

BOUNDARY SURVEY



SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST

DESCRIPTION:

PARCEL 1

THE NORTH 389.49 FEET OF THE SOUTH 638.49 FEET OF THE WEST 209 FEET OF THE EAST 4838 FEET OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

PCN:00-41-42-18-00-000-7910

PARCEL 2

THE NORTH 389.49 FEET OF THE SOUTH 638.49 FEET OF THE WEST 209 FEET OF THE EAST 5047 FEET OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

PCN:00-41-42-18-00-000-7920

PARCEL 3

THE NORTH 389.49 FEET OF THE SOUTH 638.49 FEET, LESS THE EAST 5047 FEET OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

PCN:00-41-42-18-00-000-7930

ALSO KNOWN AS:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST OF PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST; THENCE NORTH 1°25'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE 249.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 1°25'15" EAST, A DISTANCE OF 389.29 FEET; THENCE DEPARTING SAID WEST SECTION LINE, NORTH 88°47'17" EAST, ALONG A LINE 50 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF PARCEL 110 AND 111, AS RECORDED IN OFFICIAL RECORDS BOOK 33136, PAGE 729, OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 646.14 FEET; THENCE SOUTH 3°50'06" EAST, A DISTANCE OF 389.29 FEET TO A POINT ON A LINE 249 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 18; THENCE ALONG SAID PARALLEL LINE, SOUTH 88°47'17" WEST, A DISTANCE OF 681.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST. PALM BEACH COUNTY, FLORIDA AND CONTAINS 258,213 SQUARE FEET/5.928 ACRES, MORE OR LESS

SURVEYOR'S NOTES:

- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
- PLOTTABLE TITLE MATTERS SHOWN HEREON PER AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY. ORDER No: 10425761. COMMITMENT DATE: APRIL 26, 2022 11:00 PM, UPDATED DECEMBER 5, 2023 AT 11:00 PM ARE PLOTTED HEREON.
- SUBSURFACE AND/OR AERIAL ENCROACHMENTS, IF ANY, HAVE NOT BEEN LOCATED.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY, UNLESS SHOWN OR MADE NOTE OF HEREON.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S88°47'17"W ALONG THE SOUTH LINE OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, (90 ADJUSTMENT).
- SUBJECT PROPERTY FALLS WITHIN ZONE "X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), IDENTIFIED AS COMMUNITY PANEL NUMBER 12099C0345F, EFFECTIVE DATE: 10/05/2017.
- EASEMENTS ABUTTING BOUNDARIES ON ADJACENT PROPERTIES NOT SHOWN.
- ALL INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS SHOWN OTHERWISE.
- SYMBOLS USED FOR FEATURES HEREON ARE NOT TO SCALE.
- BEARINGS AND DISTANCES ARE RECORD UNLESS STATED OTHERWISE.
- AERIAL IMAGES SHOWN WERE OBTAINED FROM PALM BEACH COUNTY.
- THE EAST LINE OF THIS PARCEL WAS DERIVED FROM FIELD MONUMENTATION AND NORTHLAKE BOULEVARD RIGHT-OF-WAY MAP AND ORDERS OF TAKING AND DOES NOT MATCH THE SECTIONAL CALLS IN THE LEGAL DESCRIPTIONS USING THE COUNTY POSITION OF SECTION 18-42-41.
- GROSS LAND AREA: 258,213 SQUARE FOOT OR 5.928 ACRES, MORE OR LESS.

PALM BEACH COUNTY SURVEY CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JUNE 15, 2022. I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

