

Boundary Survey For:

PALM BEACH DAY ACADEMY, INC.

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
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
ESMT	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
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
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN 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
O/S	= OFFSET
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
P.V.M.T.	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
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.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
SW	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TOWNSHIP	= TOWNSHIP
TYP.	= TYPICAL
U.C.	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
YD	= YARD DRAIN
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" IRON ROD & CAP SET (LB #4569)
○	= IRON PIPE FOUND (AS NOTED)
○	= IRON ROD FOUND (AS NOTED)
●	= NAIL FOUND (AS NOTED)
●	= NAIL & DISK FOUND (AS NOTED)
●	= MAG NAIL & DISK SET (LB #4569)
℄	= PROPERTY LINE
℄	= UTILITY POLE
℄	= FIRE HYDRANT
℄	= WATER METER
℄	= WATER VALVE
℄	= LIGHT POLE

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from from commitment number 13015128 ES, issued by Old Republic National Title Insurance Company, dated 03/14/2013 and updated by title search report number 18063030, issued by Old Republic National Title Insurance Company, dated May 3, 2018. 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 it bears 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. Certificate of Authorization Number LB4569.
- 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'.
- Distances shown hereon are in U.S. Survey Feet as measured on horizontal plane.

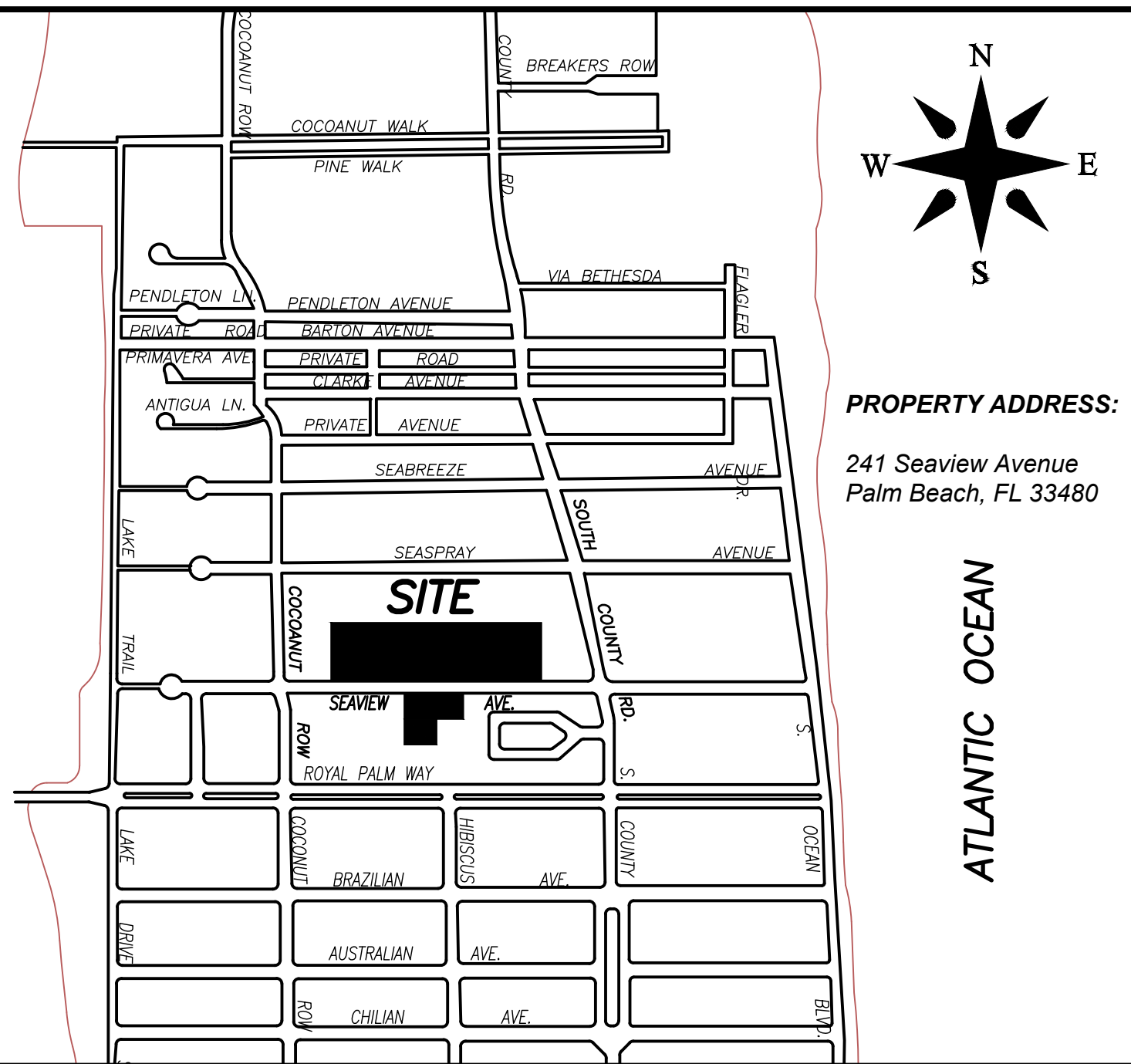
This survey is made specifically and only for the following parties for the purpose of a discovery on the surveyed property.

Palm Beach Day Academy, Inc.

