

LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
B.D.G. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D/W = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESM'T = EASEMENT
FFE = FINISH FLOOR ELEVATION
FND. = FOUND
G.A. = GUY ANCHOR
G.M. = GAS METER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
P = PLANTER
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
PVM'T = PAVEMENT
(R) = RADIUS
R = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R/W = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SOIL BORING
SEC. = SECTION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.M.H. = SANITARY MANHOLE
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
SW = SIDEWALK
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
TWP. = TOWNSHIP
TYP. = TYPICAL
U/C = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
℄ = BASELINE
℄ = CENTERLINE
Δ = CENTRAL ANGLE/Delta
■ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" ROD & CAP SET (LB #4569)
⊙ = IRON PIPE FOUND (AS NOTED)
⦿ = IRON ROD FOUND (AS NOTED)
▲ = NAIL FOUND
● = NAIL & DISK FOUND (AS NOTED)
⦿ = MAG NAIL & DISK SET (LB #4569)
P = PROPERTY LINE
⚡ = UTILITY POLE
⚡ = FIRE HYDRANT
⚡ = WATER METER
⚡ = WATER VALVE
⚡ = LIGHT POLE

BOUNDARY AND TIDAL WATER SURVEY FOR:
PBH, LLC, A DELAWARE
LIMITED LIABILITY COMPANY

This survey is made specifically and only for the following parties for the purpose of combining the previously surveyed separate parcels described herein into one overall parcel for platting application.

PBH, LLC, a Delaware limited liability company
First American Title Insurance Company
Kochman & Ziska, PLC, as title agent

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
1265 South Ocean Boulevard
Palm Beach, FL 33480

LEGAL DESCRIPTION:

LOTS 1 THROUGH 6 OF THE REPLAT OF THE BLOSSOM ESTATE AS RECORDED IN PLAT BOOK 54, PAGE 127, ACCORDING TO SAID PLAT OF THE REPLAT OF THE BLOSSOM ESTATE, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 02, TOWNSHIP 44 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY WHICH LIES EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN BOULEVARD: SITUATE IN GOVERNMENT LOT 1, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDED ON THE SOUTH BY THE NORTHERLY LINE OF LAND CONVEYED BY C.W. BINGHAM TO FRANCES P. BOLTON BY DEED DATED MAY 22, 1919, FILED MARCH 6, 1920 AND RECORDED MARCH 20, 1920 IN DEED BOOK 131 AT PAGE 93 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
ON THE EAST BY THE ATLANTIC OCEAN;
ON THE NORTH BY A LINE TWO HUNDRED AND NINETY-TWO (292) FEET NORTH FROM AND PARALLEL TO THE SAID NORTHERLY LINE OF LAND CONVEYED BY C.W. BINGHAM TO FRANCES P. BOLTON;
ON THE WEST BY LAKE WORTH;
SUBJECT TO ALL LEGAL HIGHWAYS.

TOGETHER WITH:

BEING A TRACT OF LAND SITUATED IN LOT NO. 1, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

