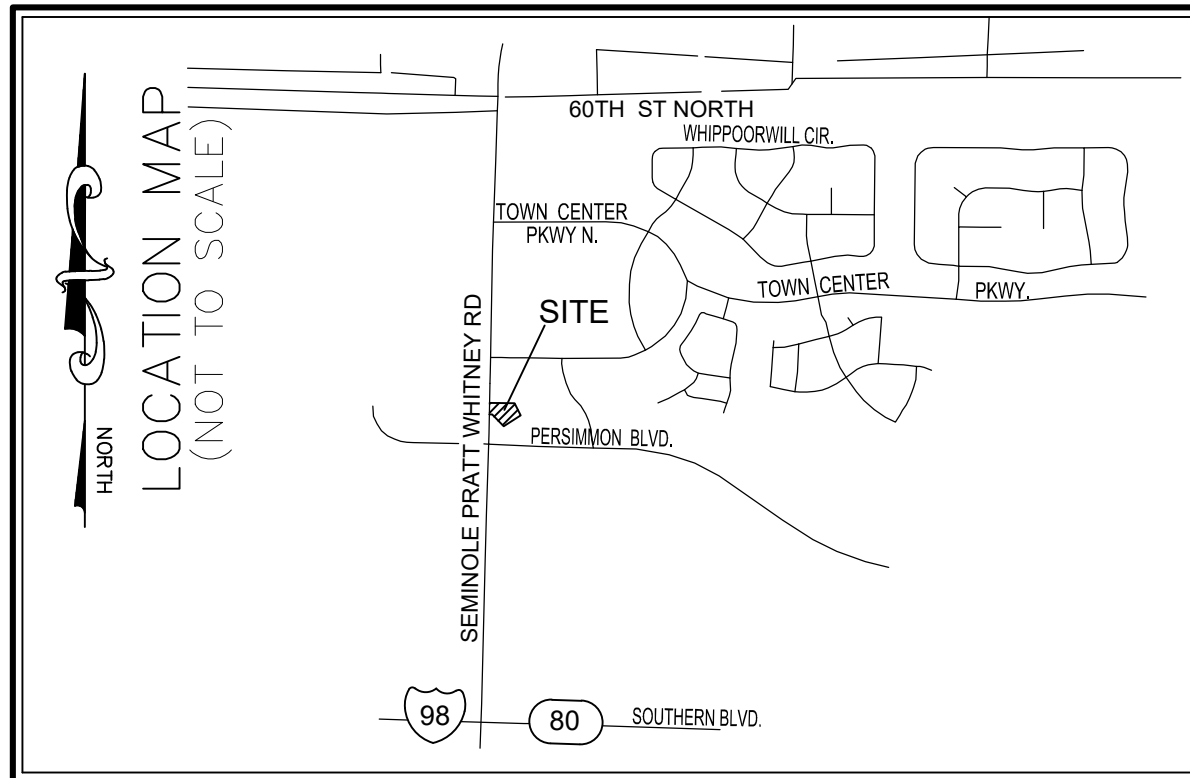


N.W. CORNER OF TRACT A
GROVE MARKET PLAT
(P.B. 82, PG. 67)
- P.B.C. PUBLISHED POSITION
NORTHING: 880745.3649
EASTING: 882259.0507
NOT FOUND

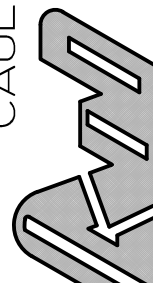
TREE TABLE				
TREE ID	TREE TYPE WITH TRUNK DIAMETER (IN INCHES)	PALM TREE HEIGHT (IN FEET)	NORTHING	EASTING
500	OAK 10		880206	882277
502	OAK 11		880227	882256
503	OAK 12		880247	882256
504	PALM 14	29	880257	882265
505	OAK 12		880268	882257
506	OAK 11		880288	882258
507	PALM 16	28	880289	882267
508	OAK 18		880304	882268
509	PALM 15	30	880313	882263
510	OAK 9		880322	882288
511	PALM 15	29	880330	882273
512	OAK 7		880343	882276
513	PALM 17	28	880353	882283

