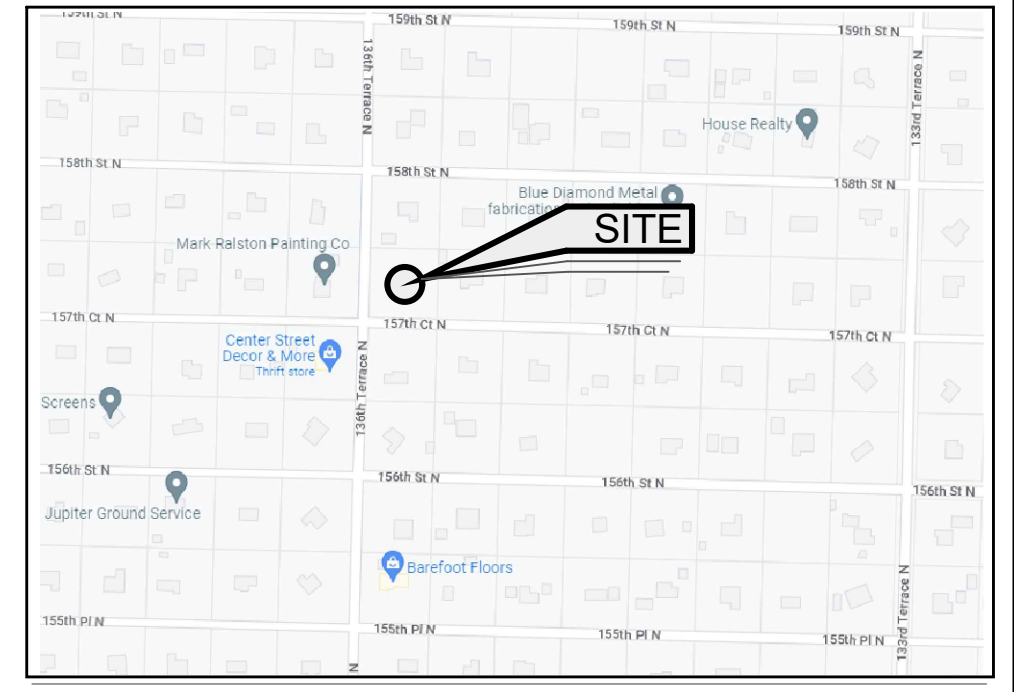
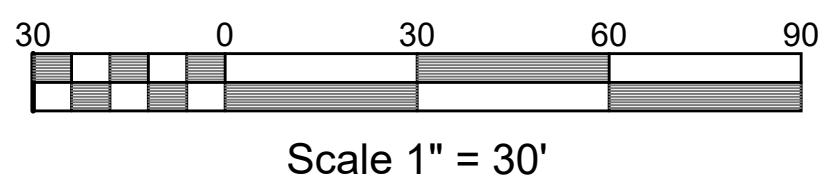


4"x4" PRM "RLS #3613"  
(USED BY WILLIAM G. WALLACE FOR  
"PALM BEACH COUNTRY ESTATES, SEC. R")

