

**LEGAL DESCRIPTION:**

That part of Tract 26 and Tract 27, lying North of the 10th Avenue Right-of-Way, Model Land Company's Subdivision, according to the Plat thereof, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida.

AND LESS a parcel of land out of said Tract 26, described as follows:

AND LESS AND EXCEPT those portions of Tracts 26 and 27 lying within 10th Avenue North described in Official Records Book 367, Page 619 and in Official Records Book 1269, Page 272, both of the Public Records of Palm Beach County, Florida.

A parcel of land located in Tract 4 of the Model Land Company's Subdivision of Section 20, Township 44 South, Range 43 East, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida, described as follows:

TOGETHER WITH the West 20 feet of the East 490 feet of the South 100 feet of Tract 4, LESS the South 20 feet thereof.

PARCEL NO. 4: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450).

PARCEL NO. 5: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450).

PARCEL NO. 6: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450).

PARCEL NO. 7: (See Warranty Deed recorded in Official Records Book 9493, Page 24).

PARCEL NO. 8

Beginning at a point 20 feet North of the South line of said Tract 4 and 220 feet West of the East line of said Tract 4, said point being the Southwest corner of the property conveyed to J. Floyd Pollock and wife, and running thence North a distance of 168 feet along the West line of the land so conveyed to Pollock and the West line of the land conveyed to Clinton Noble and wife by Deed recorded in Deed Book 821, Page 1, Palm Beach County, Florida records, to the Northwest corner of the land so conveyed to said Noble; thence running West on a line parallel to the South line of said Tract 4, a distance of 100 feet; thence running South on a line parallel to the East line of said Tract 4, a distance of 100 feet; thence running East along the North line of said tract a distance of 100 feet to the Point of Beginning, less and excepting the West 9 feet thereof, using the East 9 feet of the property conveyed to Joseph Kanfoush and Rita M. Kanfoush, his wife by Deed recorded in Official Record Book 2857, Page 1123, together with an easement over the 20 foot roadway running along the South line of Tract 4 to the county road.

This aerial map shows the study area in St. Louis, Missouri. The proposed site is located at the intersection of 10th Ave and Boutwell Rd, indicated by a hatched rectangle. Major roads shown include S Congress Ave, Florida Mango Rd, 10th Ave, Lwidd E-4 Canal, Boutwell Rd, and I-95. A north arrow is located in the top right corner.

1. The last date of field survey was September 9, 2020.
2. This survey was prepared in accordance with the "Standards of Practice", as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5J-17.050 through 5J-17.053, of the Florida Administrative Code.
3. This survey map and/or report or the copies thereof are not valid without the signature and the original raised seal or digital signature of a Florida licensed surveyor and mapper.
4. 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.
5. The bearings shown hereon are based on grid north, and are referenced to the Florida state plane coordinate system, east zone, North American Datum of 1983 (2007 adjustment). The basis of bearing for this survey is the North line of Section 20, Township 44 South, Range 43 East having a bearing of N88°08'52"W.
6. All distances shown hereon are in U.S. Survey Feet.
7. Aerial imagery shown hereon was obtained from FDOT, and is shown for informational purposes. The imagery was acquired in 2019.
8. This survey delineates the boundary location according to the legal description, but does not determine ownership or property rights.
12. This survey has the benefit of a Commitment by Chicago Title Insurance Company with an effective date of 08/21/2020 at 8:00 AM.
13. Interior improvements, if any, were not located.
14. Symbols shown hereon are not to scale.
15. The features shown hereon were acquired using RTK GPS, Trigonometric methods and were verified through a redundancy of measurements for accuracy.
16. Copyright © 2020 by WGI, Inc.

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AND BEING A PORTION OF TRACTS 26 AND 27 ACCORDING TO THE PLAT MODEL LAND CO., AS RECORDED IN PLAT BOOK 5, AT PAGE 79, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS CONTAIN 278,644 SQUARE FEET OR 6.397 ACRES, MORE OR LESS.

1  
2COVER SHEET  
BOUNDARY SURVEY

C	= Calculated from Field Measurements
CL	= Center Line
— x — x —	= Fence
	= Found
Fnd.	= Licensed Surveying Business
LB	= Lake Worth Drainage District
LWDD	
NAD	= North American Datum
ORB	= Official Records Book
P	= Plat
Pg.	= Page
PBCR	= Palm Beach County Records
PSM	= Professional Surveyor & Mapper
PB	= Plat Book
R/W	= Right-of-Way
W/	= With



