

RECEIVED

By yfigueroa at 11:42 am, Sep 25, 2023

NEW MEDICAL OFFICE

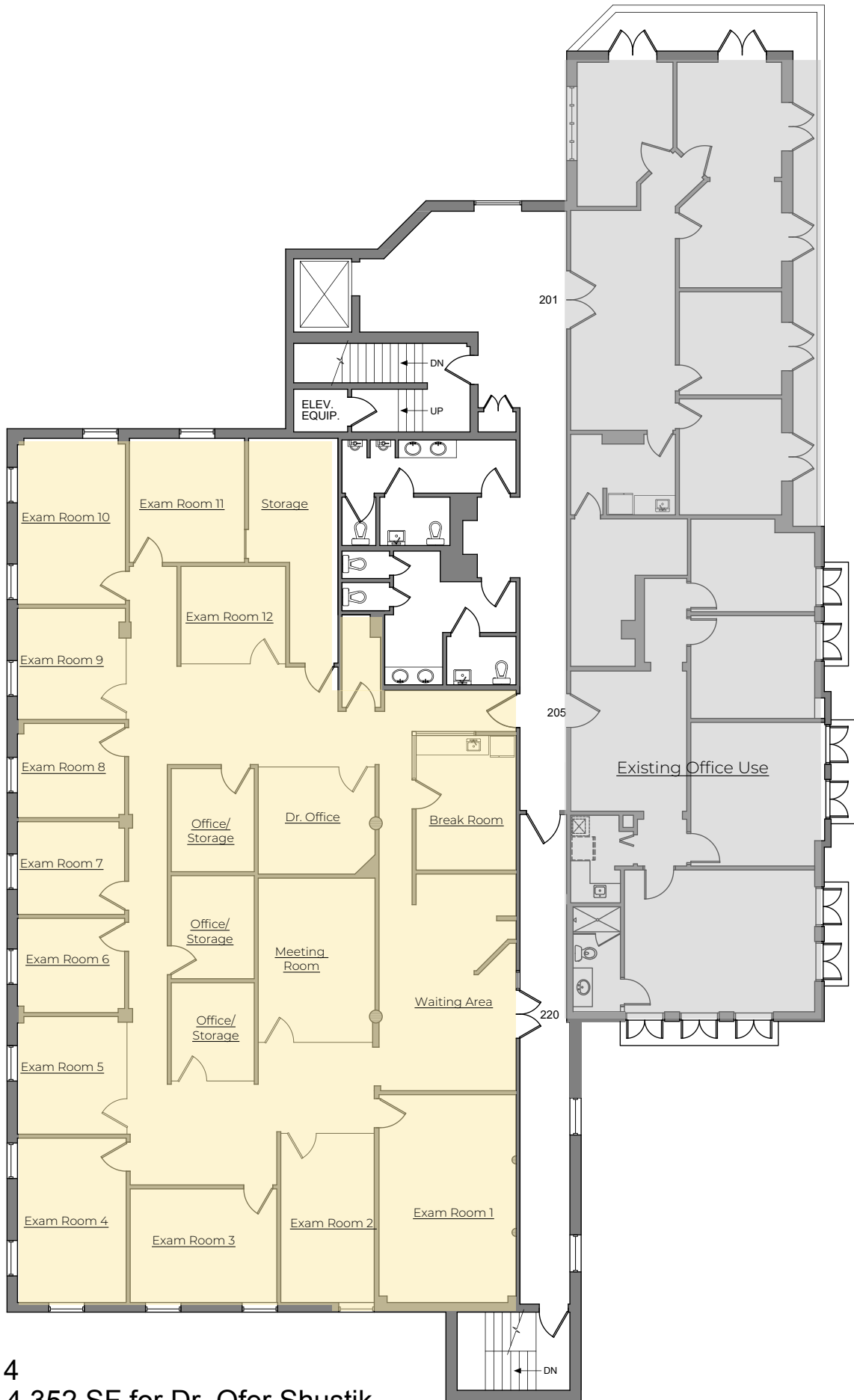
DR. OFER SHUSTIK, M.D. – CONCIERGE MEDICAL PRACTICE

