

TYPE OF SURVEY:

- ☐ BOUNDARY ☒ CONSTRUCTION ☐ CONDOMINIUM
☐ ALTA/NSPS ☒ TOPOGRAPHIC ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

TREE LOCATION

BEARING REFERENCE:

NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

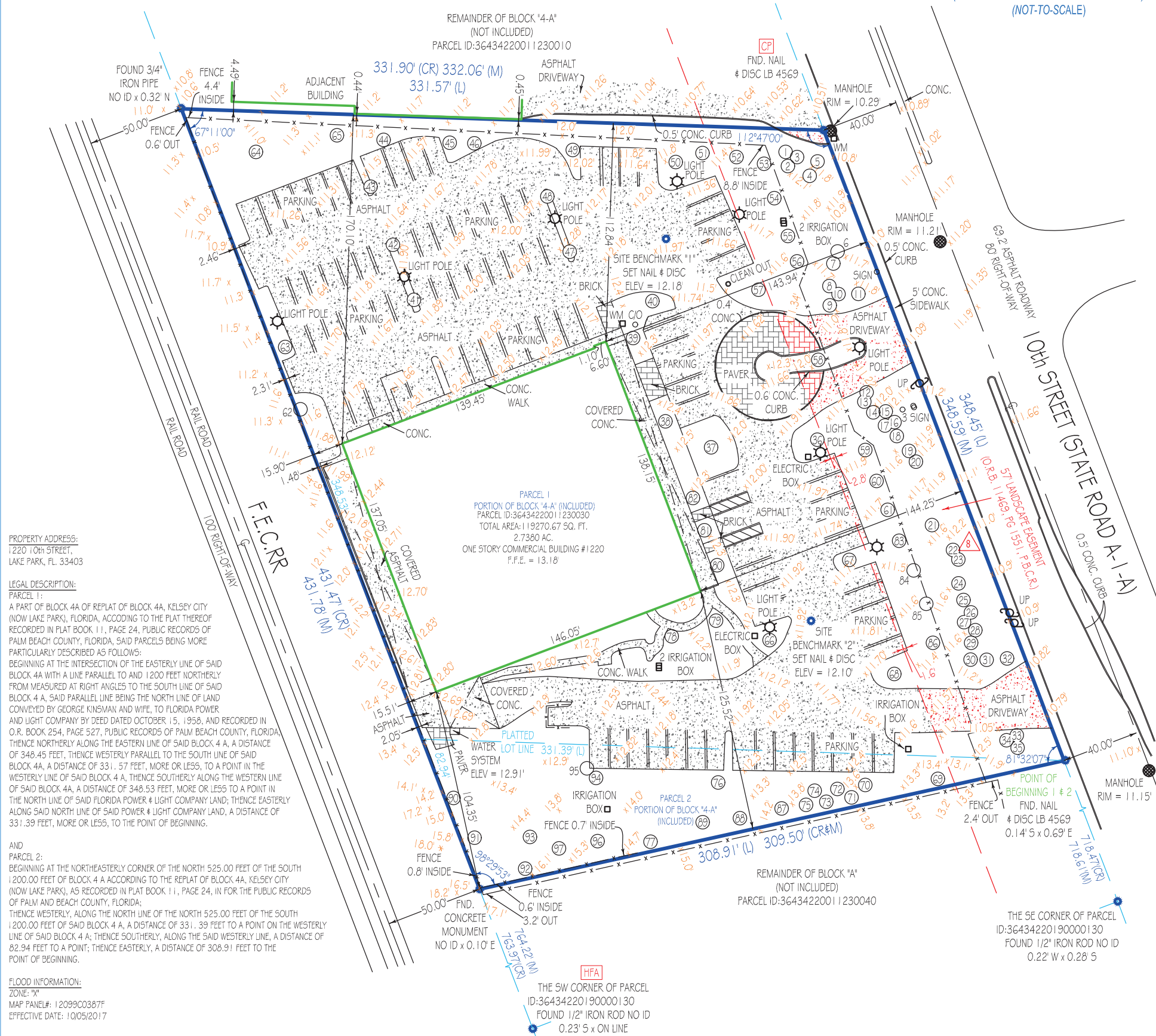


AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

SCALE: 1" = 60'