N55°15'14"E  
17.31'  
NORTHWEST  
SECTION CORNER  
SECTION 16,  
TOWNSHIP 41 S,  
RANGE 41 E,

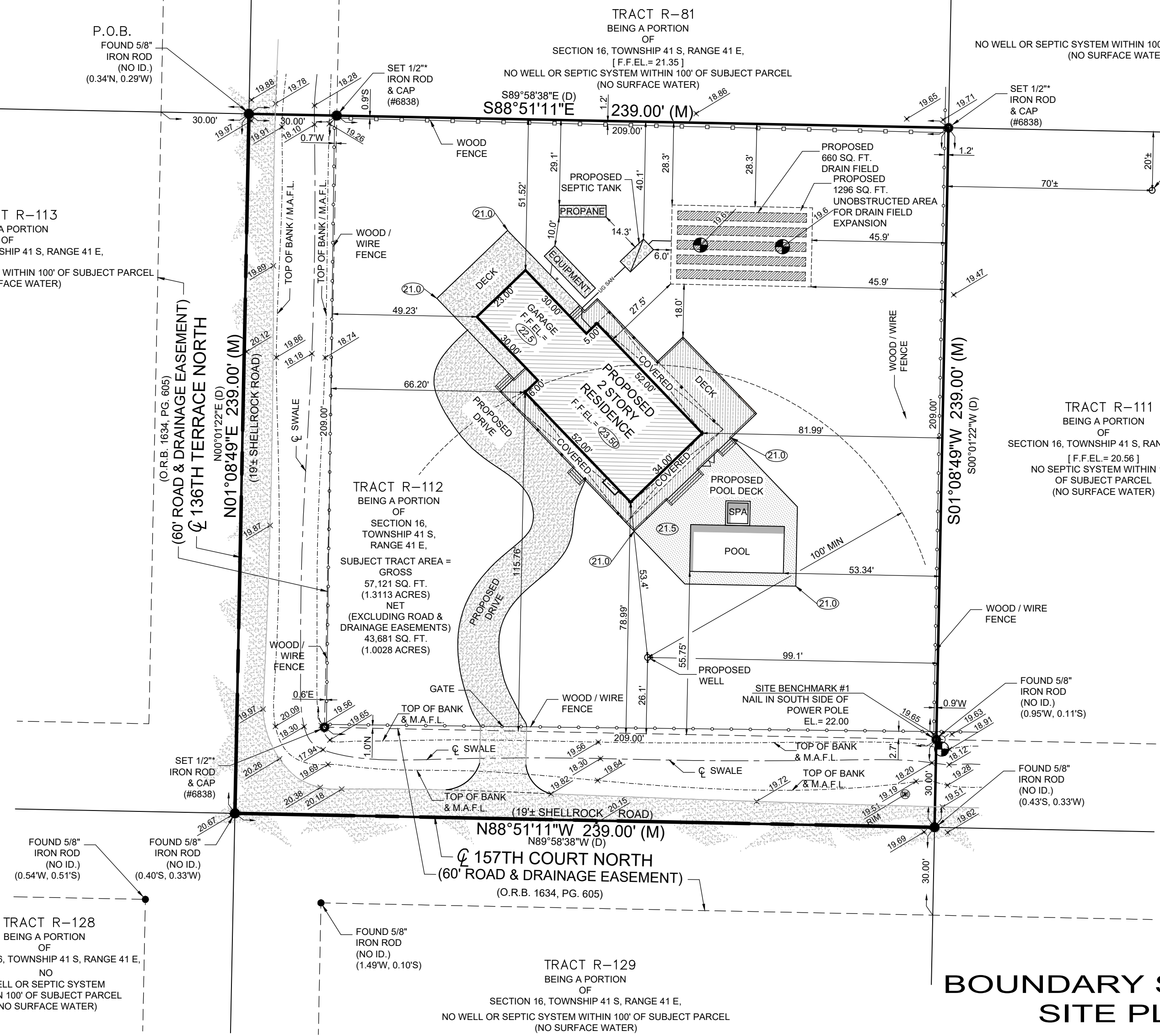
WEST LINE OF SECTION 16,  
TOWNSHIP 41 S, RANGE 41 E,  
S01°04'41"W  
S01°13'32"W 1295.40' (M)  
S00°06'05"W (D)  
WEST LINE OF SECTION 16,  
TOWNSHIP 41 S, RANGE 41 E,  
AS USED TO LAYOUT  
"PALM BEACH COUNTRY ESTATES,  
SEC. R." BEING THE BASIS FOR  
TRACTS LAID OUT ON THE NORTHWEST  
1/4 OF SECTION 16, TOWNSHIP 41 S,  
RANGE 41 E.



LOCATION MAP N.T.S.

**NOTES ON SCHEDULE B2 TITLE EXCEPTIONS**  
1-9. **Standard exceptions. Not plottable.**  
10. Oil, gas, mineral, or other reservations as set forth in Deed by State Board of Education of Florida recorded in Deed Book 975, Page 307, as affected by Quit Claim Deed recorded in O.R. Book 3986, Page 615, of the Public Records of Palm Beach County, Florida; however the right of entry and exploration associated with the oil and mineral reservation has been released pursuant to Section 270.11 F.S. No determination has been made as to the current record owner for the interest excepted herein. **ORB 3986, Pg. 615, DOES NOT AFFECT THE SUBJECT PROPERTY. D.B. 975, PG. 307, WAS NOT PROVIDED TO THIS OFFICE**  
11. Easements contained in Declaration of Easements recorded in O.R. Book 1634, Page 602, and O.R. 1634, Page 605; as affected by Easement Deed recorded in O.R. Book 1886, Page 1416, of the Public Records of Palm Beach County, Florida. (Pending Updated Survey). **Affects the subject property and are plotted hereon.**  
12. Reconstructing the record as to South Indian River Water Control District recorded in O.R. Book 3417, Page 407, and O.R. Book 3417, Page 412, of the Public Records of Palm Beach County, Florida. **Affects the subject property. Not plottable.**  
13. Easements contained in Warranty Deed recorded in O.R. Book 2629, Page 1196, of the Public Records of Palm Beach County, Florida. **Affects the subject property. Plotted as ORB 1634, Pg. 605.**  
NOTE: Affidavits of Exemption recorded in O.R. Book 3329, Page 342, and O.R. Book 3636, Page 1113; and as corrected by Affidavit recorded in O.R. Book 5686, Page 1778, of the Public Records of Palm Beach County, Florida. **Affects the subject property. Blanket items, not plottable.**  
NOTE: Application for septic tank permit recorded in O.R. Book 1993, page 192, of the Public Records of Palm Beach County, Florida. Affects the subject property. **Blanket items. Not plottable.**  
Survey prepared by NexGen Surveying, LLC, dated August 26, 2021, under Job No. 145580, shows the following:  
A. Fences encroach over the road and drainage easement located on the Southerly and Westerly boundaries of the subject property.  
B. Shellrock roadway crosses over the Southerly and Westerly boundaries of the subject property.  
C. Fences lie near boundary lines, ownership undetermined.

