



DESCRIPTION:
THE SOUTH OCEAN LOT IN THE E.G. PENDLETON TRACT, AS SHOWN ON PLAT THEREOF MADE BY CARR & MCFADDEN, CIVIL ENGINEERS, OF WEST PALM BEACH, FLORIDA, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK NO. 10, PAGE 67, WITH ALL LITTORIAL RIGHTS OTHERWISE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO CLARA DUFF FRAZIER BY DEEDS FROM FRANK O. BUTLER AND FANNIE M. BUTLER, HIS WIFE, WILLIAM O. THOMPSON AND ELEANOR G. THOMPSON, HIS WIFE, AND OCEAN BOULEVARD REALTY COMPANY, RESPECTIVELY, DATED NOVEMBER 21ST, 1924, AND RECORDED IN DEED BOOK 236, PAGE 313, DEED BOOK 236, PAGE 318, AND DEED BOOK 235, PAGE 261, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RESPECTIVELY; THENCE RUN SOUTHERLY ON A LINE 25 FEET EAST OF AND PARALLEL TO THE EAST LINE OF LANDS CONVEYED BY FRANK O. BUTLER AND WIFE TO S. ROSS CAMPBELL BY WARRANTY DEED DATED THE 12TH DAY OF JULY, 1923, AND RECORDED IN DEED BOOK 185, PAGE 421, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 179.74 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE E.G. PENDLETON TRACT, NEAR THE CENTER OF THE PRESENT ROCK OF BARTON AVENUE; THENCE RUN EASTERLY ALONG THE SOUTH LINE OF E.G. PENDLETON TRACT TO THE LOW WATER MARK OF THE ATLANTIC OCEAN, THENCE RUN NORTHERLY MEANDERING THE LOW WATER MARK OF THE ATLANTIC OCEAN TO THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO CLARA DUFF FRAZIER AS AFORESAID; THENCE RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF THE TRACT CONVEYED TO CLARA DUFF FRAZIER AS AFORESAID, PARALLEL TO AND 179.74 FEET MORE OR LESS NORTH OF THE SOUTH LINE OF THE TRACT HEREIN CONVEYED, TO THE POINT OF BEGINNING; REFERENCE BEING AT ALL TIMES TAKEN AND MADE TO THE PLAT OF E.G. PENDLETON TRACT OF FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 10, PAGE 67; SAID TRACT HEREIN CONVEYED RUNNING FROM THE 20 FOOT RIGHT OF WAY GRANTED TO THE TOWN OF PALM BEACH BY FRANK O. BUTLER TO THE ATLANTIC OCEAN, AND FROM THE SOUTH LINE OF THE TRACT CONVEYED TO CLARA DUFF FRAZIER AS AFORESAID TO THE CENTER LINE OF BARTON AVENUE, SUBJECT TO RIGHT OF WAY OF BARTON AVENUE, TOGETHER WITH ALL LITTORIAL RIGHTS THEREUNTO BELONGING OR IN ANYWISE APPERTAINING.

SUBJECT TO EASEMENTS, RESERVATIONS, AND RESTRICTIONS OF RECORD.

| Legend | |
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| ● Indicates Set 1/2" IRON Rod & Cap #LB6936 | (D) Indicates Dead Dimension |
| ○ Indicates Found Iron Rod & Cap | (P) Indicates Plat Dimension |
| ○ Indicates Water Valve | (M) Indicates Measured Dimension |
| ○ Indicates Water Service METER | (D) Indicates Drainage Manhole |
| —DHL— Indicates Overhead Utility Lines | (S) Indicates Sanitary Manhole |
| ○ Indicates Wood Utility Pole | (M) Indicates Manhole |
| ⊗ Indicates Catch Basin | R Indicates Radius |
| | A Indicates Arc Length |
| | Δ Indicates Delta |

PROPERTY ADDRESS: 126 South Ocean Blvd, Palm Beach, FL 33480

FLOOD ZONE:
SUBJECT PROPERTY LIES IN A FLOOD ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12099C0583F.

- SURVEYOR'S NOTES:**
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY OR ABSTRACT AND THERE MAY EXIST EASEMENTS, RESERVATIONS, RESTRICTIONS OR OTHER MATTERS THAT MAY AFFECT THE USAGE OF THE LANDS SHOWN HEREON.
 - ELEVATIONS AS SHOWN HEREON ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988. REFERENCE BENCHMARK IS A DEPARTMENT OF NATURAL RESOURCES MONUMENT, DESIGNATED "BREAKERS", WHICH HAS AN ESTABLISHED ELEVATION OF 15.827.
 - DISTANCES SHOWN TO THE MEAN HIGH WATER LINE ARE AS MEASURED TO ELEVATION 0.45. A TIDE SURVEY HAS NOT BEEN PERFORMED AS A PART OF THIS SURVEY. THE MEAN HIGH WATER LINE IS AS OBTAINED FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
 - ONLY VISIBLE ABOVE GROUND IMPROVEMENTS HAVE BEEN SHOWN. THERE MAY EXIST UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER MATTERS, WHICH HAVE NOT BEEN REFLECTED ON THIS SURVEY.
 - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND DISTANCES ARE NOT TO BE SCALED FOR CONSTRUCTION AND/OR DESIGN PURPOSES.
 - THIS MAP, AS DEPICTED IN ITS GRAPHIC FORM, BEARING THE SIGNATURE AND SEAL OF THE SURVEYOR, IS THE OFFICIAL DOCUMENT OF THE LANDS AS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE MAP.
DATA SHOWN CURRENT ONLY TO DATE OF SURVEY SHOWN HEREON.
 - THIS SURVEY DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED FOR CERTIFIED REUSE OF AND/OR RELIANCE ON THIS DOCUMENT FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY DEAN SURVEYING AND MAPPING, INC. SHALL BE WITHOUT LIABILITY TO DEAN SURVEYING AND MAPPING, INC.
 - THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983, MERCATOR PROJECTION, 1990 ADJUSTMENT.

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| NOTE: This drawing is not valid without embossed seal of Surveyor. | |
| ADDED EQUIPMENT AREA | 8/8/23 |
| UPDATED SURVEY | 6/14/23 |
| UPDATED SURVEY | 11/30/21 |
| ADDED PALM BEACH BULKHEAD LINE | 02/25/09 |
| REVISED PER ENGINEERS COMMENTS | 01/13/09 |
| REVISIONS | DATE |
| THIS BOUNDARY SURVEY PREPARED FOR: SOUTH OCEAN BOULEVARD, LLC | |
| Richard N. Dean Professionally Surveyed & Mapped Florida Certificate No. 4406 L.B. 6936 | |

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| Dean Surveying and Mapping, Inc. "The Measuring Line Shall Go Forth" Jeremiah 31:39 | |
| 5114 Okeechobee Blvd. Suite 102 West Palm Beach, Florida 33417 | |
| Tel: (561) 625-8748 Fax: (561) 626-4558 | |
| FIELD: R.N.D. | DATE: 11/30/21 |
| DRAWN: T.P. | SCALE: 1"=20' |
| SHEET: 1 of 1 | JOB No.: 021-1108 |