

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.O. = CLEAN-OUT
CONC. = CONCRETE
C.P. = CAMERA POST
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
E.B. = ELECTRIC BOX
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = 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/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.N. = PARCEL CONTROL NUMBER
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.M.H. = SANITARY MANHOLE
S.R. = STATE ROAD
STY. = STORY
T.C.B. = TRAFFIC CONTROL BOX
TH = THRESHOLD ELEVATION
TOW. = TOP OF WALL ELEVATION
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. = YARD DRAIN
℄ = 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)
℄ = PROPERTY LINE
℄ = UTILITY POLE
☼ = FIRE HYDRANT
⊞ = WATER METER
⊞ = WATER VALVE
✕ = LIGHT POLE
☼ = PINE TREE
☼ = SABAL PALM

BOUNDARY SURVEY FOR: 195 VDM CDP REVOCABLE TRUST

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

195 VDM CDP Revocable Trust
First Republic Bank
Proskauer
First American Title Insurance Company
Kochman & Ziska PLC

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

PROPERTY ADDRESS:

195 Via Del Mar
Palm Beach, FL 33480
PCN: 50-43-43-35-00-001-0110

LEGAL DESCRIPTION:

PARCEL I - FEE ESTATE:

Lying and being in Section 35, Township 43 South, Range 43 East, **COMMENCING** at a point in the West line of the right-of-way of Ocean Boulevard as now laid out and constructed, where the same is intersected by the North line of the tract of land conveyed on the 28th Day of December 1920, by Eria W. Thompson and Wife and Lester T. Jackson and Wife to John Seger, which deed is recorded in Deed Book 141, at Page 68, of the Public Records Of Palm Beach County, Florida, and which point is 1496.3 feet North at right angles from the South line of the E. Clarence Jones property in Section 35, Township 43 South, Range 43 East, as described in the deed from Hiram F. Hammon to William Disston, recorded in Deed Book 5, Page 330, and in the deed from the Executor and Wife of William Disston, Deceased, to E. Clarence Jones, and recorded in Deed Book 84, Page 183, all on file in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida;
thence run West along said line which is parallel to and 1496.3 feet North from the South line of the E. Clarence Jones property 200 feet to a point which is the **POINT OF BEGINNING** of the description of the property hereby conveyed;
thence run South at right angles to said last mentioned line 150 feet to a point which is in the center line of the private road known as Via Del Mar;
thence West along the center line of said roadway 291.04 feet, more or less, to a point in the center line of the County Road as now established and in use;
thence run Northerly along the center line of said County Road 150.55 feet, more or less to a point which is intersected by the line 1496.3 feet North of right angles from the said south line of the E. Clarence Jones property;
thence East along the said line 278.14 feet, more or less, to the **POINT OF BEGINNING** of the description of the property hereby intended to be conveyed.

Lying and being in Section 35, Township 43 South, Range 43 East, **COMMENCING** at a point in the West line of the right-of-way of Ocean Boulevard as now laid out and constructed where the same is interacted by the South line of the tract of land conveyed on the 28th day of March 1918, by Eric W. Thompson and Wife and Lester T. Jackson and Wife to P.F. Quinn, which deed is recorded in Deed Book 117, at Page 297, of the Public Records of Palm Beach County, recorded at which point is 1496.3 feet North at right angles from the south line of the E. Clarence Jones property in Section 35, Township 43 South, Range 43 East, as described in the deed from Hiram F. Hammon To William Disston, recorded in Deed Book 5, Page 330, and in the deed from the Executors and the Wife of William Disston, Deceased, to E. Clarence Jones, and recorded in Deed Book 84, at Page 183, all on file in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida;
thence run West along said line which is parallel to and 1496.3 feet North of the South line of the E. Clarence Jones property 200 feet to a point which is the **POINT OF BEGINNING** of the description of the property hereby conveyed;
thence run North at right angles to said last mentioned line 150 feet to a point which is in the center line of the private roadway known as Via La Selva;
thence run West along the center line of the said roadway 265.3 feet, more or less, to a point in the center line of the County Road as now established and in use;
thence run Southerly along the center line of the said County Road 150.57 feet, more or less, to a point which is intersected by the line 1496.3 feet North at right angles from the said South line of the E. Clarence Jones property;
thence run East along the said line 278.14 feet, more or less, to the **POINT OF BEGINNING** of the description of the property hereby intended to be conveyed.