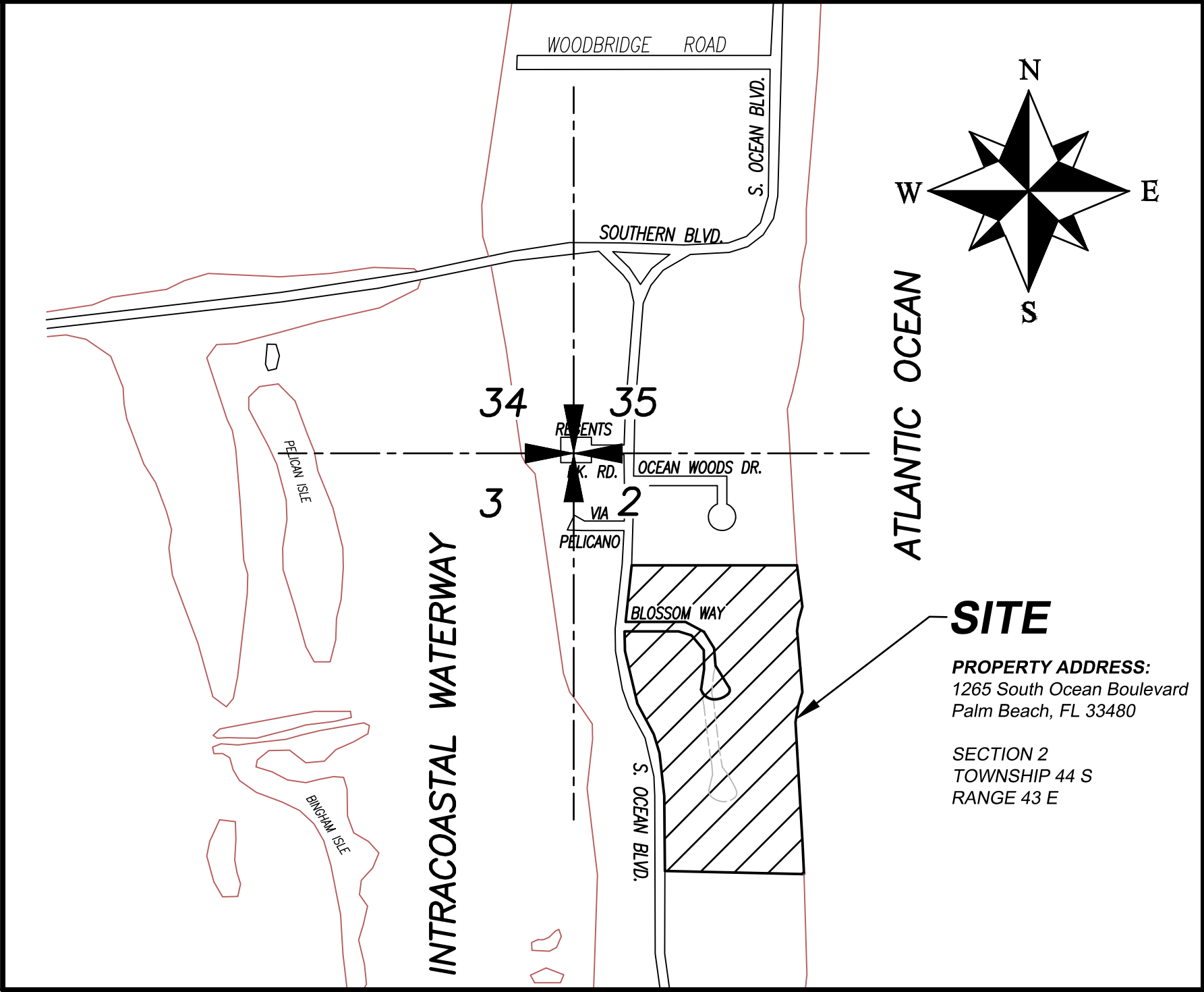
COMMENCING AT A POINT IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST, WHERE THE CENTERLINE OF STATE ROAD 80, ALSO KNOWN AS SOUTHERN BOULEVARD MEETS THE CENTERLINE OF STATE ROAD A-1-A, ALSO KNOWN AS OCEAN BOULEVARD, SAID POINT OF BEING DESIGNATED AS STATION 50+60.00 AND SHOWN ON THE RIGHT-OF-WAY MAP FOR STATE ROAD 80, SECTION NO. 9375-102, RECORDED IN ROAD PLAT BOOK 1, PAGE 159, PALM BEACH COUNTY PUBLIC RECORDS; THENCE RUN SOUTHERLY ALONG THE CENTERLINE OF SAID STATE ROAD A-1-A FOR A DISTANCE OF 543.05 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST; THENCE CONTINUE SOUTHERLY ALONG THE SAME COURSE FOR A DISTANCE OF 373.45 FEET TO A POINT; THENCE DEFLECTING TO THE LEFT 6° 10' AND CONTINUE ALONG THE CENTERLINE OF SAID STATE ROAD A-1-A FOR A DISTANCE OF 278.02 FEET TO A POINT 649.00 FEET SOUTH OF AND MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF GOVERNMENT LOT 1, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST; THENCE RUN EASTERLY ALONG A LINE PARALLEL TO AND 649 FEET SOUTH OF SAID NORTH LINE OF GOVERNMENT LOT 1 HAVING A BEARING OF S 88° 38' 54" E FOR A DISTANCE OF 261.57 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE S 1° 12' 31" W A DISTANCE OF 230.00 FEET; THENCE S 59° 40' 12" W A DISTANCE OF 60.73 FEET TO A POINT IN A CURVE, CONCAVE TO THE SOUTHWEST, THE CHORD OF SAID CURVE BEARS S 51° 44' 51" E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 113.00 FEET AND A CENTRAL ANGLE OF 50° 42' 15" E FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE EASTERLY NON-TANGENT TO THE PRECEDING COURSE, S 88° 38' 54" E FOR A DISTANCE OF 486 FEET, MORE OR LESS, TO A POINT IN THE ORDINARY HIGH WATER MARK OF THE WATERS OF THE ATLANTIC OCEAN; THENCE RUN NORTHERLY MEANDERING ALONG THE ORDINARY HIGH WATER MARK OF THE WATERS OF THE ATLANTIC OCEAN TO A POINT WHICH IS 649 FEET SOUTH, OF MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID GOVERNMENT LOT 1; THENCE RUN WESTERLY N 88° 38' 54" W AND PARALLEL TO SAID NORTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 503 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING IN ALL 19.722 ACRES, MORE OR LESS.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from the title search report file number 1062-5094128, issued by First American Title Insurance Company, dated December 21, 2020. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey 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.
- No 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 stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- 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 shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.
- Elevations shown thus:
XX.XX = hard surface
XX.X = soft surface.
- THE TIDAL WATER SURVEY SHOWN HEREON WAS ESTABLISHED BY EXTENDING THE ELEVATION SHOWN AT MEAN HIGH WATER INTERPOLATION POINT NO.100842
- THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.



