

1. THE SURVEYED AREA IS A PORTION OF PARCEL A, PLAT OF WESTLAKE PLAZA AS RECORDED IN PLAT BOOK 132, PAGE 77 AND BEING THE LANDS OF PUBLIC SUPER MARKETS, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 307, PAGE 1077, BEING THE LAND RECORDS OF PALM BEACH COUNTY, FLORIDA AND HAVING A PUBLIC UTILITY CONTROL NUMBER OF 77-40-4301-24-001-0000 PER THE PALM BEACH COUNTY PROPERTY APPRAISER. THE PROPERTY IS LYING IN SECTION 1; TOWNSHIP 34 SOUTH; RANGE 40 EAST.
2. PARCEL A AREA = 885.154 SQUARE FEET OR 20.320 ACRES (MEASURED AND PLAT).
3. APPROXIMATE LOCATION OF UNDERGROUND UTILITIES SHOWN ON SHEET 3 OF 3 ARE PER A PRIVATE UTILITY MARKOUT PERFORMED BY BLOOD HOUND UNDERGROUND UTILITY LOCATORS ON FEBRUARY 20, 2025 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON FEBRUARY 21, 2025 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS. REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF ILLINOIS UNLESS NOTED OTHERWISE.
5. ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS NO. 162936 WITH A PUBLISHED ELEVATION OF 21.01 FEET.
6. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE (0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, PALM BEACH COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 345 OF 1200," MAP NUMBER 120990345F, WITH A MAP EFFECTIVE DATE OF OCTOBER 5, 2017.
7. ZONING: MU - MIXED USE

ALL ZONING INFORMATION WAS PROVIDED IN A DUE DILIGENCE REPORT PREPARED BY BOHLER ENGINEERING FL, LLC, DATED FEBRUARY 17, 2025 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION". SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERRING SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.

- UTILITIES:**

UTILITY COMPANY	PHONE NUMBER	PHONE NUMBER
PALM BEACH COUNTY WATER UTILITIES	NO CONFLICT	(561) 740-4588
SEMINOLE IMPROVEMENT DISTRICT	MARKED	(561) 790-1742 X101
INDIAN TRAIL IMPROVEMENT DISTRICT	CLEAR NO FACILITIES	(561) 721-4822
AT&T/DISTRIBUTION	NO CONFLICT	(888) 357-1922
FLORIDA POWER & LIGHT - PALM BEACH	MARKED	(800) 778-9140
COMCAST-PBG	MARKED	(800) 778-9140
PALM BEACH COUNTY TRAFFIC OPERATIONS	MARKED	(561) 233-3923
FLA PUBLIC UTILITIES CO	MARKED	(561) 695-4510
MCI	MARKED	(800) 624-9675
CROWN CASTLE NG	MARKED	(801) 364-1063

NOTES:
COORDINATES, BEARINGS AND DISTANCES

1. COORDINATES SHOWN ARE GRID
2. DATUM = NAD 83 1990 ADJUSTMENT
3. ZONE = FLORIDA EAST
4. LINEAR UNIT = US SURVEY FEET
5. COORDINATE SYSTEM 1983 STATE PLANE
6. TRANSVERSE MERCATOR PROJECTION
7. ALL DISTANCES ARE GRID, UNLESS OTHERWISE NOTES
8. SCALE FACTOR = 1.0000017
9. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
10. BEARINGS AS SHOWN HEREON ARE GRID DATUM.

S88°17'08"E (PLAT BEARING)

NORTH LINE OF
PARCEL A
WESTLAKE PLAZA
PB 132, PG 77

S88°17'08"E (GRID BEARING)

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 Digitally signed by Collin Woodyard
 DN: E=cwoodyard@bohlereng.com,
 CN=Collin Woodyard, O=BOHLER
 ENGINEERING FL, LLC, U=Boca Raton,
 FL, C=US
 Date: 2025.03.12 10:30:03 -0400

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.