SURVEY NOTES:
F.E.C.R.R. = FLORIDA EAST COAST RAILROAD

NOTE:
= TREE



PROPERTY ADDRESS:
1220 10th STREET,
LAKE PARK, FL. 33403

LEGAL DESCRIPTION:

PARCEL 1:
A PART OF BLOCK 4A OF REPLAT OF BLOCK 4A, KELSEY CITY (NOW LAKE PARK), FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 24, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID BLOCK 4A WITH A LINE PARALLEL TO AND 1200 FEET NORTHERLY FROM MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID BLOCK 4A, SAID PARALLEL LINE BEING THE NORTH LINE OF LAND CONVEYED BY GEORGE KINSMAN AND WIFE, TO FLORIDA POWER AND LIGHT COMPANY BY DEED DATED OCTOBER 15, 1958, AND RECORDED IN O.R. BOOK 254, PAGE 527, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTHERLY ALONG THE EASTERN LINE OF SAID BLOCK 4A, A DISTANCE OF 348.45 FEET, THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID BLOCK 4A, A DISTANCE OF 331.57 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF SAID BLOCK 4A, THENCE SOUTHERLY ALONG THE WESTERN LINE OF SAID BLOCK 4A, A DISTANCE OF 348.53 FEET, MORE OR LESS TO A POINT IN THE NORTH LINE OF SAID FLORIDA POWER & LIGHT COMPANY LAND, THENCE EASTERLY ALONG SAID NORTH LINE OF SAID POWER & LIGHT COMPANY LAND, A DISTANCE OF 331.39 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND
PARCEL 2:
BEGINNING AT THE NORTHEASTERLY CORNER OF THE NORTH 525.00 FEET OF THE SOUTH 1200.00 FEET OF BLOCK 4A ACCORDING TO THE REPLAT OF BLOCK 4A, KELSEY CITY (NOW LAKE PARK), AS RECORDED IN PLAT BOOK 11, PAGE 24, IN FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
THENCE WESTERLY, ALONG THE NORTH LINE OF THE NORTH 525.00 FEET OF THE SOUTH 1200.00 FEET OF SAID BLOCK 4A, A DISTANCE OF 331.39 FEET TO A POINT ON THE WESTERLY LINE OF SAID BLOCK 4A; THENCE SOUTHERLY, ALONG THE SAID WESTERLY LINE, A DISTANCE OF 82.94 FEET TO A POINT; THENCE EASTERLY, A DISTANCE OF 308.91 FEET TO THE POINT OF BEGINNING.

FLOOD INFORMATION:

ZONE: "X"
MAP PANEL#: 12099C0387F
EFFECTIVE DATE: 10/05/2017

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- 57' LANDSCAPE EASEMENT ALONG EASTERLY BOUNDARY LINE OF SUBJECT LOT.

- ASPHALT DRIVEWAY CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT.

- ASPHALT DRIVEWAY, ASPHALT PARKING AND PAVER SURFACE EXTENDS THROUGH THE EASTERLY EASEMENT.

This survey has been issued by the
following Landtec Surveying office:
840 U.S. HWY 1, Suite 330
North Palm Beach, FL 33408
Office: (561) 210-9344
Email: Construction@landtecsurvey.com
www.Landtecsurvey.com