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

PROPERTY ADDRESS: 241 Seaview Ave., Palm Beach Fl 33480

LAKE WORTH LAGOON

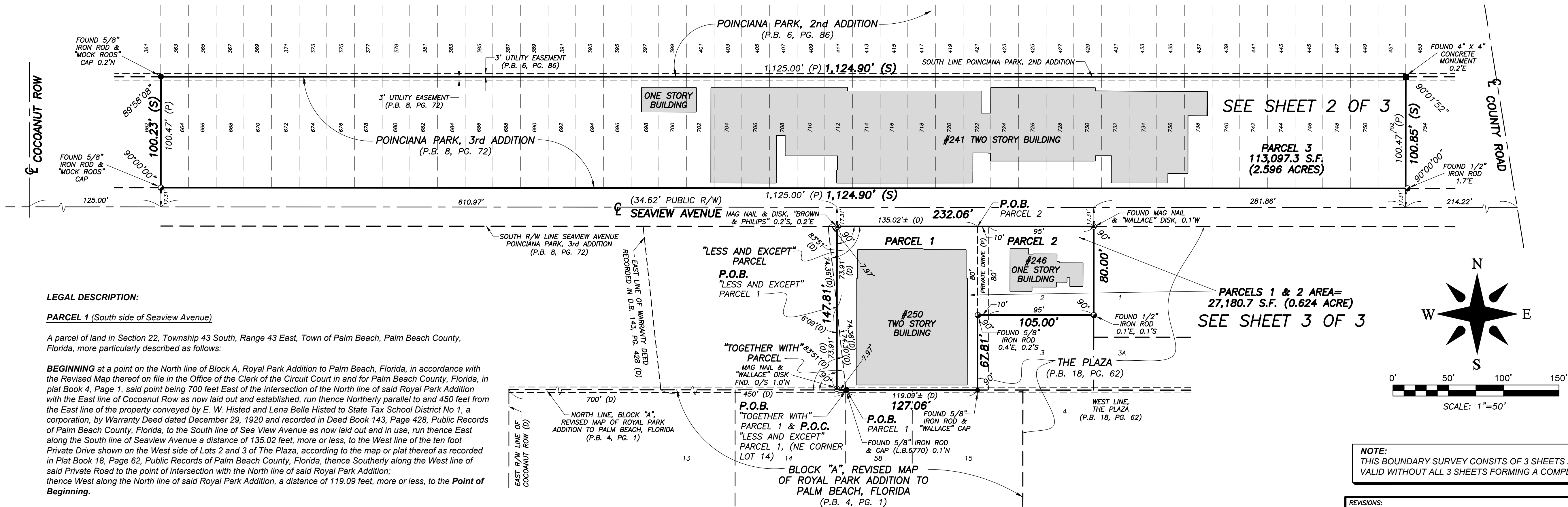


PROPERTY ADDRESS:

241 Seaview Avenue
Palm Beach, FL 33480

ATLANTIC OCEAN

VICINITY SKETCH N.T.S.



LEGAL DESCRIPTION:

PARCEL 1 (South side of Seaview Avenue)

A parcel of land in Section 22, Township 43 South, Range 43 East, Town of Palm Beach, Palm Beach County, Florida, more particularly described as follows:

BEGINNING at a point on the North line of Block A, Royal Park Addition to Palm Beach, Florida, in accordance with the Revised Map thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in plat Book 4, Page 1, said point being 700 feet East of the intersection of the North line of said Royal Park Addition with the East line of Coconut Row as now laid out and established, run thence Northerly parallel to and 450 feet from the East line of the property conveyed by E. W. Histed and Lena Belle Histed to State Tax School District No 1, a corporation, by Warranty Deed dated December 29, 1920 and recorded in Deed Book 143, Page 428, Public Records of Palm Beach County, Florida, to the South line of Sea View Avenue as now laid out and in use, run thence East along the South line of Seaview Avenue a distance of 135.02 feet, more or less, to the West line of the ten foot Private Drive shown on the West side of Lots 2 and 3 of The Plaza, according to the map or plat thereof as recorded in Plat Book 18, Page 62, Public Records of Palm Beach County, Florida, thence Southerly along the West line of said Private Road to the point of intersection with the North line of said Royal Park Addition; thence West along the North line of said Royal Park Addition, a distance of 119.09 feet, more or less, to the **Point of Beginning**.

TOGETHER WITH:

A tract of land in Government Lot 3, Section 22, Township 43 South, Range 43 East, Palm Beach County, Florida, and more particularly described as follows, to wit:

BEGINNING at the Northeast corner of Lot 14, Block A, Royal Park Addition, as recorded in Plat Book 4, Page 1, Palm Beach County Records, thence run Westerly along the North line of said Royal Park Addition for a distance of 7.97 feet to a point; thence run Northerly at right angles to the North line of said Royal Park Addition for a distance of 73.91 feet to a point thence turn an angle of 8° 09' measured from the preceding course to the East and run Southeasterly for a distance of 74.30 feet to the **POINT OF BEGINNING**.

LESS and EXCEPT:

Being a tract of land in Government Lot 3, Section 22, Township 43 South, Range 43 East, Town of Palm Beach, Palm Beach County, Florida, and more particularly described as follows, to wit:

COMMENCING at the Northeast corner of Lot 14, Block A, Royal Park Addition, as recorded in Plat Book 4, Page 1, Palm Beach County Records, thence turn an angle from the North line of said Royal Park Addition 83° 51' measured from West to North and run along a line for a distance of 74.36 feet to the **POINT OF BEGINNING** of the following described Parcel;

thence continue along the same course for a distance of 74.36 feet to a point in the South line of Seaview Avenue, as shown on the Plat of Poinciana Park 3rd Addition, recorded in Plat Book 8, Page 72, Public Records of Palm Beach County, Florida, thence turn an angle of 83° 51' measured from South to East and run along said South Right of Way line of Seaview Avenue, for a distance of 7.97 feet to a point, thence run Southerly at right angles to said South Right of Way line of Seaview Avenue, for a distance of 73.91 feet to the **POINT OF BEGINNING**.

PARCEL 2 (South side of Seaview Avenue)

The tract of land in Section 22, Township 43 South, Range 43 East, bounded as follows:

BEGIN at the Point of Intersection of the South line of Seaview Avenue, a public street in the Town of Palm Beach, Florida, with the West line of The Plaza, according to the map or plat thereof as recorded in Plat Book 18, Page 62, Public Records of Palm Beach County, Florida and run thence Southerly along the West line of The Plaza 80 feet; thence Easterly at right angles to the first course 10 feet; thence Northerly parallel to the first course 80 feet to the South line of said Seaview Avenue; thence Easterly along the South line of Seaview Avenue 10 feet to the **POINT OF BEGINNING**, said parcel being the Northerly 80 feet of the area designated as "Private Road" on said plat of The Plaza.

AND

The East 95 feet of Lot 2 of The Plaza, according to the map or plat thereof as recorded in Plat Book 18, Page 62, Public Records of Palm Beach County, Florida.

PARCEL 3 (North side of Seaview Avenue)

Lots 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750 and 752, Poinciana Park 3rd Addition, according to the map or plat thereof as recorded in Plat Book 8, Page 72, Public Records of Palm Beach County, Florida.

FLOOD ZONE:

This property is located in Flood Zone AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, dated 10/05/2017.

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: 7/10/2018

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

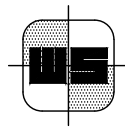
NOTE:
THIS BOUNDARY SURVEY CONSISTS OF 3 SHEETS AND IS NOT VALID WITHOUT ALL 3 SHEETS FORMING A COMPLETE SET.