**SURVEY NOTES:**  
1.) Lands shown hereon reflect all pertinent easements and/or rights of way contained in First American Title Insurance Company, Commitment Date: December 12, 2022 at 8:00 a.m.; Commitment Number: 1062-6300558; Issuing Office File Number: 057737.00002; Property Address: 00-41-41-16-00-000-3540; Revision Number: 4-1/20/23. See "Notes on Schedule B2 Title Exceptions".  
2.) Area of subject property = 51,121 square feet (1.3113 acres), more or less.  
3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).  
a) Originating benchmark = Leica Global Positioning System.  
b)  $\frac{00.00}{\text{elevation}}$  = existing elevation (NAVD 88 typical).  
4.) No underground improvements located.  
5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Rotate Grid bearings 01°07'27" counterclockwise to achieve deeded bearings. Distances are plat and measured unless otherwise shown.  
6.) This firm's "Certificate of Authorization" number is "LB 6838".



**REVISIONS:**

08/18/2023	Revised site plan per client.
08/30/2023	Revised site plan per client.
08/30/2023	Revised propane location per client.
01/16/2024	per comments
01/19/2024	st. number
02/21/2024	F.F. and Garage per comments

**CERTIFIED TO:**  
JFC One LLC, a Florida Limited Liability Company; Herskowitz Shapiro PLLC; LV Lending LLC, a Florida Limited Liability Company, ISAOA/ATIMA; and Old Republic National Title Insurance Company

**PROPERTY ADDRESS:** 13613 157th Court North, Jupiter, FL 33478  
**FLD ZONE:** X (FIRM 120192-12099C145F 10/05/2017)  
Property Control Number: 00-41-41-16-00-000-3540

**DESCRIPTION:**  
Parcel R-112 A/K/A, A parcel of land lying in Section 16, Township 41 South, Range 41 East, Palm Beach County, Florida, more particularly described as follows: Being from the Northwest corner of said Section 16, bear South 0°06'05" West, along the West line of said Section, a distance of 1,295.40 feet; Thence South 89°58'38" East, a distance of 1,903.25 feet, to the point of beginning; Thence, continue on a bearing of South 89°58'38" East, a distance of 239 feet; Thence South 0°01'22" West, a distance of 239 feet; Thence North 89°58'38" West, a distance of 239 feet; Thence North 0°01'22" East, a distance of 239 feet to the point of beginning; Subject to the South and West 30 feet for road and drainage purposes.

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

CRD. FILE Y230586-A

**LEGEND:**

CALC. = CALCULATED	(P) = PLAT	P.I. = POINT OF INTERSECTION	ASPH. = ASPHALT PAVEMENT
C.B.S. = CONCRETE BLOCK STRUCTURE	R = RADIUS	P.O.C. = POINT OF COMMENCEMENT	CONC. = CONCRETE
CONC. MON. = CONCRETE MONUMENT	Δ = CENTRAL "DELTA" ANGLE	P.O.B. = POINT OF BEGINNING	CONC. FLATWORK = CONCRETE FLATWORK
CONC. = CONCRETE	L = ARC LENGTH	R/W = RIGHT OF WAY	PAVER BRICK FLATWORK = PAVER BRICK FLATWORK
D.E. = DRAINAGE EASEMENT	CH.B. = CHORD BEARING	CHAIN LINK FENCE = CHAIN LINK FENCE	WOOD FENCE = WOOD FENCE
U.E. = UTILITY EASEMENT	N.S.V.D. = NATIONAL GEODETIC VERTICAL DATUM	WOOD FENCE = WOOD FENCE	WOOD POWER POLE = WOOD POWER POLE
P.E. = POOL EQUIPMENT	O.R.B. = OFFICIAL RECORD BOOK	METAL FENCE = METAL FENCE	WATER METER = WATER METER
F.F.E.L. = FINISHED FLOOR ELEVATION	P.B. = PLAT BOOK	CENTERLINE = CENTERLINE	FIRE HYDRANT = FIRE HYDRANT
EL. = ELEVATION	P.C. = POINT OF CURVATURE	EASEMENT = EASEMENT	CATCH BASIN = CATCH BASIN
(B.R.) = BEARING REFERENCE	P.T. = POINT OF TANGENCY	COVERED = COVERED	SANITARY MANHOLE = SANITARY MANHOLE
(D) = DEED	P.R.C. = POINT OF REVERSE CURVATURE	OVERHEAD LINES = OVERHEAD LINES	
(M) = MEASURED	P.C.C. = POINT OF COMPOUND CURVATURE	LOT TIE = LOT TIE	

SCALE: 1" = 30'  
DRAWN BY: PICARD  
FIELD WK: J.W. / B.M.  
DATE: 06/15/2023

**MILLER LAND SURVEYING**  
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JOB NO.	Y230879
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