SCHEDULE B-II EXCEPTIONS

- OIL, GAS AND MINERAL RIGHTS RESERVED IN THE WARRANTY DEED FROM ELIZABETH L. RANDOLPH, MARY ELIZABETH RANDOLPH, ORRIN F. RANDOLPH AND MARIAN R. RANDOLPH, HUSBAND AND WIFE, JAY WEAVER RANDOLPH, MALCOLM L. RANDOLPH AND JEANNETTE C. RANDOLPH, HUSBAND AND WIFE, HELEN JAYNE HENLEY, JOINED BY HER HUSBAND WILLIAM HENLEY, AND HELEN W. RANDOLPH, RECORDED IN OFFICIAL RECORDS BOOK 1714, PAGE 1410, WHICH SAID DEED STATES THAT EXPLORATION, MINING AND DEVELOPMENT OF SAID RIGHTS CAN ONLY BE DONE WITH THE PERMISSION OF THE THEN SURFACE OWNER. SAID RIGHTS WERE PARTIALLY CONVEYED BY THE DEEDS RECORDED IN OFFICIAL RECORDS BOOK 1802, PAGE 266, OFFICIAL RECORDS BOOK 3710, PAGE 1109, OFFICIAL RECORDS BOOK 3710, PAGE 1111, OFFICIAL RECORDS BOOK 5302, PAGE 1896, OFFICIAL RECORDS BOOK 5302, PAGE 1897, OFFICIAL RECORDS BOOK 5302, PAGE 1898, OFFICIAL RECORDS BOOK 5926, PAGE 1774, OFFICIAL RECORDS BOOK 8320, PAGE 686, AND OFFICIAL RECORDS BOOK 8611, PAGE 1722. NOTICE PURSUANT TO FLORIDA STATUTES 704.05 AND 712.04 WAS RECORDED IN OFFICIAL RECORDS BOOK 2492, PAGE 1359. NOTE: NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THIS OUTSTANDING INTEREST OR OF THE HOLDERS OF SUCH INTEREST. (AFFECTS ALL PARCELS)
[AFFECTS - NOT PLOTTED]
- DECLARATION OF EASEMENTS FOR RIGHTS OF WAY, ROADS, DRAINAGE AND UTILITIES IN FAVOR OF INDIAN TRAIL WATER CONTROL DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 1810, PAGE 491, AS AMENDED BY THE MODIFICATION OF DECLARATION OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 6356, PAGE 1084. (AFFECTS ALL PARCELS)
[AFFECTS - SHOWN HEREON]
- TERMS, COVENANTS, CONDITIONS AND EASEMENTS CONTAINED IN THE TRI-PARTY EASEMENT AGREEMENT AMONG ROYAL PALM BEACH COLONY, INC., INDIAN TRAIL WATER CONTROL DISTRICT, AND PALM BEACH RANCH GROVES, RECORDED IN OFFICIAL RECORDS BOOK 2621, PAGE 420, AS MODIFIED BY THE RESTATED AND AMENDED TRI-PARTY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3729, PAGE 1981 (AFFECTS ALL PARCELS)
[AFFECTS - SHOWN HEREON]
- ROAD RIGHT-OF-WAY EASEMENT GRANTED TO PALM BEACH COUNTY RECORDED IN OFFICIAL RECORDS BOOK 7693, PAGE 1535. (AFFECTS ALL PARCELS)
[AFFECTS - SHOWN HEREON]
- ROAD RIGHT-OF-WAY EASEMENT GRANTED TO PALM BEACH COUNTY RECORDED IN OFFICIAL RECORDS BOOK 7693, PAGE 1626, TOGETHER WITH THE RIGHT-OF-WAY MAP FOR SEMINOLE - PRATT & WHITNEY ROAD RECORDED IN ROAD PLAT BOOK 4, PAGE 117. (AFFECTS PARCEL 3)
[AFFECTS - SHOWN HEREON]
- TERMS AND PROVISIONS REGARDING INDEMNIFICATION OF GRANTOR SET FORTH IN THE QUIT CLAIM DEEDS FROM BP PRODUCTS NORTH AMERICA INC. RECORDED IN OFFICIAL RECORDS BOOK 23027, PAGE 986, OFFICIAL RECORDS BOOK 32277, PAGE 1917, AND OFFICIAL RECORDS BOOK 32390, PAGE 1330. (AFFECTS PARCEL 3)
[AFFECTS - NOT PLOTTED]
- PERMANENT RIGHT OF WAY EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS VESTED IN PALM BEACH COUNTY BY THE AGREED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 33085, PAGE 1625, AS MODIFIED BY THE AMENDED AGREED ORDERS OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 33102, PAGE 131, OFFICIAL RECORDS BOOK 33136, PAGE 805 AND OFFICIAL RECORDS BOOK 33136, PAGE 729. (AFFECTS ALL PARCELS)
[AFFECTS - SHOWN HEREON]