REVISIONS:

7/10/18 SVY/UD, T-UD, TOPO, B.M./R.C., PB262/51, 13--1092.1

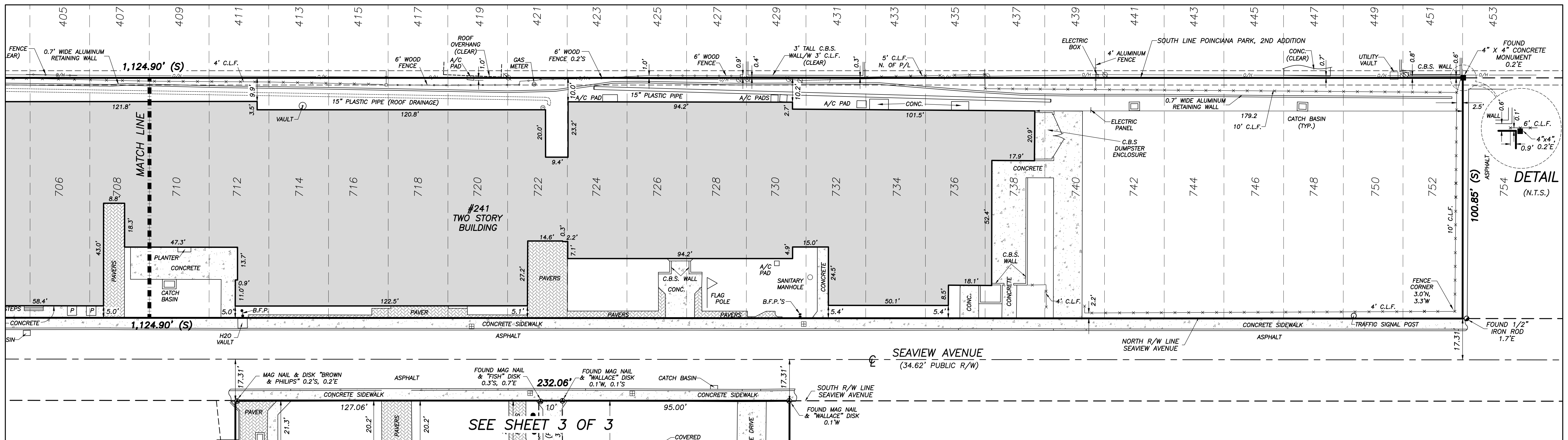
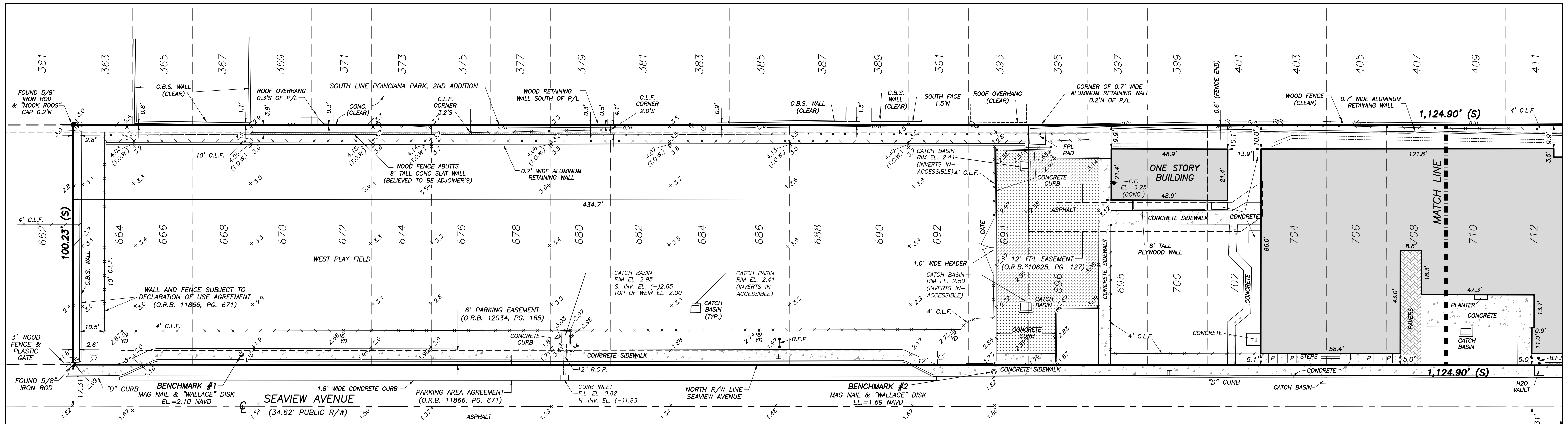
Boundary Survey For:

PALM BEACH DAY ACADEMY, INC.



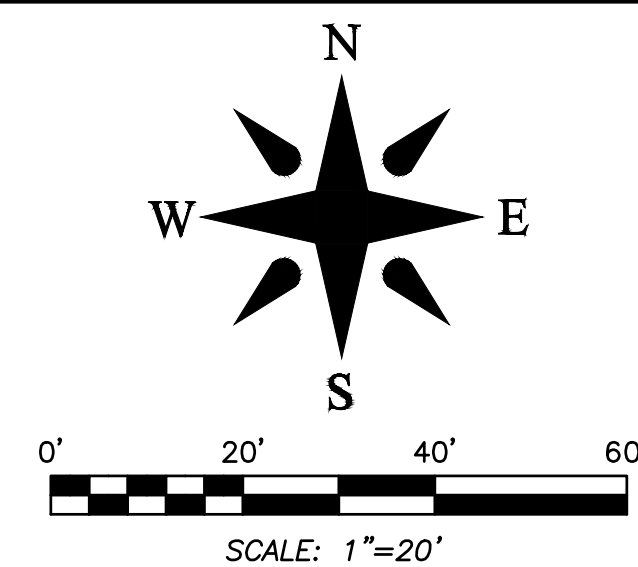
WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4081
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	J.P.	JOB NO.:	13--1092	F.B.P.B.	149 Pg. 27
OFFICE:	A.Z./R.C.	DATE:	3/18/13	DWG. NO.:	13--1092
CK'D:	C.L.W.	REF:	13--1092	SHEET	1 OF 3



SURVEYOR'S NOTE:

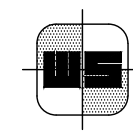
- Along with the platted 3' Utility Easement over the North 3 feet of Parcel 3 shown hereon, there also exists separately recorded easements for utility purposes over a portion of the same north 3 feet comprised of the recorded documents shown as Schedule B2 items numbers 8, 9, 10, 11, 12, 13, 14, 15, 16, & 17 of the Title Commitment Review shown on sheet 3 of 3.