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):
A OR AL = ARC LENGTH
C/O = CLEANOUT
CA = CENTRAL ANGLE
CATV = CABLE TV RISER
CF = CALCULATED FROM FIELD
CH = CHORD DISTANCE
CONC. = CONCRETE
CR = CALCULATED FROM RECORD
DE = DRAINAGE EASEMENT
EL OR ELEV = ELEVATION
EM = ELECTRIC METER
F.F.E. = FINISHED FLOOR ELEV.
FIR = FOUND IRON ROD
FN = FOUND NAIL
FND = FOUND
G.F.F.E. = GARAGE FINISHED FLOOR ELEV.
FLOOR ELEV.
L = LEGAL DESCRIPTION
M = MEASURED
OHC = OVERHEAD CABLE
P = PLAT
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVATURE
PH = POOL HEATER
PI = POINT OF INTERSECTION
PK = PARKER KAELO
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POOL PUMP
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
QTR = QUARTER
R = RADIUS
RING = RANGE
ROW = RIGHT OF WAY
SEC = SECTION
TR = TELEPHONE RISER
TWP = TOWNSHIP
UE = UTILITY EASEMENT
UP = UTILITY POLE
WM = WATER METER
WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):
= UTILITY POLE
= LIGHT POLE
= CATCH BASIN
= FIRE HYDRANT
= MANHOLE
= WATER VALVE
= WELL
= CENTER LINE
= PARTY WALL
= AIR CONDITIONER
= SEPTIC LID
= ELEV. SHOT
= HANDICAP PARKING SPACE
= SEC. QTR. CORNER
= SECTION CORNER
= WWM = WATER METER

LINE TYPES:
BOUNDARY
BUILDING
EASEMENT
CHAIN LINK FENCE
WOOD FENCE
PLASTIC FENCE
OVERHEAD CABLE

GENERAL NOTES:
1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

REVISIONS CONTINUED ON PAGE 2

UPDATE TOPO	Job Nr: 190233-SE	Date of Field Work : 04/09/2024	Drawn by: A.C.V.
UPDATE	Job Nr: 143136-SE	Date of Field Work : 11/03/2023	Drawn by: A.C.V.
	Job Nr: 143136-SE	Date of Field Work : 05/07/2022	Drawn by: O.S.

Elevations, if shown:

Benchmark: AD 8025
Benchmark Elev.: 16.60'
Benchmark Datum: N.A.V.D.88

Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88

Revisions: TREE UPDATE
Job Nr.: 190233-SE
Date of Field Work: 10/12/2024
Drawn by: A.C.V. - 10/15/2024

PRINTING INSTRUCTIONS:
WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING.
DO NOT USE "FIT".

LANDTEC

LICENSED BUSINESS No. 8507

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TYPE OF SURVEY:

☐ BOUNDARY

☐ CONSTRUCTION

☐ CONDOMINIUM

☐ ALTA/NSPS

☐ TOPOGRAPHIC

☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

SCHEDULE B-II TITLE COMMITMENT REVIEW FINDINGS
PER TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY
DATED: 04/12/2022 AT 8:00 AM
ISSUING OFFICE FILE NO, 2022-500