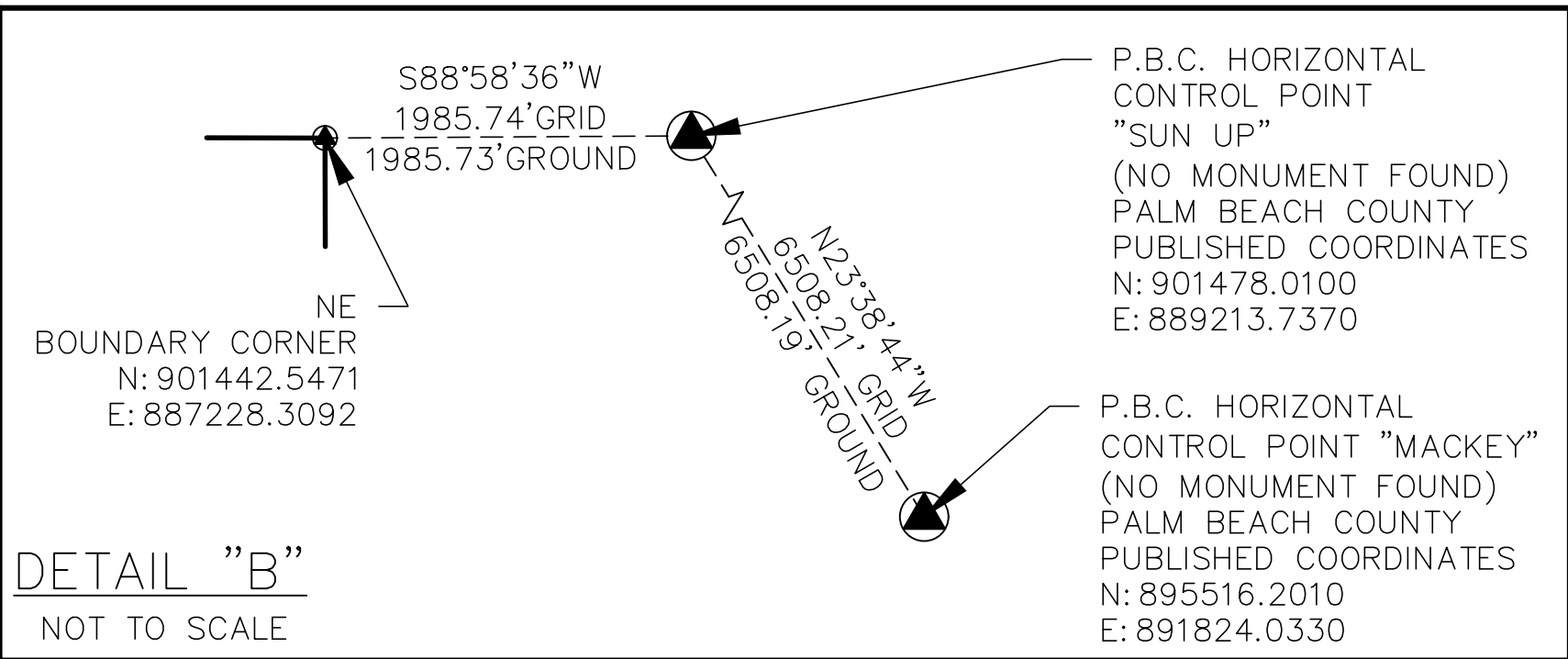
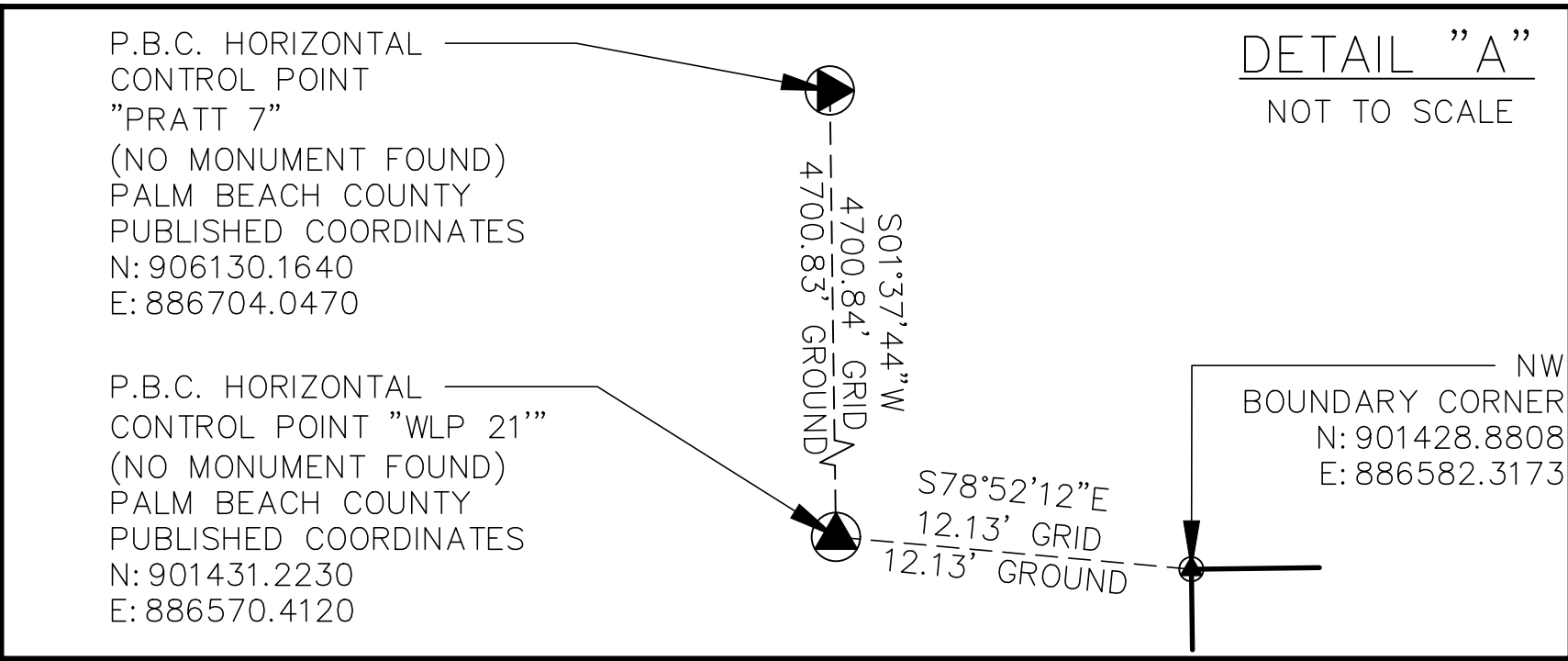
SYMBOLS:

- | | | | |
|--|--|--|-----------------------------|
| | = HORIZONTAL CONTROL POINT | | = CATCH BASIN |
| | = BENCHMARK | | = DRAINAGE PIPE END |
| | = TRASH CONTAINER | | = ELECTRIC SWITCH |
| | = UNIDENTIFIED HANDHOLE | | = ELECTRIC HANDHOLE |
| | = UNIDENTIFIED BOX | | = ELECTRIC VAULT |
| | = NATURAL GAS MARKER | | = ELECTRIC METER |
| | = SIGN | | = ELECTRIC BOX |
| | = BOLLARD | | = TRANSFORMER |
| | = TRAFFIC HANDHOLE | | = GROUND LIGHT |
| | = CROSSWALK SIGNAL | | = LIGHT POLE |
| | = MAST ARM / TRAFFIC LIGHT | | = CONCRETE POWER POLE |
| | = SET/FOUND BOUNDARY POINT | | = WOOD POWER POLE |
| | = FOUND CONCRETE MONUMENT | | = GUY WIRE ANCHOR |
| | = FIBER OPTIC BOX | | = PUMP |
| | = FIBER OPTIC VAULT | | = FIRE HYDRANT |
| | = TELEPHONE SERVICE MANHOLE | | = WATER GATE VALVE |
| | = CABLE TV HANDHOLE | | = BACKFLOW PREVENTER |
| | = CABLE TV BOX | | = IRRIGATION RISER/PEDASTAL |
| | = SEWER GATE VALVE | | = IRRIGATION CONTROL VALVE |
| | = SANITARY MANHOLE | | = WATER METER |
| | = DRAINAGE MANHOLE | | = WELL |
| | = YARD DRAIN | | = WATER VALVE |
| | = AREA OF APPARENT PHYSICAL USE BY ADJOINING LANDS | | = SECTION CORNER |

NOTES COORDINATES, BEARINGS AND DISTANCES

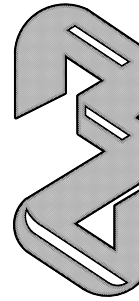
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.00000204
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ROTATION ANGLE FROM PLAT BEARINGS TO GRID BEARINGS
IS COUNTERCLOCKWISE 00°00'00"

S88°47'17"W (GRID BEARING)
BEARING REFERENCE SOUTH LINE OF SECTION 18
TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH
COUNTY, FLORIDA



ADD. UPDATED TITLE		COMMENTS	
12-26-2023	RSF	08-21-2023	RSF
08-21-2023	AMS	05-17-2023	AMS
05-17-2023	AMS	7/26/22	RSF
7/26/22	RSF	7/14/22	RSF
7/14/22	RSF	7/6/22	RSF
7/6/22	RSF	DATE	BY
DATE	BY	FILE NAME	1005Bart.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452



BOUNDARY SURVEY
A PORTION OF SECTION 18,
TOWNSHIP 42 SOUTH, RANGE 41 EAST

DATE	06/16/22
DRAWN BY	RSF
F.B./ PG.	ELEC
SCALE	SHOWN

DAVID P. LINDLEY REGISTERED LAND SURVEYOR NO. 5005 STATE OF FLORIDA I.B. 3591

JOB # 10050
SHT.NO.
1
OF 2 SHEETS