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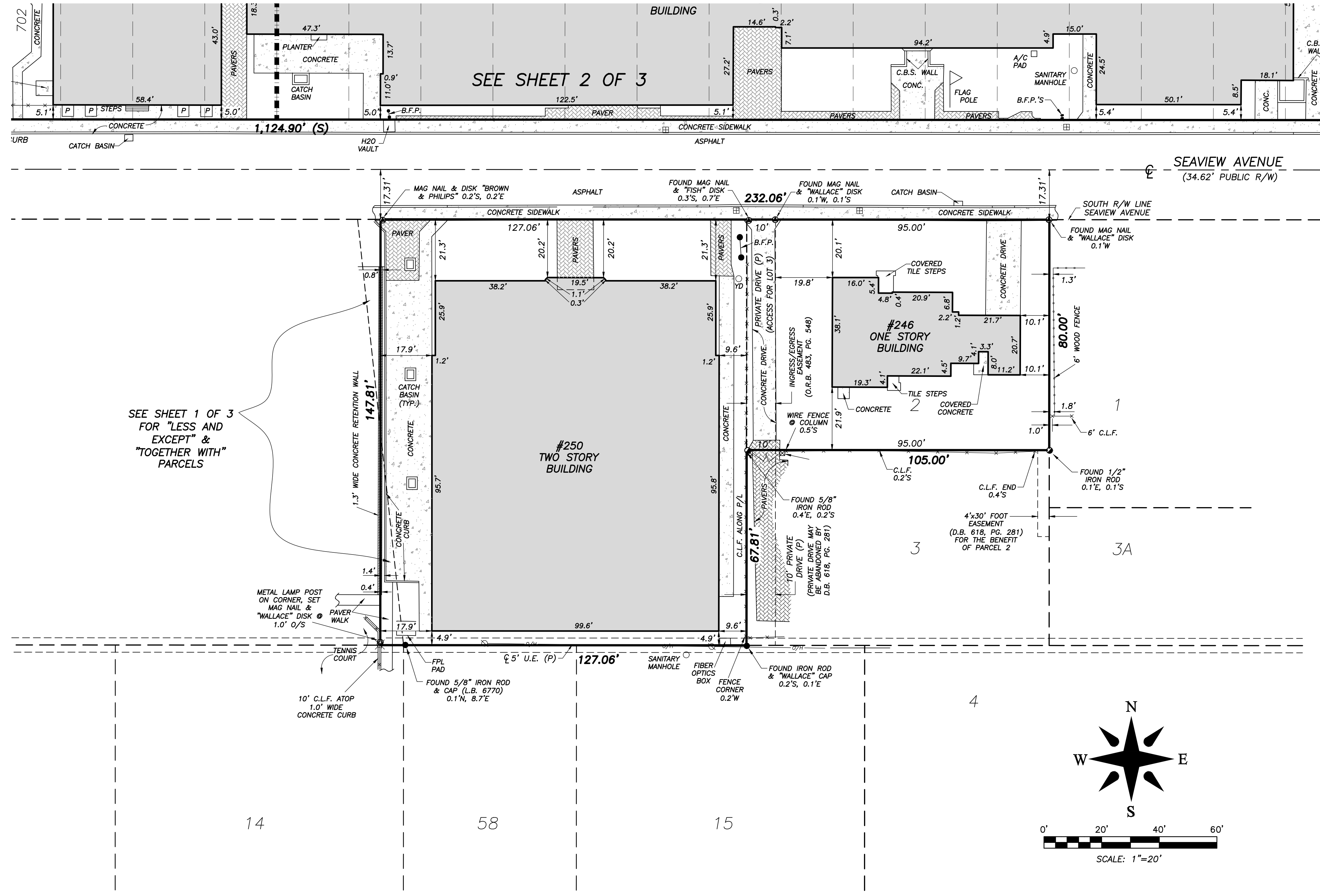
Boundary Survey For:

**PALM BEACH DAY
ACADEMY, INC.**



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4089
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: J.P.	JOB NO.: 13-1092	F.B.P.B. 149 Pg. 27
OFFICE: A.Z./R.C.	DATE: 3/18/13	DWG. NO.: 13-1092
CK'D: C.L.W.	REF: 13-1092	SHEET 2 OF 3

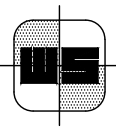


TITLE SEARCH REPORT REVIEW						
CLIENT:	PALM BEACH DAY ACADEMY, INC.	REPORT NO. : 18063030	DATE: 5/3/2018			
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. : 13-1092.1				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1	ORB 25839, PG 855	Satisfaction of Mortgage				•
2	ORB 25839, PG 856	UCC-1 Financing Statement				•
3	ORB 25839, PG 863	Mortgage, Assignment of Leases and Rents and Security Agreement				•
4	ORB 26416, PG 1229	Mortgage, Assignment of Leases and Rents and Security Agreement				•
5	ORB 28368, PG 782	UCC-3 Financing Statement Amendment				•
6	ORB 29076, PG 809	Mortgage Modification Agreement				•
7	ORB 29643, PG 1489	UCC-3 Financing Statement Amendment				•
8	ORB 27656, PG 737	Articles of Merger of PBDA-Flagler Campus, Inc. into Palm Beach Day Academy, Inc.				•

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VALID WITHOUT ALL 3 SHEETS FORMING A COMPLETE SET.

Boundary Survey For:

PALM BEACH DAY
ACADEMY, INC.



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4069
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-6551

FIELD:	J.P.	JOB NO.:	13-1092	F.B.P.B. 149 PG.	27
OFFICE:	A.Z./R.C.	DATE:	3/18/13	DWG. NO.	13-1092
CK'D:	C.L.W.	REF:	13-1092	SHEET	3 OF 3

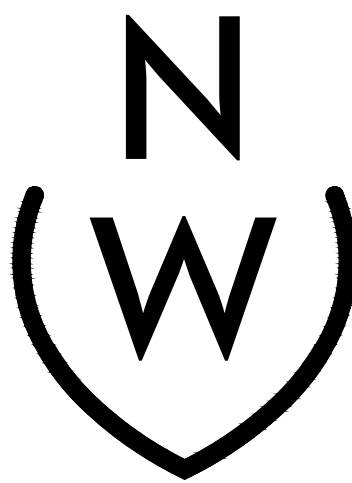
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SURVEY
PBDA PARKING LOT

