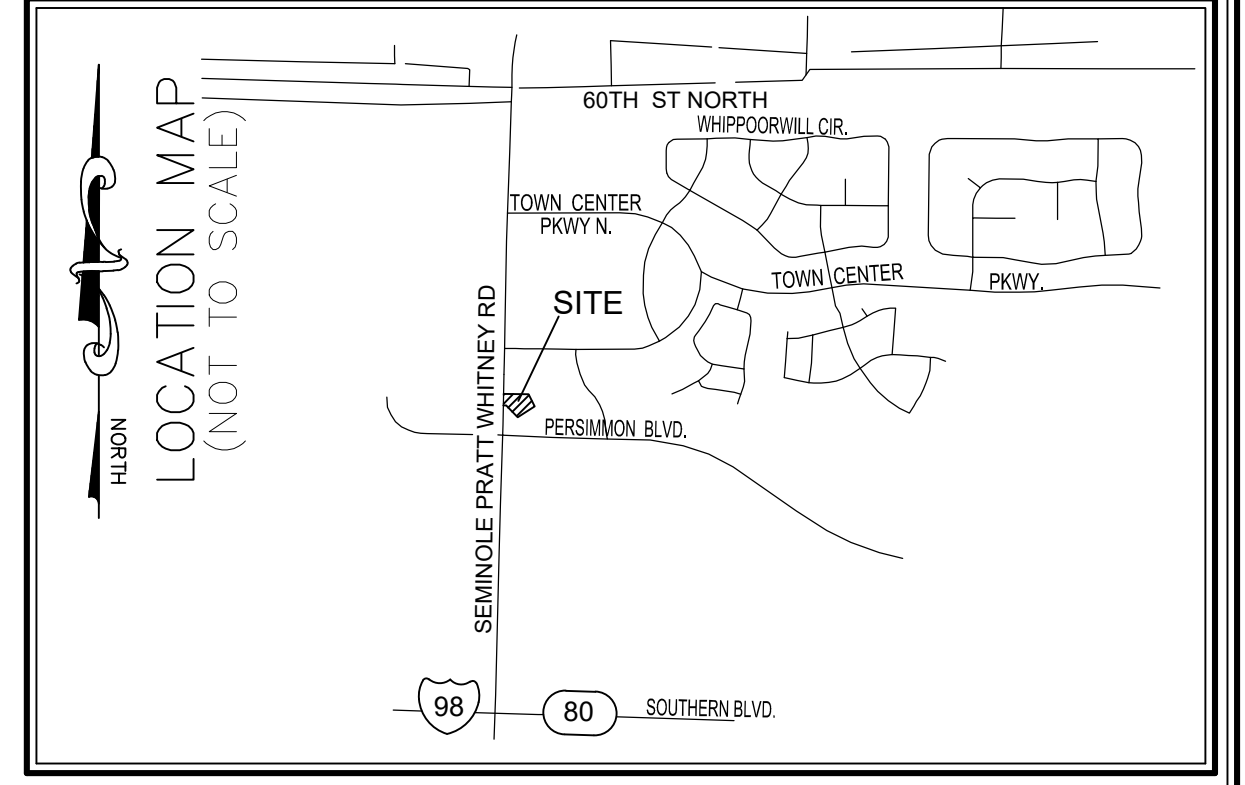


N.W. CORNER OF TRACT A GROVE MARKET PLAT (P.B. 82, PG. 67)
P.B.C. PUBLISHED POSITION
NORTHING: 880745.3649
EASTING: 882239.0507
NOT FOUND

TREE ID	TREE TYPE	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 ID	TREE TYPE	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