VICINITY SKETCH N.T.S.

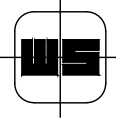
SITE

PROPERTY ADDRESS:
1265 South Ocean Boulevard
Palm Beach, FL 33480

SECTION 2
TOWNSHIP 44 S
RANGE 43 E

BOUNDARY AND TIDAL
WATER SURVEY FOR:

PBH, LLC,
A DELAWARE LIMITED LIABILITY COMPANY



WALLACE
CORP. LICENSED BUSINESS # 4569

SURVEYING
CORP. LICENSED BUSINESS # 4569

5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

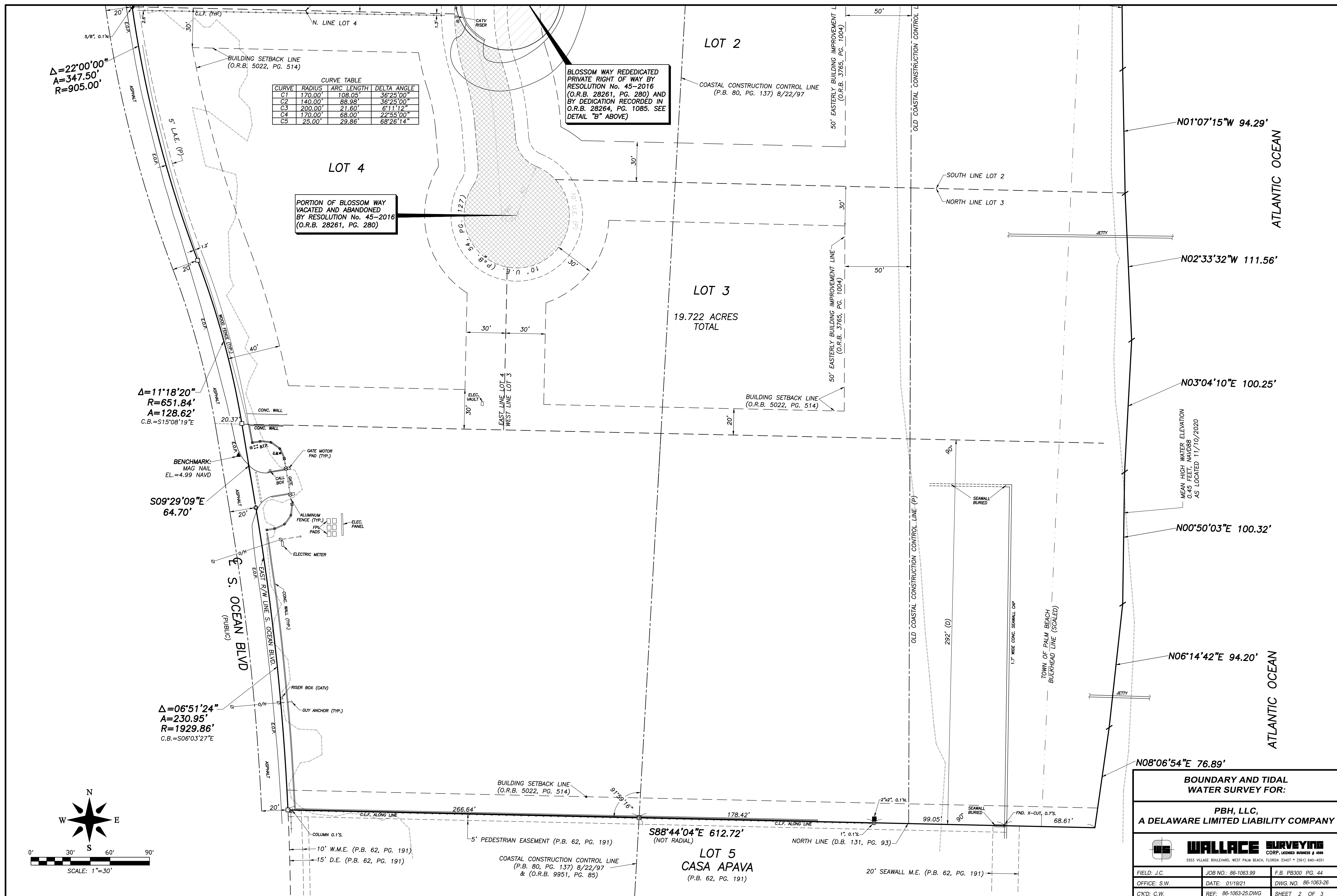
FIELD: J.C.	JOB NO.: 86-1063.99	F.B. PB300 PG. 44
OFFICE: S.W.	DATE: 01/19/21	DWG. NO. 86-1063-26
CK'D: C.W.	REF: 86-1063-25.DWG	SHEET 1 OF 3