241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

08 APR 2022
28 MAR 2022
07 MAR 2022
22 FEB 2022



NIEVERA WILLIAMS
DESIGN

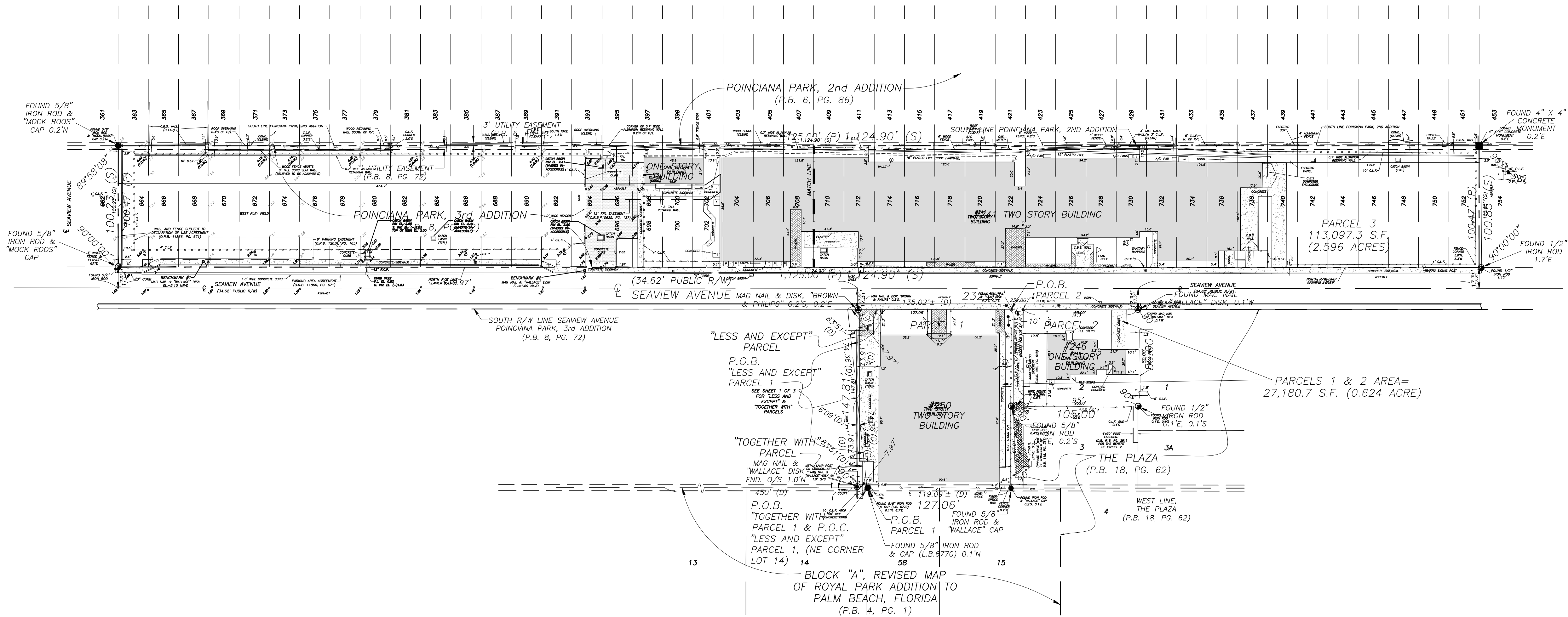
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

COA-22-026 | ZON-22-070

S

*SURVEY PROVIDED BY WALLACE SURVEYING
SHOWN FOR REFERENCE



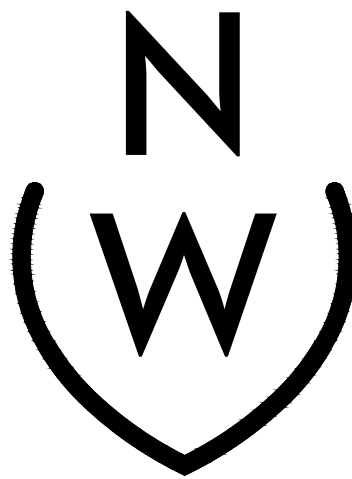


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LOCATION PLAN
PBDA PARKING LOT
241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