The foregoing description has been consolidated and shown on the revised survey prepared by Ford Land Surveyors, Inc., under date of December 8, 1987, to read as follows:

Lying and being in Section 35, Township 43 South, Range 43 East, **COMMENCING** at a point in the West line of the right-of-way of Ocean Boulevard, as now constructed, where the same is intersected by the North line of the tract of land conveyed on the 28th day of December 1920, by Eric W. Thompson and Wife and Lester T. Jackson and Wife to John Seger, which deed is recorded in Deed Book 141, At Page 68, of the Public Records Of Palm Beach County, Florida, and which point is 1496.30 feet North at right angles to the South line of the E. Clarence Jones property in Section 35, Township 43 South, Range 43 East, as described in deed from Hiram F. Hammon to William Disston, recorded in Deed Book 5, at Page 330 and in deed from Executors and Wife of William Disston Deceased, to E. Clarence Jones, and recorded in Deed Book 84, at Page 183, all on file in the Office of the Clerk of The Circuit Court of Palm Beach County, Florida;
thence run West along said line which is 1496.30 feet North of and parallel to the South line of the E. Clarence Jones property, 200 feet to a point which is the **POINT OF BEGINNING** of the parcel hereinafter described; thence run Southerly at right angles to the last mentioned line, 150 feet to a point which is in the center line of the private road known as Via Del Mar;
thence Westerly along the center of said roadway, 291.54 feet (291.04 feet by deed, more or less by deed) to a point in the center line of the County Road as now established and in use;
thence run Northerly along the center line of said County Road 301.10 feet (301.12 feet, more or less by deed) to a point on the center line of Via La Selva, as now established and in use;
thence Easterly along the center line of said roadway, 265.30 feet to a point which is in the center of said roadway;
thence Southerly at right angles to a line which is 1496.30 feet North of and parallel with the South of the E. Clarence Jones property, 150.00 feet to the **POINT OF BEGINNING**.

LESS AND EXCEPT therefrom County Road as now laid out and in use.

ALSO LESS AND EXCEPT therefrom that property set forth in the dedication (for public sidewalk and highway purposes) recorded in Deed Book 790, Page 225.

PARCEL II- EASEMENT ESTATE:

Non-exclusive ingress, egress and utility easement and right of way to the waters of the Atlantic Ocean for the benefit of Parcel I as set forth and more particularly described in that instrument recorded in Deed Book 431, Page 348.

PARCEL III- EASEMENT ESTATE:

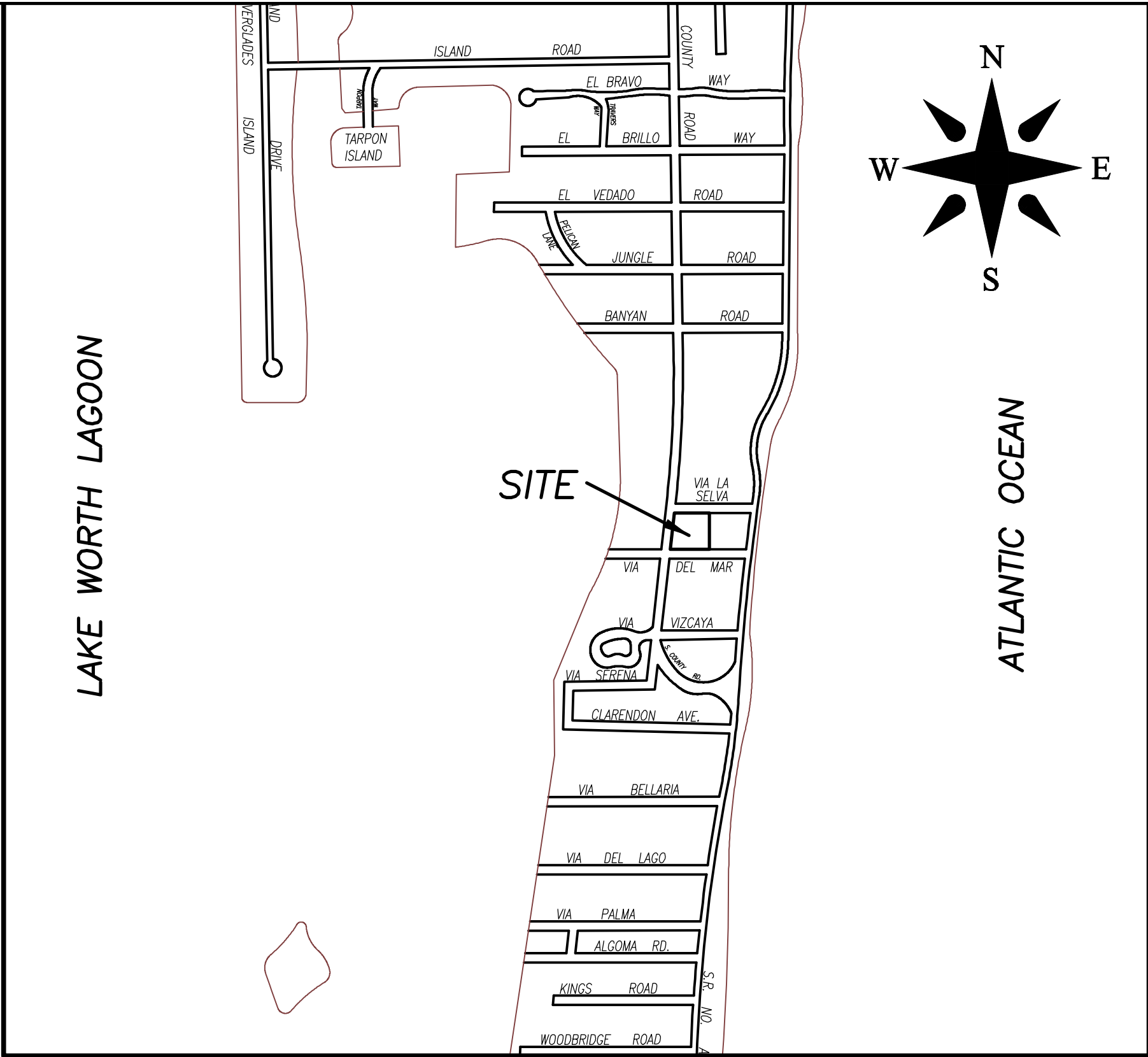
Non-exclusive ingress, egress and utility easement and right of way to the waters of the Atlantic Ocean for the benefit of Parcel I as set forth and more particularly described in Deed Book 437, Page 37.