375 SOUTH COUNTY ROAD
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA
FOR:

CSPB 375 LLC

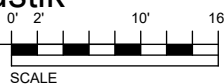
SEPTEMBER 25, 2023

ZON-23-114 – SECOND & FINAL SUBMITTAL
TOWN COUNCIL – DECEMBER 13, 2023



ZON-23-114
Suite 220 - 4,352 SF for Dr. Ofer Shustik

375 SOUTH COUNTY ROAD
PALM BEACH, FL



LEGEND

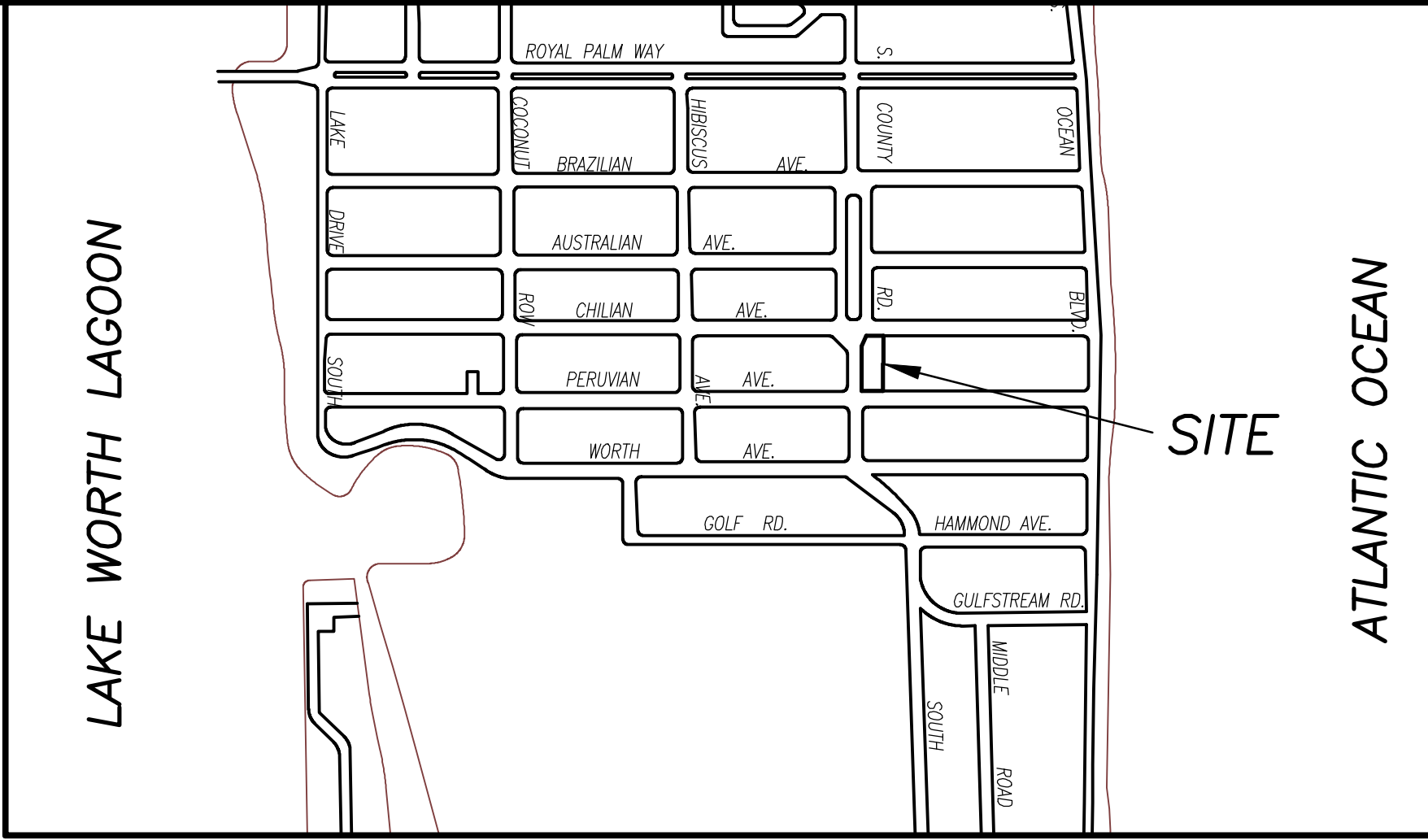
- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = 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
E.B. = ELECTRIC BOX
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.F. = FINISH FLOOR
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.N. = PARCEL CONTROL NUMBER
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
PVMT = 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
SID = 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.M.H. = SANITARY MANHOLE
S.R. = STATE ROAD
STY. = STORY
S/W = SIDEWALK
T.O.B. = TOP OF BANK
T.S.B. = TRAFFIC SIGNAL BOX
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
Y.D. = BASELINE
Δ = CENTERLINE
△ = 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
☼ = PINE TREE
☼ = SABAL PALM