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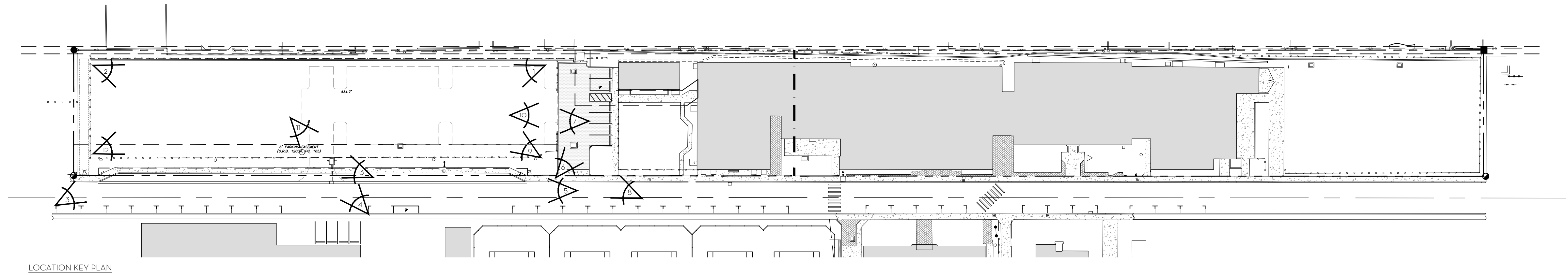
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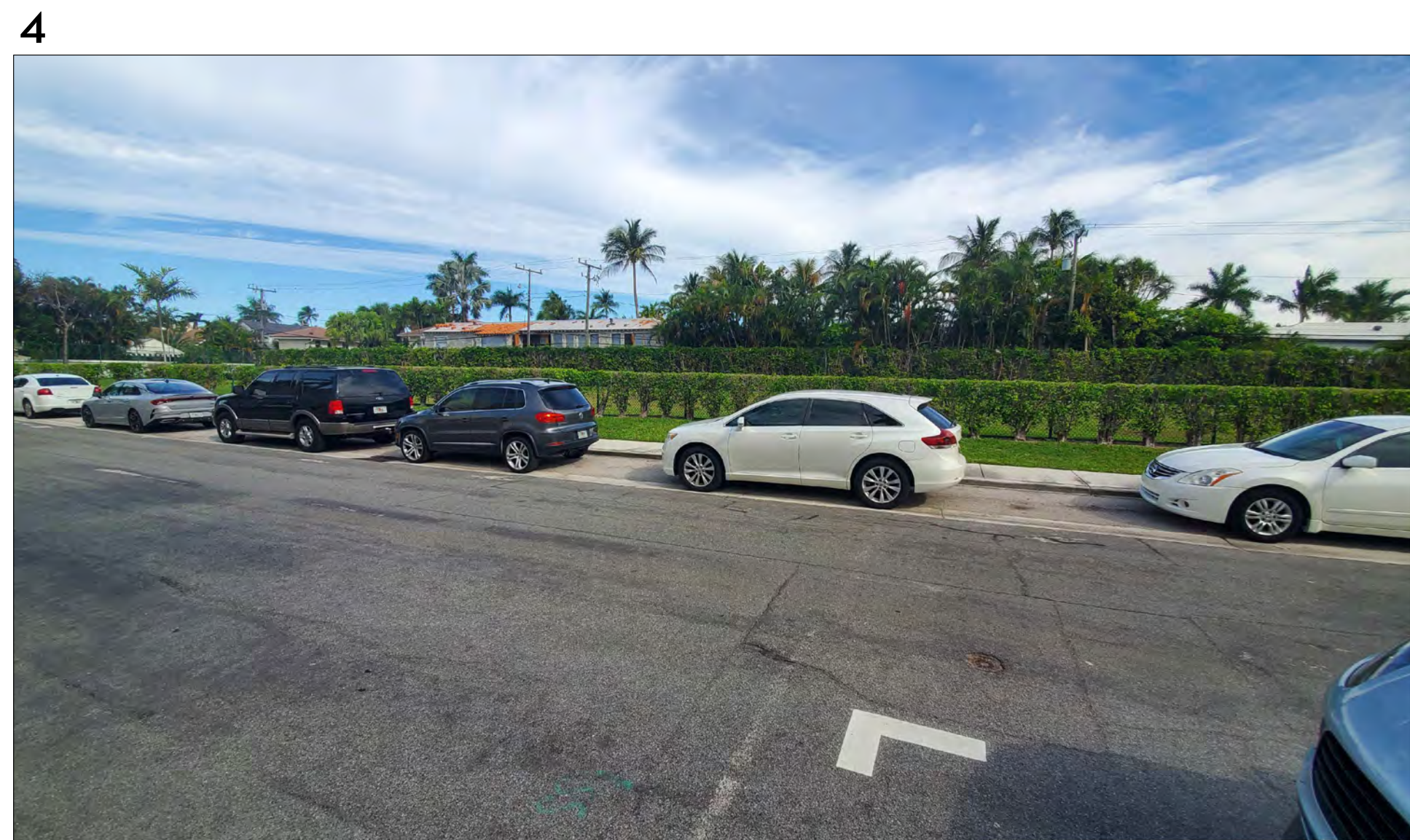
NIEVERAWILLIAMS.COM

COA-22-026 | ZON-22-070

SPO



LOCATION KEY PLAN



MARIO F. NIEVERA

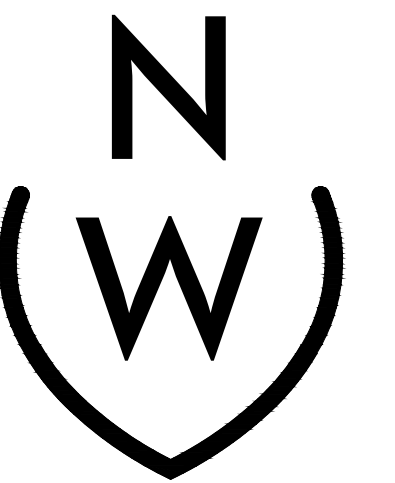
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EXISTING PHOTOS

PBDA PARKING LOT

241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

08 APR 2022
28 MAR 2022
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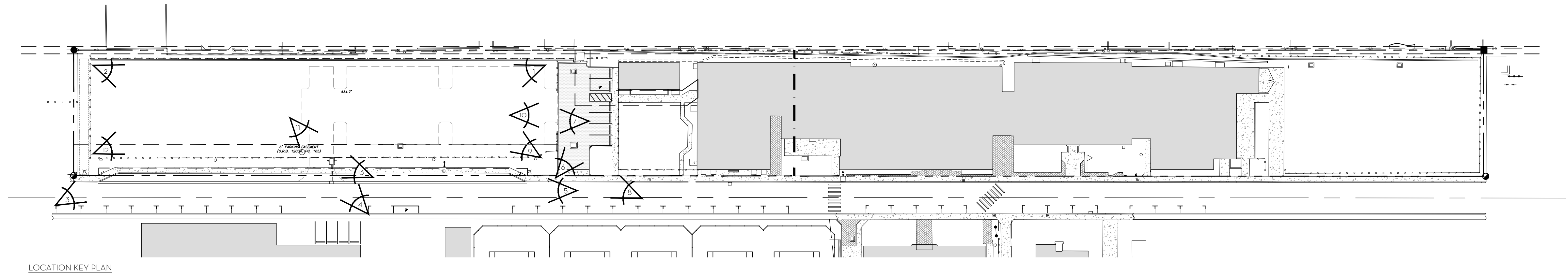
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COA-22-026 | ZON-22-070

EX1



MARIO F. NIEVERA

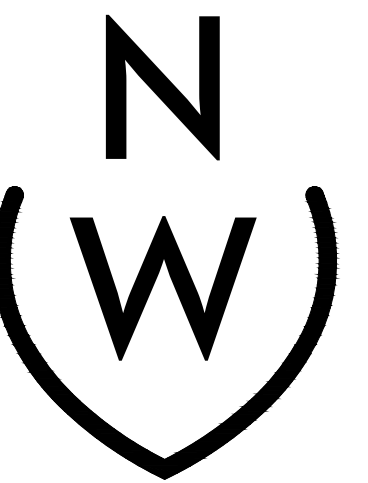
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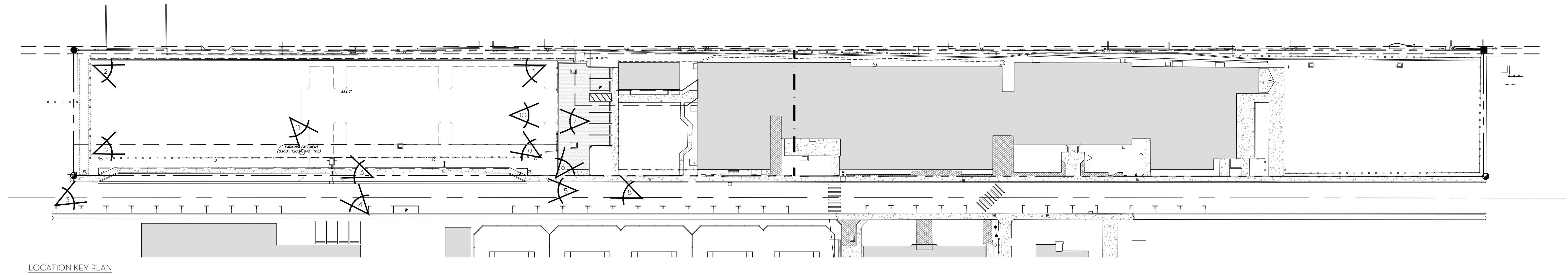
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COA-22-026 | ZON-22-070