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]
 - Reservations contained in Deed recorded in Deed Book 941, Page 526, as affected by Deed Book 952, Page 67, and as affected by Official Records Book 312, Page 342. [AFFECTS, NOT PLOTTABLE]
 - Terms, conditions, and provisions of Deed to Seminole Water Control District, a Drainage District located in Palm Beach County, Florida, a public agency, recorded in Official Records Book 1854, Page 1803. [AFFECTS, NOT PLOTTABLE]
 - Terms and provisions of Dedication of Easements by Seminole Water Control District recorded in Official Records Book 1868, Page 307. [DOES NOT AFFECT]
 - Terms, conditions and provisions set forth in that certain Comprehensive Plan Agreement and Covenant recorded in Official Records Book 8422, Page 63. [AFFECTS, NOT PLOTTABLE]
 - 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]
 - Terms, conditions and provisions set forth in that certain Restrictive Covenant Agreement recorded in Official Records Book 9908, Page 1105. [DOES NOT AFFECT]
 - Terms, conditions and provisions of that certain Lease Agreement evidenced by Short Form Lease recorded in Official Records Book 10059, Page 1327, as modified and affected by instruments recorded in Official Records Book 10113, Page 1690; in Official Records Book 11472, Page 156; in Official Records Book 18490, Page 491; in Official Records Book 21124, Page 1181; in Official Records Book 21124, Page 1189, and in Official Records Book 21124, Page 1241. [AFFECTS, NOT PLOTTABLE]
 - Easement recorded in Official Records Book 10602, Page 692. [DOES NOT AFFECT]
 - Matters set forth in that certain Special Warranty Deed recorded in Official Records Book 10923, Page 650. [DOES NOT AFFECT]
 - 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 15010, Page 183. [DOES NOT AFFECT]
 - Easement in favor of Florida Power & Light Company recorded in Official Records Book 11011, Page 1838. [DOES NOT AFFECT]
 - Easement in favor of BellSouth Telecommunications, Inc., recorded in Official Records Book 11291, Page 219. [DOES NOT AFFECT]
 - Easement in favor of BellSouth Telecommunications, Inc., recorded in Official Records Book 11291, Page 225. [DOES NOT AFFECT]
 - Terms, conditions and provisions of Drainage Agreement recorded in Official Records Book 10407, Page 1715. [AFFECTS, NOT PLOTTABLE]
 - Terms, conditions and provisions of Water and Sewer Agreement recorded in Official Records Book 10407, Page 1727. [AFFECTS, NOT PLOTTABLE]
 - Easement in favor of BellSouth Telecommunications, Inc., recorded in Official Records Book 11291, Page 219. [DOES NOT AFFECT]
 - Easement in favor of BellSouth Telecommunications, Inc., recorded in Official Records Book 11291, Page 225. [DOES NOT AFFECT]
 - Terms, conditions and provisions of Drainage Agreement recorded in Official Records Book 10407, Page 1715. [AFFECTS, NOT PLOTTABLE]
 - Terms, conditions and provisions of Water and Sewer Agreement recorded in Official Records Book 10407, Page 1727. [AFFECTS, NOT PLOTTABLE]
 - Lease Agreement by and between Grove Shopping Partners, L.L.C., a Florida limited liability partnership, Lessor, and Winn-Dixie Stores, Inc., a Florida corporation, Lessee, dated June 21, 2001, as evidenced by that certain Subordination, Nondisturbance, and Attornment Agreement recorded March 8, 2002, in Official Records Book 13490, Page 491. [AFFECTS, NOT PLOTTABLE]
 - Recorded Notice of Environmental Resource Permit recorded in Official Records Book 29976, Page 82. [AFFECTS, NOT PLOTTABLE]
 - Recorded Notice of Environmental Resource Permit recorded in Official Records Book 30441, Page 1713. [AFFECTS, NOT PLOTTABLE]
 - Recorded Notice of Environmental Resource Permit recorded in Official Records Book 30517, Page 681. [AFFECTS, NOT PLOTTABLE]
 - 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]
 - Easement by and between 5060 Loxahatchee Retail, LLC, a Delaware limited liability company, Grantor, and Florida Public Utilities Company, a Florida corporation, Grantee, recorded December 3, 2021, in Official Records Book 33105, Page 1609. [5' GAS EASEMENT, DOES NOT AFFECT PER GRAPHIC, NO DESCRIPTION IN INSTRUMENT, GRAPHIC NOT LEGIBLE ENOUGH FOR PLOTTING]
 - Recorded Notice of Environmental Resource Permit recorded in Official Records Book 33403, Page 15. [AFFECTS, NOT PLOTTABLE]
 - 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 167 of the public records of Palm Beach County, Florida. [DOES NOT AFFECT, WATER LINE EASEMENT SHOWN, TEMPORARY STAGING EASEMENT NOT DEPICTED DUE TO EASEMENT EXPIRATION]
 - Terms and Conditions contained in the Tenancy in Common Agreement, dated September 9, 2022, between Grove Market S2020 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 Official Records Book 33853, page 1478, of Palm Beach County, Florida. [AFFECTS, NOT PLOTTABLE]
- NOTE: Notice of Landlord recorded December 31, 2020 in Official Records Book 32052, Page 716, Palm Beach County Public Records. [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
- ESMT. - EASEMENT
- E. - EASTING
- F.P.L. - FLORIDA POWER & LIGHT
- FND. - FOUNDATION
- IR/CAP. - IRON ROD & CAP
- INVERT - INVERT
- IRR. - IRRIGATION
- L.A.E. - LIMITED ACCESS EASEMENT
- N. - NORTHING
- O.R.B. - OFFICIAL RECORD BOOK (P.B.C. RECORDS)
- P. - PLAT BOOK (P.B.C. RECORDS)
- P.B.C. - PALM BEACH COUNTY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C. - 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