ALTA/NSPS LAND TITLE SURVEY FOR: CSPB 375 LLC

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

CSPB 375 LLC
CSPB 375 JV LLC
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A
Chicago Title Insurance Company
375 South County Holdings, LLC
Vista Bank, its successors and/or assigns, as their interests may appear

No responsibility or liability is assumed by the undersigned surveyor for any other purpose or to any other party other than stated above.



VICINITY SKETCH N.T.S.

PROPERTY ADDRESS:
375 South County Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots 1, 2, 3, and 4, Block 9 Revised Map of ROYAL PARK ADDITION to Palm Beach Florida, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 4, at Page 1, LESS THE FOLLOWING:

BEGINNING at the Northwest corner of Lot 1, Block 9, of ROYAL PARK ADDITION TO PALM BEACH, FLORIDA, running thence South along the West line of said Lot 1, a distance of 45 feet, thence in a Northeast direction at an angle of exactly 24 degrees to a point, on the North line of said Lot 1, of Block 9, of Royal Palm Addition to Palm Beach, Florida, said point being 20 feet East of said POINT OF BEGINNING;

thence Westerly along the North line of said Lot 1, of Block 9, of ROYAL PARK ADDITION TO PALM BEACH, FLORIDA to the POINT OF BEGINNING.

TOGETHER WITH
Lot 66, less the East 3 feet thereof, and all of Lots 67, 68 and 69, Block 9, Revised Map of ROYAL PARK ADDITION to Palm Beach, Florida, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, recorded in Plat Book 4, Page 1.

FLOOD ZONES: This property is located in Flood Zones AE (EI. 6) & X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0563F, dated 10/05/2017.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 10999028, issued by Chicago Title Insurance Company, dated March 14, 2023. 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 (shown thus x 0.00) and 0.1' (shown thus x 0.0) 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'.
- Per Florida Statutes, Chapter 472.025, a Land Surveyor shall not affix his seal or name to any plan or drawing which depicts work which he/she is not licensed to perform or which is beyond his/her profession or specialty therein. Therefore, we are unable to certify as to municipal zoning compliance, interpretation of zoning codes or the determination of violations thereof.
- At the time of the ALTA survey there were no observable evidence of earth moving work, building construction or building additions within recent months.
- At the time of the ALTA survey there were no changes in street right-of-way lines either completed or proposed; and available from the controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs.
- At the time of the ALTA survey there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- The surveyor was not provided any documentation, was not made aware and did not observe any ground markings on the subject property with regards to wetlands on the subject property.
- The location of the utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with current underground plans or surface ground markings to determine the location of any subterranean uses.
- At the time of the survey, there was no evidence of cemeteries, gravesites, and/or burial grounds located on the surveyed property.
- There are no encroachments either across property lines or across easement boundaries except for the following:
 - encroachment of PVC fence on East side of Lot 66.
 - encroachment of Town of Palm Beach concrete sidewalk surface onto surveyed property on Northwest and South Sides.
 - the building encroaches into that 5-foot utility easement along the South and West boundaries.
 - the building encroaches into that FPL easement on the North side.
 - the easement in ORB 3883 PG 1943 has concrete walks, walls, fences, and overhead balconies shown as covered that encroach into the easement area, all as shown hereon.
- There are 60 parking spaces on-site.
- The real property described herein has access to and from a paved and dedicated public road(s) known as: Peruvian Ave., S. County Road and Chilean Ave.
- The legal description describes the same property as insured in the Title Commitment or any exceptions have been noted herein.
- The Parcels of the legal description are contiguous to each other and taken as a tract, constitute one Parcel of land.