TREE TABLE				
TREE ID	TREE TYPE WITH TRUNK DIAMETER (IN INCHES)	PALM TREE HEIGHT (IN FEET)	NORTHING	EASTING
514	PALM 16	24	880354	882302
515	PALM 15	28	880353	882323
516	PALM 15	28	880352	882343
517	PALM 15	26	880352	882363
518	PALM 16	27	880353	882382
532	OAK 8		880292	882412
537	OAK 11		880191	882347
538	OAK 9		880215	882331
539	OAK 12		880241	882313
540	OAK 14		880259	882334
541	OAK 13		880305	882318
542	OAK 8		880293	882372
543	OAK 12		880308	882385



UPDATE BOUNDARY PER UPDATED SITE PLAN	11-13-24	RW
ADD TIES TO PARCEL NEAR SOUTH BOUNDARY	4-19-24	RW
REVIEWS	DATE	BY
FILE NAME 10818 ALTA-CHASE-v2.dwg		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452



CHASE PARCEL
GROVE MARKET PLAT
ALTA/NSPS LAND TITLE SURVEY

DATE 3/8/2024

DRAWN BY RW

F.B./ PG.	HDS
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SCALE 1"=20'

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 10818

SHT.NO	
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OF 1 SHEET

SCHEDULE B-II EXCEPTIONS

- Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GROVE MARKET PLAT, recorded in Plat Book 82, Page 67, of the Public Records of Palm Beach County, Florida. [AFFECTS AS SHOWN]
7. Reservations contained in Deed recorded in Deed Book 941, Page 526, as affected by Deed Book 952, Page 67, and as affected by Modification Agreement and Grant recorded in Official Records 312, Page 542. [AFFECTS, NOT PLOTTABLE]
8. Terms, conditions and provisions set forth in that certain Comprehensive Plan Agreement and Covenant recorded in Official Records Book 9422, Page 63. [AFFECTS, NOT PLOTTABLE]
9. Restrictions and other terms, covenants and conditions set forth in that certain Declaration of Covenants recorded in Official Records Book 9484, Page 154. [AFFECTS, NOT PLOTTABLE]
10. Terms, conditions and provisions of Drainage Agreement recorded in Official Records Book 10407, Page 1715. [AFFECTS, NOT PLOTTABLE]
11. Terms, conditions and provisions of Water and Sewer Agreement recorded in Official Records Book 10407, Page 1727. [AFFECTS, NOT PLOTTABLE]
12. Easement recorded in Official Records Book 10602, Page 692. [DOES NOT AFFECT]
13. Terms, provisions, covenants, conditions, restrictions, assessments, easements, options, liens, and other matters established by Declaration of Easements and Restrictions, and recorded in Official Records Book 10923, Page 653, as affected by instrument recorded in Official Records Book 15610, Page 183. [DOES NOT AFFECT]
14. Easement in favor of Florida Power & Light Company recorded in Official Records Book 11011, Page 1838. [DOES NOT AFFECT]
15. Easement in favor of BellSouth Telecommunications, Inc., recorded in Official Records Book 11291, Page 219. [DOES NOT AFFECT]
16. Easement in favor of BellSouth Telecommunications, Inc., recorded in Official Records Book 11291, Page 225. [DOES NOT AFFECT]
17. Recorded Notice of Environmental Resource Permit recorded in Official Records Book 22976, Page 62. [AFFECTS, NOT PLOTTABLE]
18. Recorded Notice of Environmental Resource Permit recorded in Official Records Book 30441, Page 1713. [AFFECTS, NOT PLOTTABLE]
19. Notice of Landlord recorded December 31, 2020 in Official Records Book 32052, Page 716, Palm Beach County Public Records. [NOT A SURVEY MATTER]
20. Lease Agreement by and between 5060 Loxahatchee Retail, LLC, a Delaware limited liability company, Lessor, and Winn-Dixie, Lessee, dated December 18, 2020, as evidenced by that certain Memorandum of Lease recorded December 31, 2020, in Official Records Book 32052, Page 727. [AFFECTS, NOT PLOTTABLE]
21. Easement by and between 5060 Loxahatchee Retail, LLC, a Delaware limited liability company, Grantor, and Florida Public Utility Company, Grantee, dated December 31, 2020, in Official Records Book 33105, Pages 1607. **NO GAS EASEMENT, NO WATER EASEMENT, NO EASEMENT IN INSTRUMENT, GRAPHIC NOT LEGIBLE ENOUGH FOR PLOTTING**
22. Recorded Notice of Environmental Resource Permit recorded in Official Records Book 33403, Page 115. [AFFECTS, NOT PLOTTABLE]
23. Water Line Easement and Grant of Rights Agreement dated September 8, 2022 by and between California Holdings, LLC, a Florida limited liability company (Grantor) and 5060 Loxahatchee Retail LLC, a Delaware limited liability company (Grantee) recorded September 14, 2022 in Book 33837, Page 1607. [DOES NOT AFFECT, WATER LINE EASEMENT SHOWN, TEMPORARY STAGING EASEMENT NOT DEPicted DUE TO EASEMENT EXPIRATION]
24. Terms and Conditions contained in the Tenancy in Common Agreement, dated September 9, 2022, between Grove Market SG2020 LLC, a Florida limited liability company, Grove Market Anderson LLC, a Florida limited liability company, Grove Market Courtland LLC, a Florida limited liability company, and JBL Humblewood Center limited liability company, a Florida limited liability company, recorded September 22, 2022 in Book 33853, Page 1478. [AFFECTS, NOT PLOTTABLE]
25. Mortgage in favor of ConnectOne Bank, recorded in Official Records Book 33845, Page 1112. [AFFECTS, NOT PLOTTABLE]
26. Absolute Assignment of Leases and Rents recorded in Official Records Book 33845, Page 1130. [AFFECTS, NOT PLOTTABLE]
27. UCC-1 Financing Statement recorded in Official Records Book 33845, Page 1148. [NOT A SURVEY MATTER]
28. UCC-1 Financing Statement recorded in Official Records Book 33845, Page 1152. [NOT A SURVEY MATTER]
29. UCC-1 Financing Statement recorded in Official Records Book 33845, Page 1156. [NOT A SURVEY MATTER]
30. Terms and conditions of the lease from Grove Market SG2020 LLC, a Florida limited liability company, Grove Market Anderson LLC, a Florida limited liability company, Grove Market Courtland LLC, a Florida limited liability company, and JBL Humblewood Center limited liability company, formerly known as JBL Humblewood Center Limited liability company, a Florida limited liability company to iFlorum Chase Bank, N.A. dated _____ a memorandum of said lease being recorded in Official Records Book _____. Page _____. (to be recorded) [NOT A SURVEY MATTER]