FLOOD ZONE:

This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0591F, dated 10/5/2017.

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 1062-3315947, issued by First American Title Insurance Company, dated February 9, 2015. 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. 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'.



VICINITY SKETCH N.T.S.

TITLE COMMITMENT REVIEW				
CLIENT:	195 VDM CDP REVOCABLE TRUST	COMMITMENT NO. :1062-3315947	DATE: 02/09/2015	
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. : 13-1427.2		
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS	PLOTTED
1-11	N/A	STANDARD EXCEPTIONS	Y	N
12a	DB 431, PG 348	Declaration of Covenants, Conditions, Restrictions and Easements	Y	Y
12b	DB 437, PG 40	Releases North 5 feet in Utility Easement recorded in PB 431, PG 348	Y	Y
13	DB 437, PG 37	Declaration of Covenants, Conditions, Restrictions and Easements	Y	Y
14	ORB 6232, PG 667, ORB 6289, PG 968	Terms and conditions of those certain Driveway Agreements with the Town of Palm Beach.	Y	N
15		Lands lying beneath navigable water bodies, or lands lying beneath tidally influenced waters.	Y	N
16		Public to use as a public beach	Y	N
17		Artificially filled in land in what was formerly navigable waters	Y	N
18		Land lying below the mean high water line	Y	N
19		Riparian and/or littoral rights	Y	N
20	N/A	STANDARD EXCEPTIONS	Y	N

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon conforms with 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: 2/20/2024

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



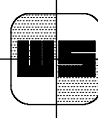
Craig L. Wallace

Digitally signed by Craig L. Wallace
Date: 2024.05.08 14:21:51 -04'00'

REVISIONS:
02/20/24 SURVEY AND TIE-IN UPDATE B.M./M.B. 198249 PB358/44
09/08/15 SPOT ELEVATIONS E.G./N.I. 13-1427.5 PB206/35
04/08/15 ADDRESS LENDER COMMENTS M.B. 13-1427.3
03/13/15 SURVEY AND TIE-IN UPDATE C.E./M.B. 13-1427.2 PB193/82

BOUNDARY SURVEY FOR:

195 VDM CDP REVOCABLE TRUST



WALLACE SURVEYING

CORP. LICENSED BUSINESS # 4589
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4581

FIELD#	C.K.	JOB NO.	13-1427	F.B.	PB166 PG. 29
OFFICE:	M.B.	DATE:	11/15/13	DWG. NO.	13-1427-1
CK'D:	C.W.	REF:	13-1427-1.DWG	SHEET	1 OF 2