EX2



MARIO F. NIEVERA

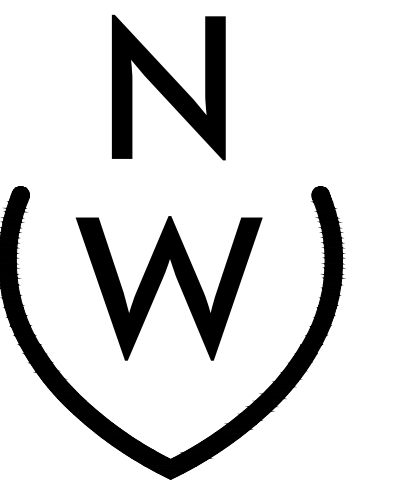
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EXISTING PHOTOS

PBDA PARKING LOT

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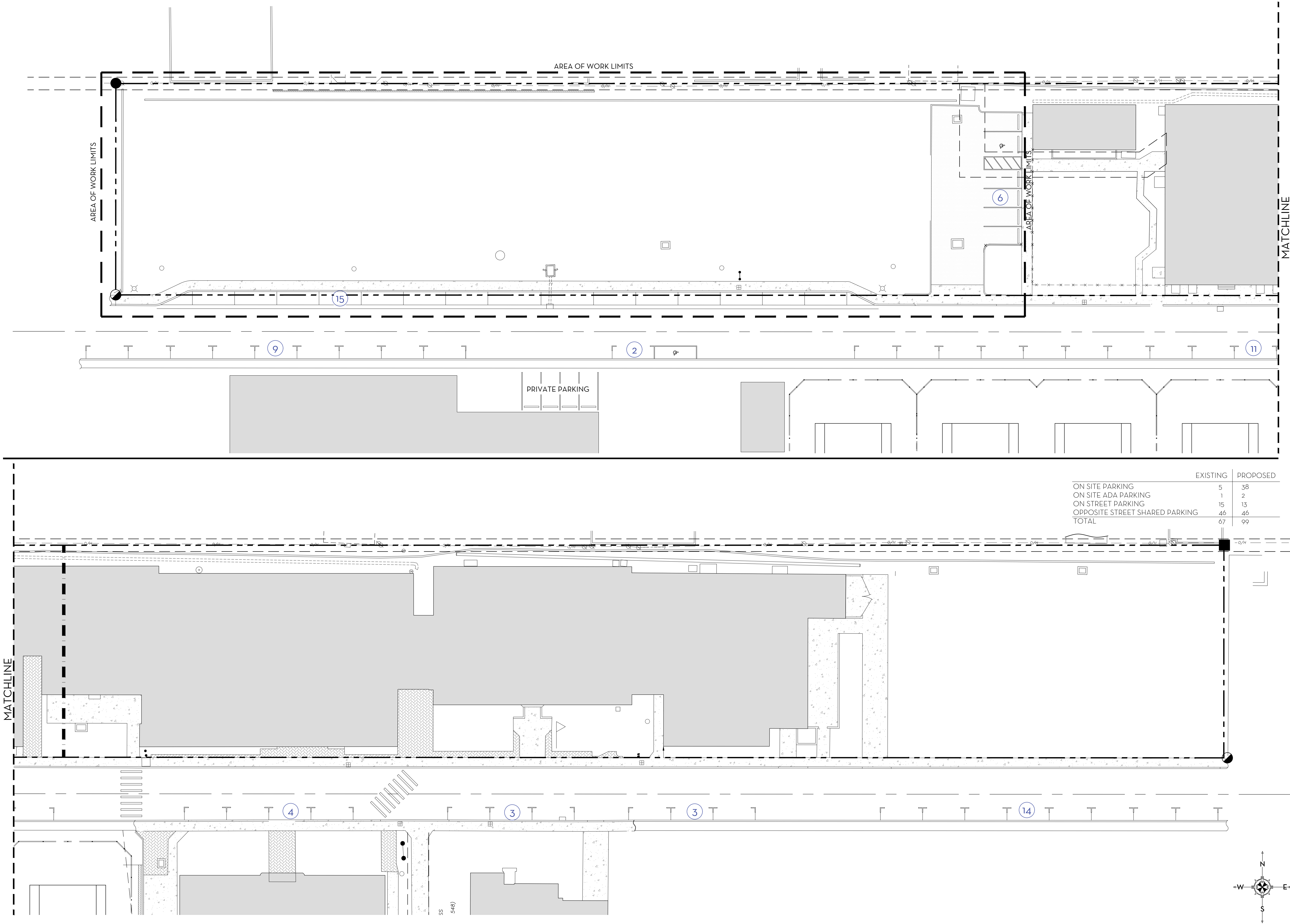
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NIEVERAWILLIAMS.COM

COA-22-026 | ZON-22-070

EX3



	EXISTING	PROPOSED
ON SITE PARKING	5	38
ON SITE ADA PARKING	1	2
ON STREET PARKING	15	13
OPPOSITE STREET SHARED PARKING	46	46
TOTAL	67	99

MARIO F. NIEVERA

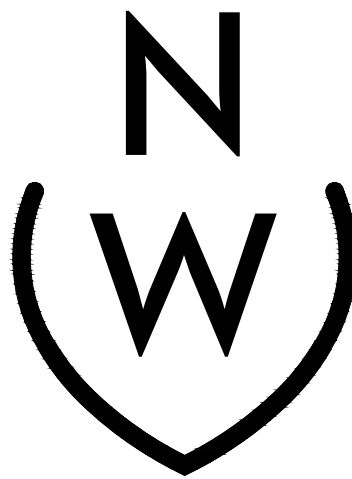
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OVERALL EXISTING SITE PLAN
PBDA PARKING LOT