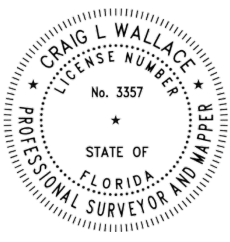
TITLE COMMITMENT REVIEW						
CLIENT: CSPB 375 LLC, a Florida limited liability company		COMMITMENT NO. : 10999028	DATE: 03/14/23			
REVIEWED BY: Craig Wallace		JOB NO. : 04-1164.7				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-4	N/A	Standard Exceptions.				•
5	ORB 3883, PG 1943 ORB 4124, PG 1212	Easements contained in Resolution by Town of Palm Beach.	•			
6	ORB 26326, PG 512	Terms and provisions of that Lease dated December 31, 2013 wherein West End Restaurants, LLC, a Delaware limited liability company is ("Tenant").				•
7	ORB 31527, PG 587	Underground Easement granted to Florida Power and Light Company, BellSouth Telecommunications, LLC, Comcast Corporation, and the Town of Palm Beach. Filed June 28, 2020.	•			
8	N/A	Standard Exceptions.				•
9	ORB 32307, PG 368	Lien Notice pursuant to Section 713.10(2) of the Florida Statutes filed March 23, 2021.				•

CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms to 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.

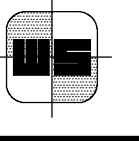
To: CSPB 375 LLC
CSPB 375 JV LLC
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A
Chicago Title Insurance Company
375 South County Holdings, LLC
Vista Bank, its successors and/or assigns, as their interests may appear