NOTES

- THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
- SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
- LANDS SHOWN HEREON WERE ABSTRACTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER FL24016140, EFFECTIVE DATE: FEBRUARY 27, 2024 AT 8:00 AM. SCHEDULE B-SECTION II EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N01°42'54"E ALONG WEST LINE OF TRACT A, GROVE MARKET PLAT, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS.
- COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT.
- THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
- UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FLOOD ZONES: "X (UNSHADED)" AND "AE (18.5)"; COMMUNITY PANEL NO. 120192 0345 F; DATE: OCTOBER 5, 2017.
- BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY BENCHMARK "GRIFFIN" ELEVATION = 20.032 (NAVD 88).
- THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF CAULFIELD & WHEELER, INC. THIS SURVEY IS NOT TRANSFERABLE BY OWNERS AFFIDAVIT OF SURVEY OR SIMILAR INSTRUMENT.
- THE SURVEY'S SKETCH SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
- RESPONSIBILITY IS ASSUMED BY THIS SURVEYOR FOR THE CONSTRUCTION OF IMPROVEMENTS, FROM BUILDING TIES SHOWN ON THIS SURVEY.
- REVISIONS SHOWN HEREON DO NOT REPRESENT A "SURVEY UPDATE" UNLESS OTHERWISE NOTED.
- ALL DATES SHOWN WITHIN THE REVISIONS BLOCK HEREON ARE FOR INTEROFFICE FILING USE ONLY AND IN NO WAY AFFECT THE DATE OF THE FIELD SURVEY STARTED HEREON.
- IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
- AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION.
- AT THE TIME OF THIS SURVEY THERE WERE NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
- 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°42'54"E 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°42'54"E, A DISTANCE OF 133.77 FEET; THENCE DEPARTING SAID LINE S89°06'30"E, A DISTANCE OF 24.25 FEET; THENCE N01°35'28"E, A DISTANCE OF 20.01 FEET; THENCE S88°27'31"E, A DISTANCE OF 141.19 FEET; THENCE S70°43'38"E, A DISTANCE OF 28.63 FEET; THENCE S13°26'39"E, A DISTANCE OF 66.08 FEET; THENCE S45°29'46"W, A DISTANCE OF 150.98 FEET; THENCE N38°54'32"W, A DISTANCE OF 26.78 FEET; THENCE N84°02'02"W, A DISTANCE OF 88.31 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 28,796 SQUARE FEET OR 0.661 ACRES, MORE OR LESS.