241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

08 APR 2022
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07 MAR 2022
22 FEB 2022

SCALE: NTS



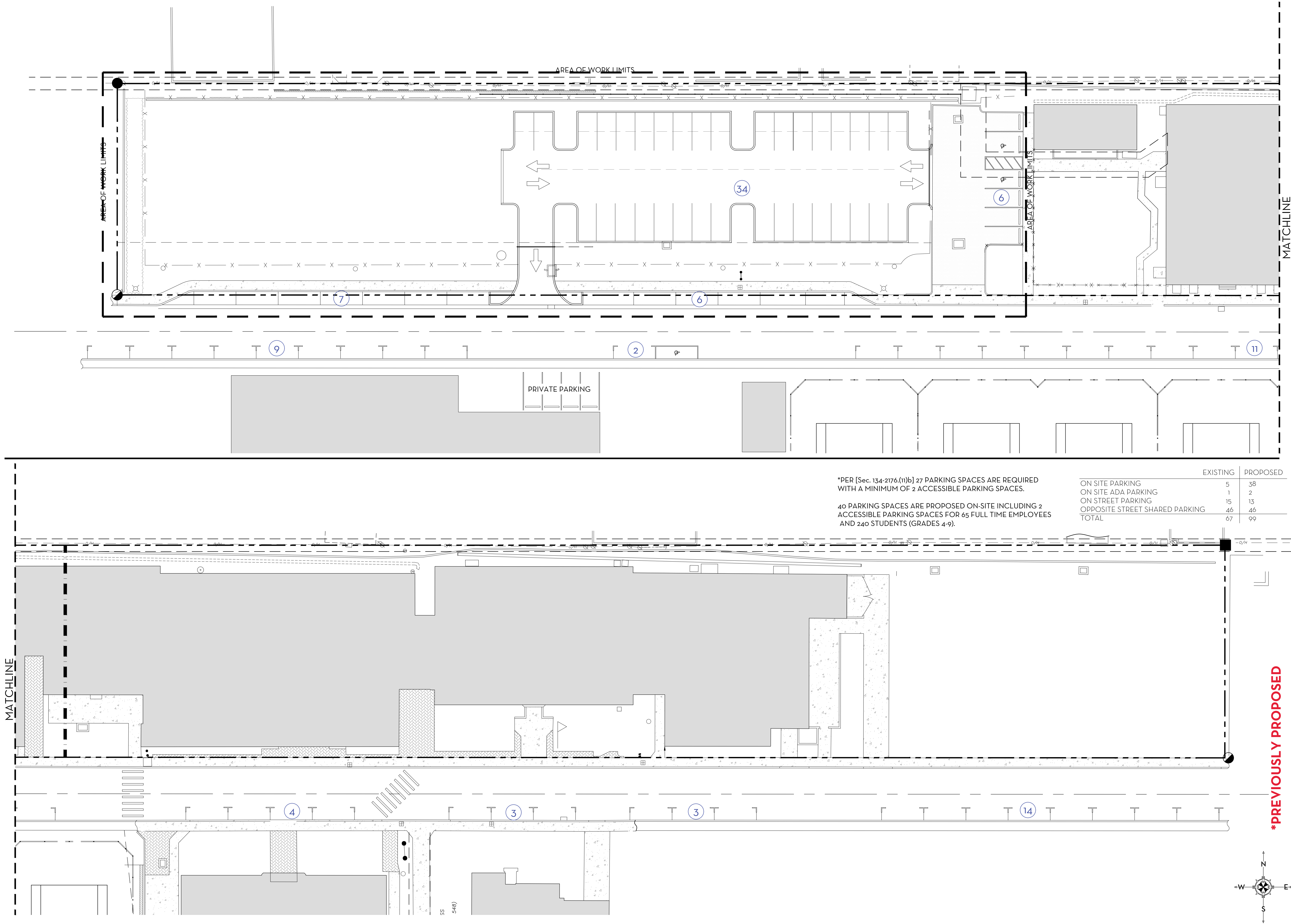
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Lo



*PER [Sec. 134-2176.(1)(b)] 27 PARKING SPACES ARE REQUIRED WITH A MINIMUM OF 2 ACCESSIBLE PARKING SPACES.

40 PARKING SPACES ARE PROPOSED ON-SITE INCLUDING 2 ACCESSIBLE PARKING SPACES FOR 65 FULL TIME EMPLOYEES AND 240 STUDENTS (GRADES 4-9).

	EXISTING	PROPOSED
ON SITE PARKING	5	38
ON SITE ADA PARKING	1	2
ON STREET PARKING	15	13
OPPOSITE STREET SHARED PARKING	46	46
TOTAL	67	99

*PREVIOUSLY PROPOSED

MARIO F. NIEVERA

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Registration No.
6666856

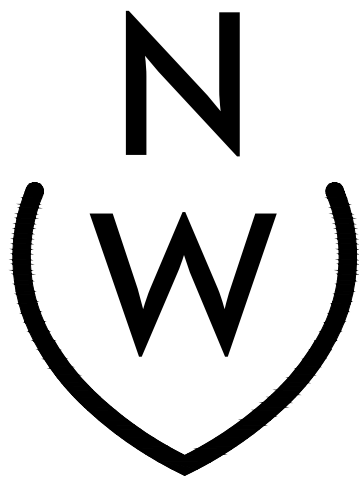
OVERALL PROPOSED SITE PLAN

PBDA PARKING LOT

241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

08 APR 2022
28 MAR 2022
07 MAR 2022
22 FEB 2022

SCALE: NTS



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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P: 561-659-2820
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COA-22-026 | ZON-22-070

LO.1

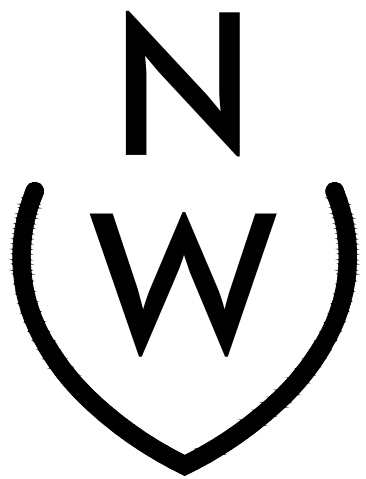
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE PLAN
PBDA PARKING LOT

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SCALE: 1/16" = 1'-0"

OVERALL R-B SITE CALCULATIONS:

SITE AREA = 113,168 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED = 56,584 SQ FT 50%
EXISTING = 68,151 SQ FT 60.2%
PROPOSED = 56,585 SQ FT 50.0%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 28,119 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED = 11,247 SQ FT 40%
EXISTING = 17,203 SQ FT 61.2%
PROPOSED = 16,851 SQ FT 59.9%

*PREVIOUSLY PROPOSED