SCALE: 1"=1000'

SOURCE: AUTODESK GEOLOCATION MAP

REV	DATE	COMMENT	DRAWN BY
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[illegible]

PROJECT No.:	FLA230191.00-0A
DRAWN BY:	PD
CHECKED BY:	SM
DATE:	03/11/2025
CAD I.D.:	S-ALTA-SURV
FIELD DATE:	02/21/2025
CREW CHIEF:	JV
APPROVED:	CW



PROJECT: **ALTA/NSPS
LAND TITLE
SURVEY**

FOR



16725 SEMINOLE PRATT
WHITNEY ROAD
LOXAHATCHEE FLORIDA
PALM BEACH COUNTY

BOHLER //

1900 NW CORPORATE BOULEVARD

SUITE 101E
BOCA RATON, FLORIDA 33434

Phone: (561) 571-0280

Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. LB#80

SHEET NUMBER:

1

OF \$

ORG. DATE - 3/11/2025

<i>RRB</i>	OFFICIAL RECORDS BOOK
<i>PG</i>	PLAT BOOK
<i>PG</i>	PAGE
<i>R/W</i>	RIGHT-OF-WAY
<i>PCN</i>	PROPERTY CONTROL NUMBER
<i>N</i>	NORTH
<i>S</i>	SOUTH
<i>E</i>	EAST
<i>W</i>	WEST
<i>FCS</i>	FLORIDA COORDINATE ZONE
<i>NAD</i>	NORTH AMERICAN DATUM
<i>R</i>	RADIUS
Δ	DELTA
<i>L</i>	LENGTH
<i>CHB</i>	CHORD BEARING
<i>CHD</i>	CHORD DISTANCE
(P)	PLAT
<i>SF</i>	SQUARE FOOT
<i>AC</i>	ACRE
<i>N/F</i>	NOW OR FORMERLY
	TITLE RECORD EXCEPTION
<i>PRM</i>	PERMANENT REFERENCE MONUMENT
<i>LB</i>	LICENSED BUSINESS
<i>NDF</i>	NAIL & DISK FOUND
<i>CIRF</i>	CAPPED IRON ROD FOUND

[illegible]