ABBREVIATION LEGEND

ALUM. = ALUMINUM
C.O. = CLEANOUT
CONC. = CONCRETE
D.D.C.V. = DOUBLE DETECTOR CHECK VALVE
ELEC. = ELECTRIC
ELEV. = ELEVATION
EQUIP. = EQUIPMENT
ESENT. = EASEMENT
E. = EASTING
F.L. = FLORIDA POWER & LIGHT
FND. = FOUNDATION
I.R./CAP. = IRON ROD & CAP
INV. = INVERT
IRR. = IRRIGATION
L.A.E. = LIMITED ACCESS EASEMENT
N. = NORTH
O.R.B. = OFFICIAL RECORD BOOK (P.B.C. RECORDS)
P.B. = PLAT BOOK (P.B.C. RECORDS)
P.B.C. = PLAT BOOK COUNTY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.S. = PAGE
P.R.M. = PERMANENT REFERENCE MONUMENT
U.E. = UTILITY EASEMENT

SYMBOL LEGEND

-  – LIGHT POLE
-  – FIRE HYDRANT
-  – CATCH BASIN
-  – WATER VALVE
-  – SANITARY MANHOLE
-  – DRAINAGE MANHOLE
-  – WOOD POWER POLE (UNLESS NOTED)
-  – CENTER LINE
-  – EXISTING ELEVATION
-  – TRAFFIC SIGN
-  – ELECTRICAL WIRES OVERHEAD
-  – ANCHOR
-  – WATER METER
-  – BACKFLOW PREVENTER
-  – GROUND LIGHT
-  – ELECTRIC HAND HOLE
-  – IRRIGATION CONTROL VALVE
-  – CONCRETE POWER POLE
-  – FIRE DEPARTMENT CONNECTION

PARKING SPACE COUNT

- 54 - TOTAL SPACES
48 - REGULAR SPACES
0 - HANDICAP SPACES
6 - LOW SPEED ELECTRIC VEHICLE SPACES

ENTER LLC

NOTE

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 (90 ADJUSTMENT)
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 0.9999986
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 (90 ADJUSTMENT), FLORIDA EAST ZONE.