CERTIFICATE:

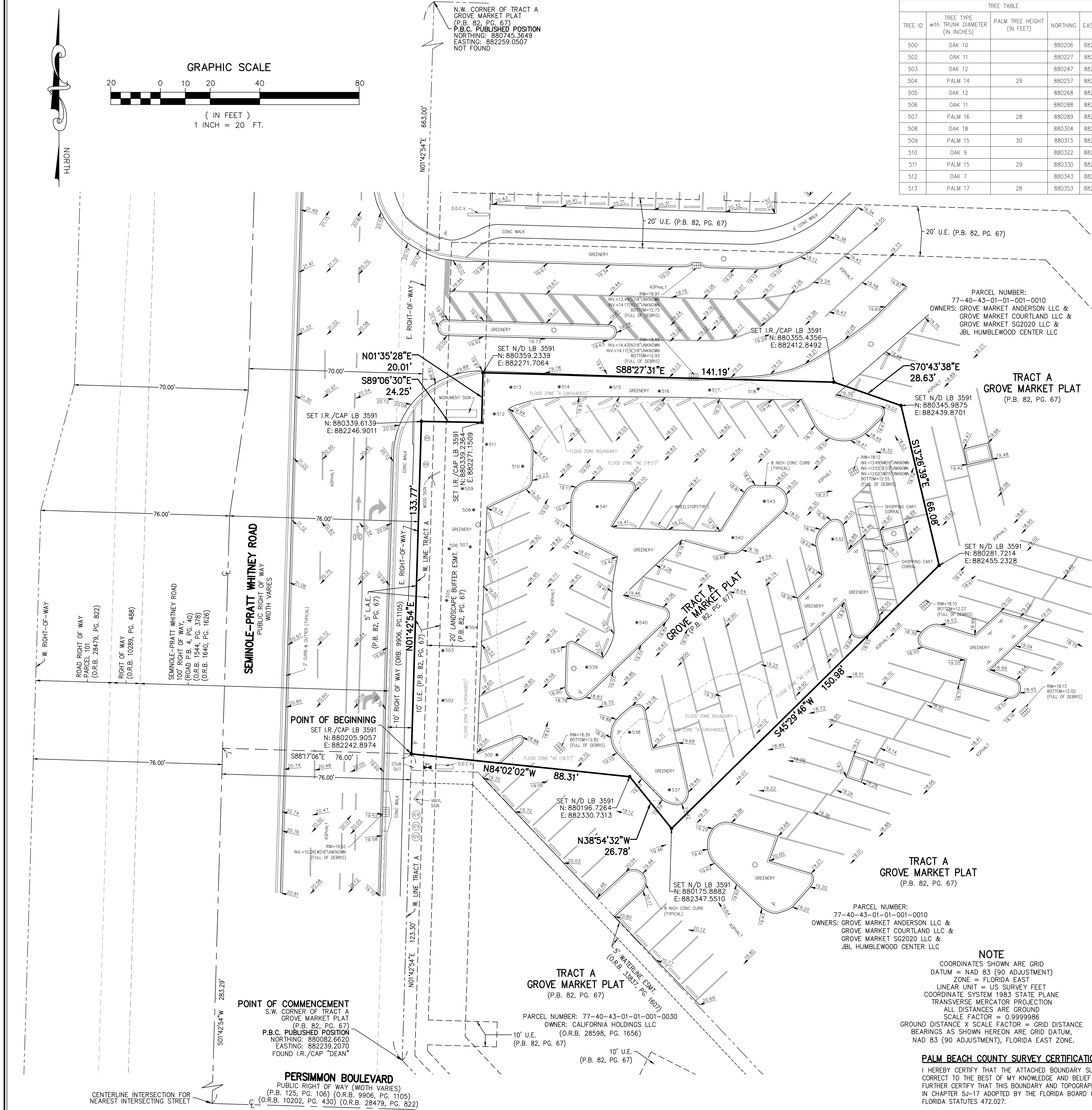
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(c), 8, 9, 10, 11 (OBSERVED), 13, 14 AND 16 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON APRIL 4, 2024
DATE OF PLAT OR MAP: APRIL 5, 2024

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 ON AUGUST 16, 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.



BY	
DATE	
REVISIONS	
FILE NAME	1081E.ALTA-CHASE-22.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - 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
SCALE	1"=20'

Digitally signed by
David P. Lindley
Date: 2024.04.05
13:00:00 -0500
Altitude: 60000
Version: 1.0

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

JOB #	10818
SHT. NO.	1
OF 1 SHEETS	