day in the field. <u>ITEM 17</u> -No proposed changes in street right of way lines was made known to the undersigned. No visible evidence of recent street or sidewalk construction or repairs were observed as of the last day in the field.	RECORD (	De					
ITEM 18 - No wetlands were delineated in the field. ITEM 19 -No Plottable off-site easements were included in the Title Commitment are shown on the Map of Survey . ITEM 20 - Not designated by the client.							
SURVEYOR'S CERTIFICATE:		Date:					
This is to certify to:		Da					
RIVIERA BEACH JOF ESA I, LLC, A SOUTH LIMITED LIABLLITIY COMPANY		No.:					
FIRST AMERICAN TITLE INSURANCE COMPANY							
1. This is a survey of the legal description shown hereon as provided in the Title Commitment referenced hereon. The undersigned has not researched this parcel for ownership, adjoining deeds, rights of way, easements, and encumbrances, both recorded and not recorded in the public records that affect this parcel. The Survey depicted heron was performed by Longitude Surveyors LLC 7769 NW 48 Street Suite 375 Doral, FL 33166.		( -	ر ۲	I. FL 33404	] - \		
2. No Underground features, including utilities and footers have been located. Evidence of utilities by this Survey is limited above ground visible field evidence.				EACH			≻
3. Bearings as shown hereon are based upon the centerline of President Barack Obama Hwy with an assumed bearing of \$20°58'43"E(C) said line being a well-established and monumented line.		C	<b>TUD</b>	era be,			SURVEY
4. Symbols and pavement markings shown hereon are graphic representations and may not reflect the exact size or location of the feature in the field.		L		RIVIERA			
5. The subject property abuts and has access to the public right of way of President Barack Obama Hwy and West 13th Street.		2	27	HWY.	· · · ·		
6. This survey was performed for the purpose of an ALTA / NSPS Land Title Survey showing boundary, easement, and an inventory of visible improvements. It is not intended to be or drawn at sufficient scale to be used for design of improvements or utility inventory. Though open and notorious utility indications were located where noted, this survey does not represent that all above ground indications of utilities have been located. Not all building facade details, overhangs, and canopies have been collected.			<b>L</b> DAI	OBAMA			S LAND TITLE
7. The last day in the field was December 18, 2020. Field date applies only to the subject parcel of this survey.		Ō		BARACK	-) / > -		/NSP
				DENT BA	) ;		<b>ALTA/NSPS</b>
8. This survey meets the Standards of Practice set forth in Florida Administrative Code Rule 5J-17 pursuant to Florida Statute 472 for a Boundary Survey.							
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pursuant to Florida Statute 472 for a Boundary Survey. 9. This survey is not valid without the signature and seal of a Florida Licensed Surveyor and Mapper. This is to certify that this map and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 8, 9, 11, 13, 14, 16, 17, 18 and 19 of Table A thereof (see ALTA / NSPS Land Title Survey Table A reference on this page).	roject Name:			1301 PRES		ype of Project:	
<ul> <li>Pursuant to Florida Statute 472 for a Boundary Survey.</li> <li>9. This survey is not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.</li> <li>This is to certify that this map and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 8, 9, 11, 13, 14, 16, 17, 18 and 19 of Table A thereof (see ALTA / NSPS Land Title Survey Table A reference on this</li> </ul>	Project Name:					Type	
pursuant to Florida Statute 472 for a Boundary Survey. 9. This survey is not valid without the signature and seal of a Florida Licensed Surveyor and Mapper. This is to certify that this map and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 8, 9, 11, 13, 14, 16, 17, 18 and 19 of Table A thereof (see ALTA / NSPS Land Title Survey Table A reference on this page). The field work was completes on 12-18-20	Sc. Dro	ale: awn E		1301		Type	:
<ul> <li>pursuant to Florida Statute 472 for a Boundary Survey.</li> <li>9. This survey is not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.</li> <li>This is to certify that this map and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 8, 9, 11, 13, 14, 16, 17, 18 and 19 of Table A thereof (see ALTA / NSPS Land Title Survey Table A reference on this page).</li> <li>The field work was completes on 12-18-20</li> <li>LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company</li> <li>Florida Certificate of Authorization Number LB7335</li> </ul>	Sco Dro Ch Dro Pro	awn E	ed By ed B g Da No.:	/: y: te:Fe	AS	SHC	OWI SF GS GS 2021

Sheet 1 of 2

Mapper shall be responsible for the following sheets in accordance with Rule 5J -17, F.A.C.