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BEFORE YOU DIG**

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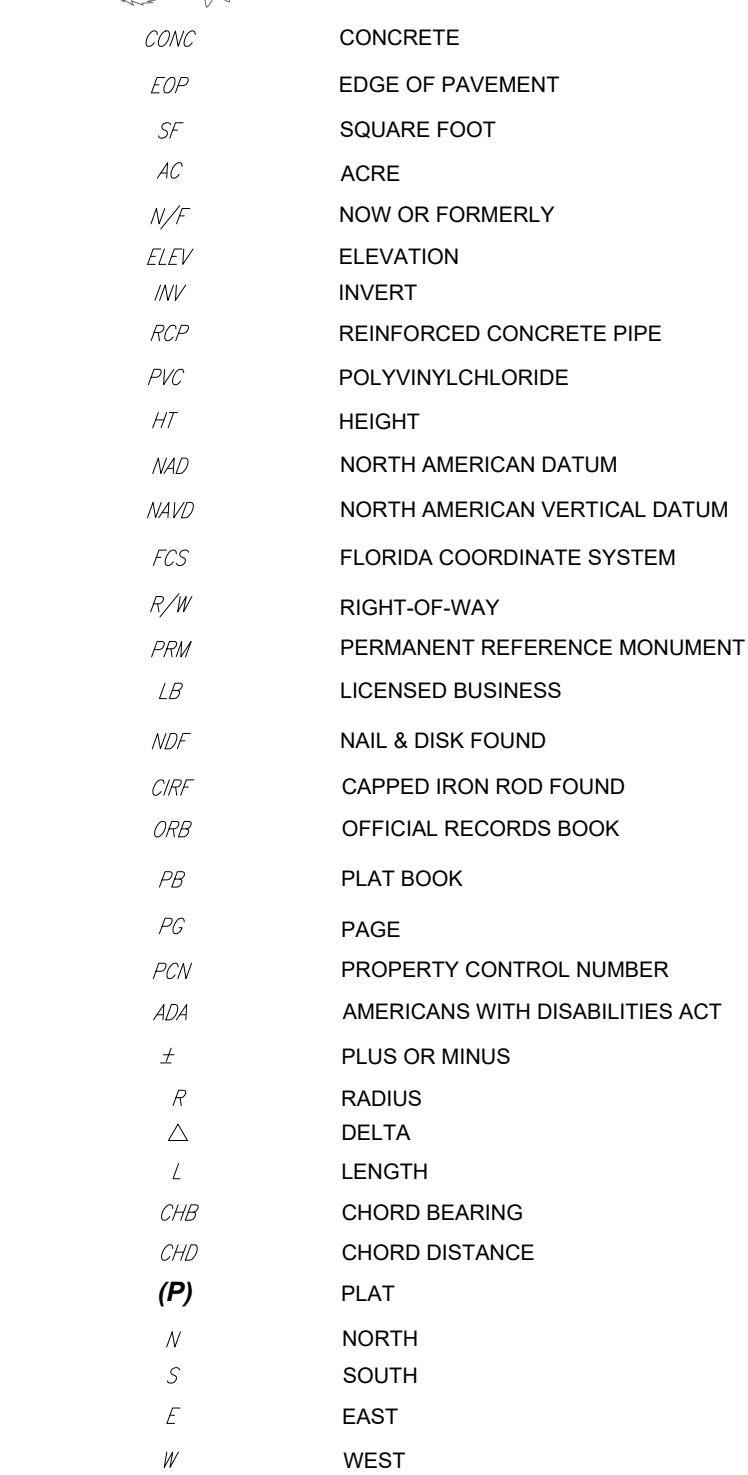
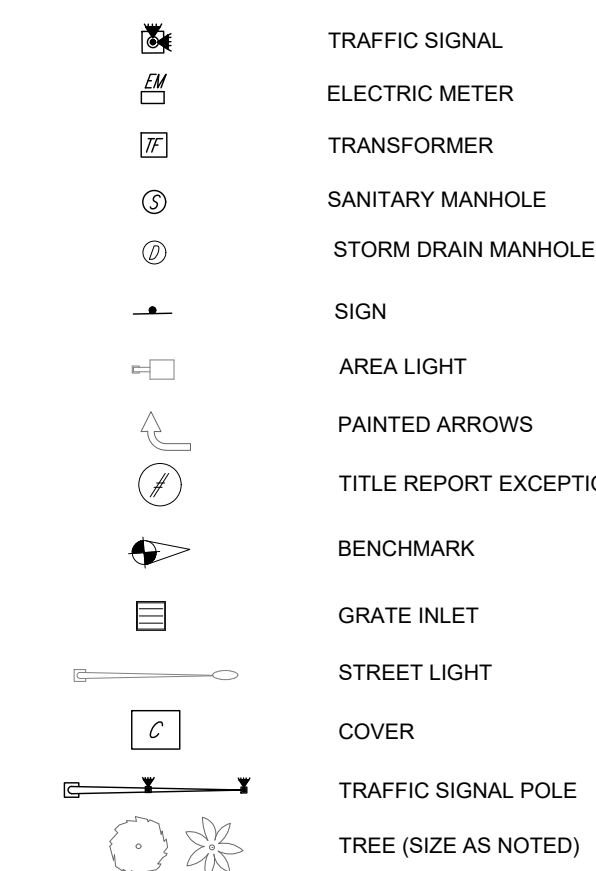
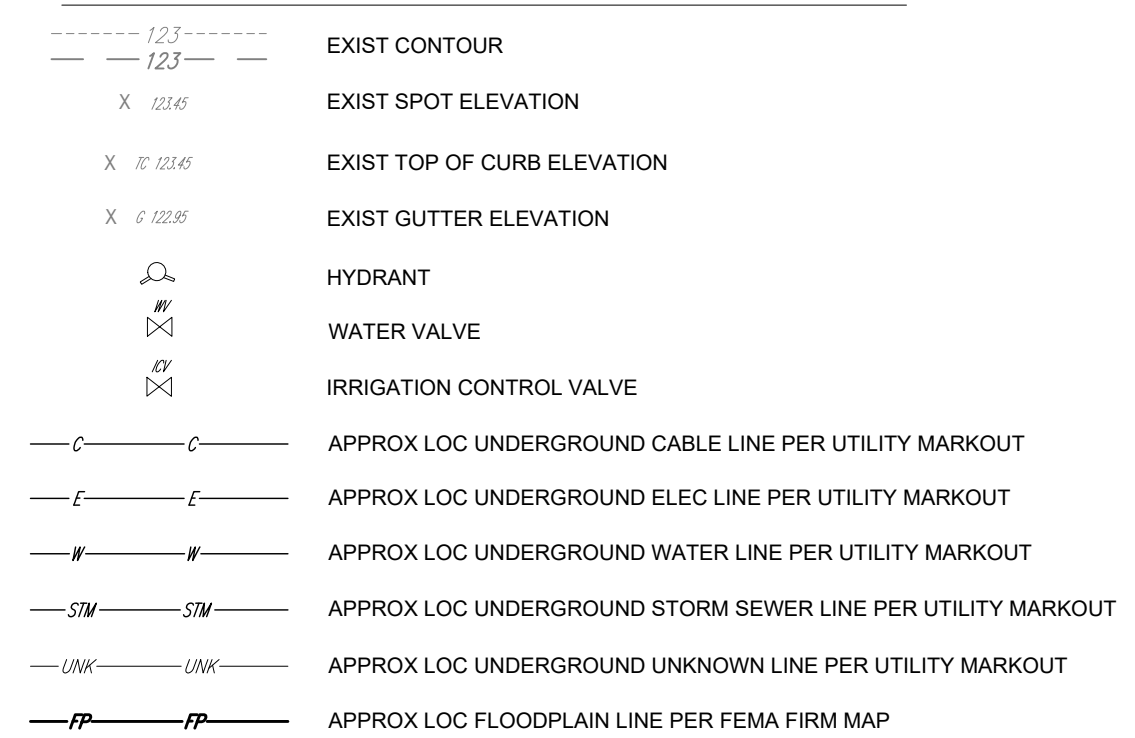
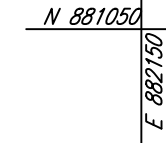
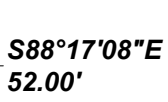
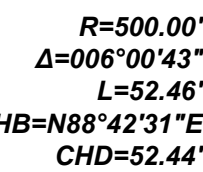
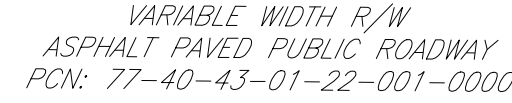
FOR

MAVIS
TIRES & BRAKES
at DISCOUNT Prices

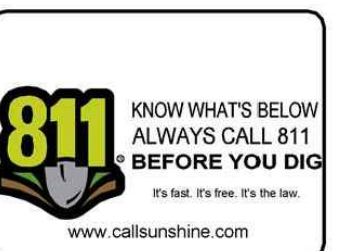
BOHLER //

SCALE: 1" = 60'

ORG. DATE - 3/11/2025

[illegible]

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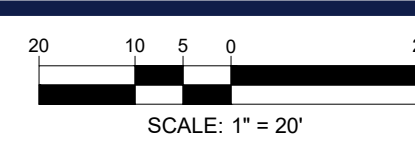
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FLORIDA BUSINESS CERT. OF AUTH. No. LB#8085**



3

ORG. DATE - 3/11/2025