PALM BEACH COUNTY SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON AUGUST 6, 2018. I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

NOTES

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
2. SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL
3. SURVEYOR AND MAPPER.
4. SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL
5. OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
6. PLANS SHOWN HEREON WERE ABSTRACTED BY CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER:
7. FL240616AC, EFFECTIVE DATE: MARCH 26, 2024 AT 8:00 AM. SCHEDULE B-SECTION II EXCEPTIONS WERE
8. RELAYED BY THIS OFFICE. ALL PLATTING EXCEPTIONS ARE SHOWN HEREON.
9. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83).
10. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N01°42'54"E ALONG WEST LINE OF (TRACT
11. A, GROVE MARKET PLAT, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE,
12. NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS.
13. COORDINATES SHOWN HEREON ARE PLATTING COORDINATES, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST
14. ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY THE PALM BEACH
15. COUNTY SURVEY DEPARTMENT.
16. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
17. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
18. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS
19. PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
20. FLOOD ZONES: "X (UNSHADED)" AND "AE (18.5)"; COMMUNITY PANEL NO. 120192 0345 F; DATED:
21. OCTOBER 5, 2017.
22. BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY BENCHMARK "GRIFFIN" ELEVATION =20.032
23. (MAY 88).
24. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF
25. CALFIELD & WHEELER, INC. THIS SURVEY IS NOT TRANSFERABLE BY OWNERS AFFIDAVIT OF SURVEY OR
26. INSTRUMENT.
27. THE SURVEY SKETCH SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION
28. OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR
29. RESEARCH.
30. NO RESPONSIBILITY IS ASSUMED BY THIS SURVEYOR FOR THE CONSTRUCTION OF IMPROVEMENTS, FROM
31. BUILDING TIES SHOWN ON THIS SURVEY.
32. REVISIONS SHOWN HEREON DO NOT REPRESENT A "SURVEY UPDATE" UNLESS OTHERWISE NOTED.
33. ALL DATES SHOWN WITHIN THE REVISIONS BLOCK HEREON ARE FOR INTEROFFICE FILING USE ONLY AND IN
34. NO WAY DO THEY REPRESENT A DATE OF REVISION.
35. IT IS A VIOLATION OF RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY
36. WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE
37. TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
38. THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND
39. THE SURVEYOR DOES NOT LIST OR IDENTIFY FENCES, FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN
40. THEIR RELATIVE POSITION TO THE BOUNDARY.
41. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK
42. OR BUILDING CONSTRUCTION.
43. AT THE TIME OF THIS SURVEY THERE WERE NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
44. AT THE TIME OF THIS SURVEY THERE WERE NO DIVISION OR PARTY WALLS ON THE SURVEYED PROPERTY.

DESCRIPTION

A PORTION OF TRACT A, GROVE MARKET PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 67, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE N01°25'44" ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 123.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE N01°25'44", A DISTANCE OF 133.77 FEET; THENCE DEPARTING SAID LINE S89°06'30"E, A DISTANCE OF 24.25; THENCE S01°32'28", A DISTANCE OF 20.01 FEET; THENCE S88°30'36", A DISTANCE OF 113.94 FEET; THENCE S86°30'49"E, A DISTANCE OF 37.71 FEET; THENCE S77°15'48"E, A DISTANCE OF 14.75 FEET; THENCE N13°26'30"E, A DISTANCE OF 75.67 FEET; THENCE S46°54'54"W, A DISTANCE OF 172.05 FEET; THENCE N44°41'14"W, A DISTANCE OF 58.65 FEET; THENCE S69°06'46"W, A DISTANCE OF 20.59 FEET; THENCE N74°41'14"W, A DISTANCE OF 27.83 FEET TO THE POINT OF BEGINNING.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 10, 11 (OBSERVED), 13, 14 AND 16 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON APRIL 4, 2024

DATE OF PLAT OR MAP: NOVEMBER 13, 2024