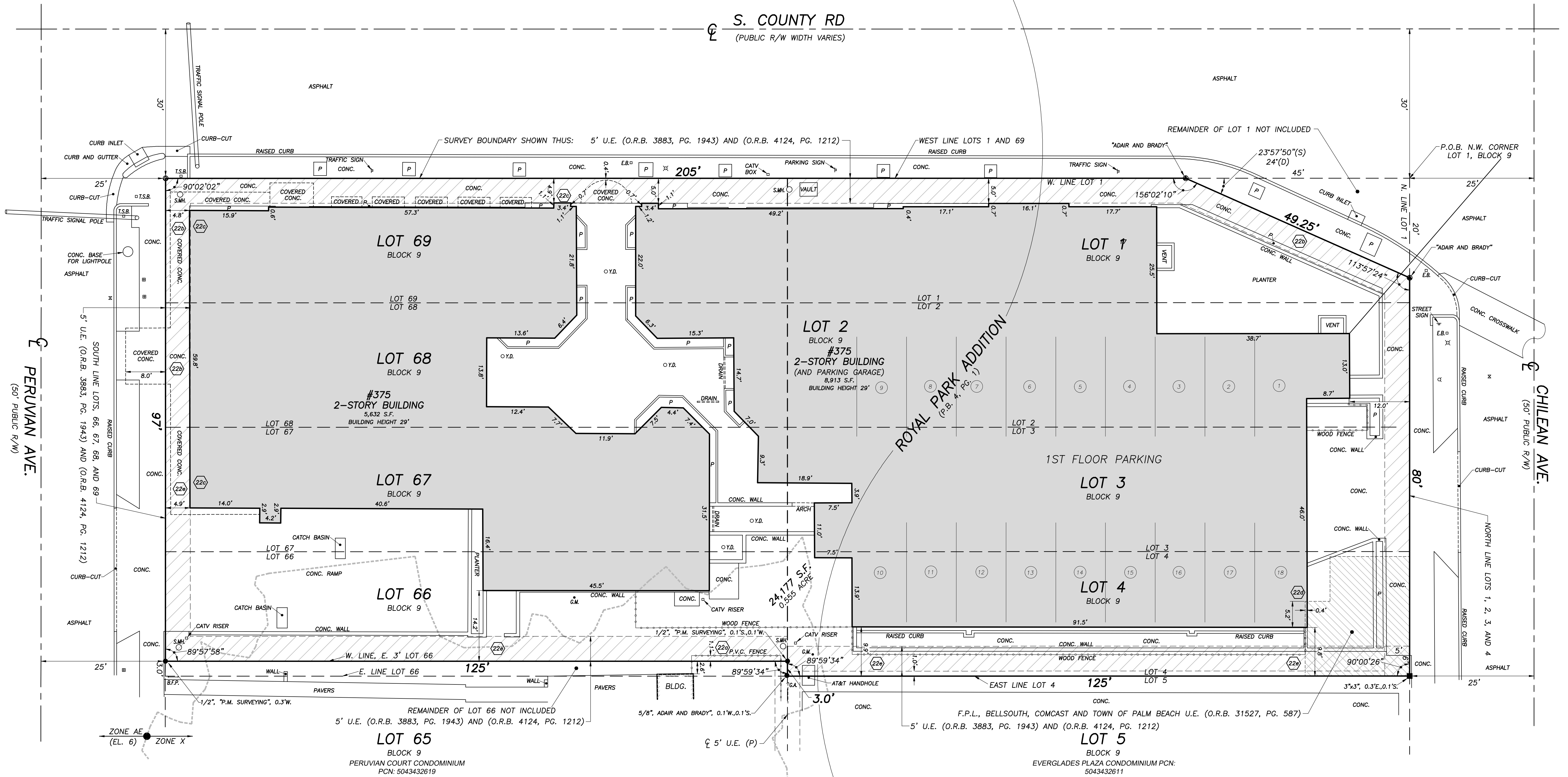
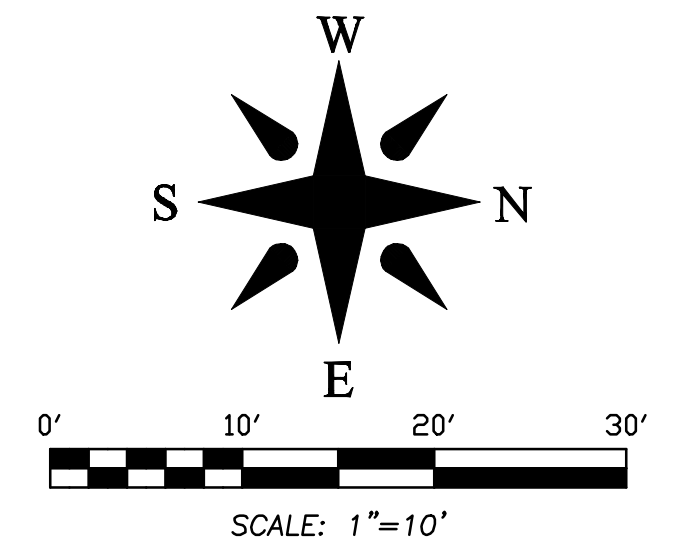
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes No Table A Items. The field work was completed on April 1, 2023.

Craig L Wallace
Digitally signed by Craig L Wallace
Date: 2023.07.06 13:30:52 -04'00'



DATE OF LAST FIELD SURVEY: 4/01/2023
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357
cwallace@wallacesurveying.com
www.wallacesurveying.com

REVISIONS			
04/01/23 SURVEY & TIE-IN UPDATE B.M./J.P. 04-1164.7 PB344/67			
ALTA/NSPS LAND TITLE SURVEY FOR:			
CSPB 375 LLC			
 WALLACE SURVEYING CORP., LICENSED BUSINESS # 4569 5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-6551			
FIELD	J.O.	JOB NO.: 04-1164.3	F.B. PB305 PG. 19
OFFICE	M.B.	DATE: 1/13/21	DWG. NO. 04-1164-2
C.K.D.	C.W.	REF: 04-1164-1.DWG	SHEET 1 OF 3



EASEMENT HATCH LEGEND	
	= O.R.B. 3883, PG. 1943 AND O.R.B. 4124, PG. 1212
	= O.R.B. 31527, PG. 587

ALTA/NSPS LAND TITLE SURVEY FOR:			
CSPB 375 LLC			
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-6551			
FIELD: J.O.	JOB NO: 04-1164.3	F.B: PB305	PG. 19
OFFICE: M.B.	DATE: 1/13/21	DWG. NO: 04-1164-2	
C.K'D: C.W.	REF: 04-1164-1.DWG	SHEET 2	OF 3