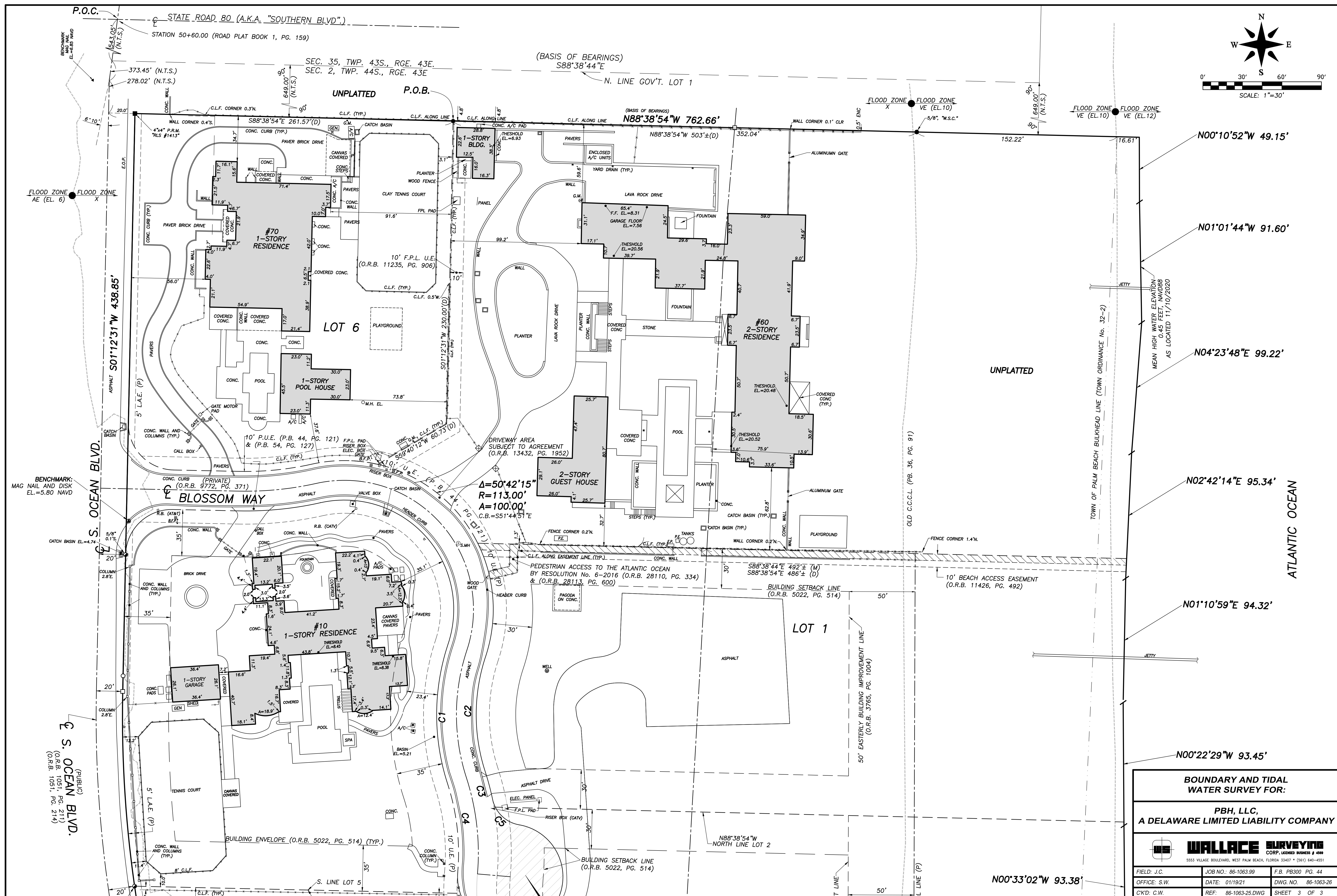
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

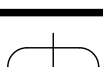
CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 01/19/2021





BOUNDARY AND TIDAL WATER SURVEY FOR:		
PBH, LLC, A DELAWARE LIMITED LIABILITY COMPANY		
		
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551		
FIELD: J.C.	JOB NO.: 86-1063.99	F.B. PB300 PG. 44
OFFICE: S.W.	DATE: 01/19/21	DWG. NO. 86-1063-26
CK'D: C.W.	REF: 86-1063-25.DWG	SHEET 3 OF 3