ITEM NO.	COMMENTS
1	DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT 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 COMMITMENT. (NOT A SURVEY MATTER HEREON)
2	STANDARD EXCEPTIONS: GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2021 AND SUBSEQUENT YEARS. (NOT A SURVEY MATTER HEREON) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. (NOT A SURVEY MATTER HEREON) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. (AFFECTS AS SHOWN) EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. (DOCUMENTS NOT PROVIDED) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. (NOT A SURVEY MATTER HEREON)
3	ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. (NOT A SURVEY MATTER HEREON)
4	ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. (NOT A SURVEY MATTER HEREON)
5	RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. (NOT A SURVEY MATTER HEREON)
6	ALL MATTERS CONTAINED ON THE PLAT OF RE-PLAT OF BLOCK 4-A KELSEY CITY (NOW LAKE PARK), FLORIDA, AS RECORDED IN PLAT (AFFECTS AS SHOWN)
7	LOT LINES, BOUNDARY LINES AND ROAD RIGHT OF WAYS AS CONTAINED ON THE PLAT OF KELSEY CITY (NOW LAKE PARK), AS RECORDED IN PLAT BOOK 8, PAGE 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS AS SHOWN)
8	TERMS AND CONDITIONS CONTAINED IN DECLARATION OF LANDSCAPE EASEMENT BY AND BETWEEN TOWN OF LAKE PARK, FLORIDA AND PALM BEACH LIMITED PARTNERS, LTD. (PALM BEACH POTTERY), RECORDED IN O.R. BOOK 11469, PAGE 1544, PUBLIC ISSUING OFFICE FILE NUMBER: 92903687 (AFFECTS AS SHOWN)
9	HAZARD SUBSTANCES CERTIFICATE OF INDEMNITY RECORDED IN O.R. BOOK 10104, PAGE 978, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (NOT A SURVEY MATTER HEREON)
10	NOTICE OF LIEN RIGHTS OF SEACOAST UTILITY AUTHORITY RECORDED IN O.R. BOOK 22953, PAGE 1631 AND NOTICE OF INTEREST RECORDED IN O.R. BOOK 26779, PAGE 403, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (NOT A SURVEY MATTER HEREON)
11	FOR INFORMATIONAL PURPOSES ONLY, COMMITMENT EXCEPTION #3 IS HEREBY DELETED IN ITS ENTIRETY. (NOT A SURVEY MATTER HEREON)
LEGEND	
<div><div>#</div><div>DENOTES EXCEPTION NUMBER, IF IT EFFECTS AND IS PLOTTABLE.</div></div>	

CERTIFIED TO
JS 1220 10TH STREET LLC

<div>This survey has been issued by the following Landtec Surveying office: 840 U.S. HWY 1, Suite 330 North Palm Beach, FL 33408 Office: (561) 210-9344 Email: Construction@landtecsurvey.com www.Landtecsurvey.com</div>	<div>ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING): A OR AL = ARC LENGTH C/O = CLEANOUT CA = CENTRAL ANGLE CATV = CABLE TV RISER CF = CALCULATED FROM FIELD CH = CHORD DISTANCE CONC. = CONCRETE CR = CALCULATED FROM RECORD DE = DRAINAGE EASEMENT EL OR ELEV = ELEVATION EM = ELECTRIC METER F.F.E. = FINISHED FLOOR ELEV. FIR = FOUND IRON ROD FN = FOUND NAIL FND = FOUND G.F.F.E = GARAGE FINISHED FLOOR ELEV. L = LEGAL DESCRIPTION M = MEASURED OHC = OVERHEAD CABLE P = PLAT PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVATURE PH = POOL HEATER PI = POINT OF INTERSECTION PK = PARKER KAELOM POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PP = POOL PUMP PRC = POINT OF REVERSE CURVATURE PT = POINT OF TANGENCY QTR = QUARTER R = RADIUS RNG = RANGE ROW = RIGHT OF WAY SEC = SECTION TR = TELEPHONE RISER TWP = TOWNSHIP UE = UTILITY EASEMENT UP = UTILITY POLE WM = WATER METER WV = WATER VALVE</div>	<div>SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE): = UTILITY POLE = LIGHT POLE = CATCH BASIN = FIRE HYDRANT = MANHOLE = WATER VALVE = WATER METER = WELL = CENTER LINE = PARTY WALL = AIR CONDITIONER = SEPTIC LID = ELEV. SHOT = HANDICAP PARKING SPACE = SEC. QTR. CORNER = SECTION CORNER</div>	<div>LINETYPES: BOUNDARY BUILDING EASEMENT CHAIN LINK FENCE WOOD FENCE PLASTIC FENCE OVERHEAD CABLE</div>
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I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by
Pablo A Alvarez
Date: 2024.12.04
09:48:06 -05'00'

Elevations, if shown:

Benchmark:

Benchmark Elev.:

Benchmark Datum:

Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ☐

12/03/2024 - UPDATED TREE INFO - K.T.

PRINTING INSTRUCTIONS:
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DO NOT USE "FIT".



LICENSED BUSINESS No. 8507

SIGNATURE _____ DATE: 12-4-2024
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)