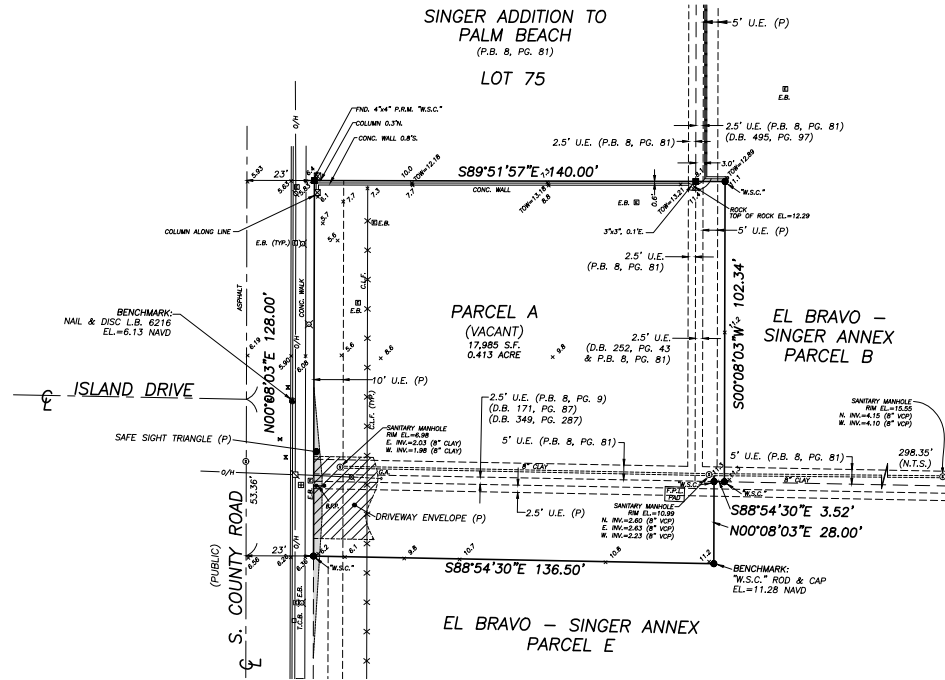
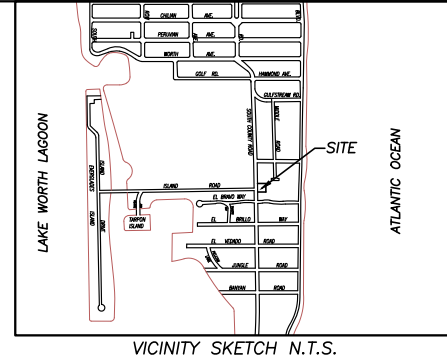
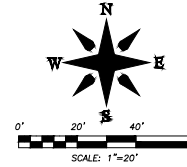


LEGEND

A = ARC LENGTH  
AC = 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.L. = CONSTRUCTION CONTROL LINE  
CH = CHORD  
C.L.F. = CHAIN LINK FENCE  
CLR. = CLEAR  
CONC. = CONCRETE  
C.P. = CAMERA POST  
(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  
E.P. = ELECTRIC PANEL  
F.F. = FINISH FLOOR  
FND. = FOUND  
F.O.C. = FACE OF CURB  
G.A. = GUY ANCHOR  
G.M. = GAS METER  
K.P. = KEY PAD  
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.P.B. = MISCELLANEOUS PLAT BOOK  
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  
OS = 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 COMING 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  
(R) = RADIAL  
R. = RADIUS  
R.B. = RIBBON BOX  
RGE. = RANGE  
R.R. = 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  
T.C.B. = TRAFFIC CONTROL BOX  
T.O.B. = TOP OF BANK  
T.O.W. = 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  
B = BASELINE  
C = CENTERLINE  
Δ = CENTRAL ANGLE/DELTA  
Δ = CONCRETE MONUMENT FOUND (AS NOTED)  
□ = CONCRETE MONUMENT SET (LB #4569)  
● = ROD & CAP FOUND (AS NOTED)  
● = SET 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)  
E = PROPERTY LINE  
U = UTILITY POLE  
F = FIRE HYDRANT  
W = WATER METER  
V = WATER VALVE  
L = LIGHT POLE

Boundary Survey For:  
**SAS REALTY ENTERPRISES LLC, a  
New Jersey limited liability company**



NOTES:

- All information regarding record easements, adjacencies, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1062-5143421, issued by First American Title Insurance Company, dated 01/28/21. 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'.

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: 01/23/2021

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

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

SAS Realty Enterprises LLC, a New Jersey limited liability company  
First American Title Insurance Company  
Kappa Morrison LLP  
IBERIA BANK and its successors and/or assigns

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

PROPERTY ADDRESS:  
599 S County Road  
Palm Beach, FL 33480

LEGAL DESCRIPTION:  
Parcel A, EL BRAVO - SINGER ANNEX, according to the Plat thereof, as recorded in Plat Book 124, Page 116, of the Public Records of Palm Beach County, Florida.

FLOOD ZONE:  
This property is located in Flood Zone X according to F.I.R.M. (Flood Insurance Rate Map) No. 120999C 0583F, dated 10/05/2017.

TITLE COMMITMENT REVIEW					
CLIENT: SAS Realty Enterprises LLC, a New Jersey limited liability company		COMMITMENT NO. : 1062-5143421	DATE: 01/28/2021		
REVIEWED BY: Craig Wallace		JOB NO. : 21-1041			
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT
1-8	N/A	Standard Exceptions (Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EL BRAVO - SINGER ANNEX)			
9	PB 124 PG 116	Parcel A (Singer Annex) as shown on the Plat of El Bravo Parc.	•		
10	PB 8 PG 9	Easement(s) as shown on the Plat of Singer Addition, which shows:	•		
11	PB 8 PG 81	a. Easement of 2.5 feet along the rear property line(s) of Lots 73 and 74 for public utility purposes.	•		
12	DB 171 PG 87 DB 349 PG 287	b. Easements of 5 feet along the South side lot lines of Lots 73 and 74 for public utility purposes.	•		
13	DB 252 PG 43	Utility Easement of 2.5 feet over rear lot line (affects Lot 5, El Bravo Parc.)	•		
14	DB 466 PG 13	Utility Easement of 2.5 feet over rear lot line (affects Lots 73 and 74, Singer Addition)	•		
15	N/A	Terms and provisions of the Salt Water Piping Agreement			•
				Intentionally Deleted	

REVISIONS:

08/02/21 AS BUILT SANITARY SEWER I.C.S.W. 21-1041.2 PB317/55

BOUNDARY SURVEY FOR:

**SAS REALTY ENTERPRISES LLC, a  
New Jersey limited liability company**



FILED	J.O.	JOB NO. 21-1041	TA PB305 PG. 54
DATE	S.W.	DATE: 01/23/21	PLAT NO. 21-1041
BY	C.W.	REV: 21-1041.DWG	SHEET 1 OF 1