

ZONING INFORMATION (NOT PROVIDED)	
ITEM	CONTACT:
ZONING DESIGNATION:	REPORT DATE:
MINIMUM LOT AREA:	REPORT #:
MINIMUM FRONTAGE:	
MINIMUM LOT WIDTH:	
MAX IMPERVIOUS COVERAGE:	
MAX BUILDING HEIGHT:	
EXISTING: BUILDING 1:	
MINIMUM SETBACKS	
FRONT: EXISTING: BUILDING:	ZONING NOT PROVIDED
SIDE: EXISTING BUILDING:	
REAR: EXISTING BUILDING:	

BUILDING AREA	BUILDING HEIGHT
BUILDING #1 = 1415 SQ. FT. +/-	BUILDING #1 = 14.3 FEET
BUILDING #2 = 1102 SQ. FT. +/-	BUILDING #2 = 12.7 FEET
BUILDING #3 = 1407 SQ. FT. +/-	BUILDING #3 = 12.7 FEET
BUILDING #4 = 1433 SQ. FT. +/-	BUILDING #4 = 12.7 FEET
BUILDING #5 = 1102 SQ. FT. +/-	BUILDING #5 = 12.7 FEET
BUILDING #6 = 1250 SQ. FT. +/-	BUILDING #6 = 12.7 FEET
BUILDING #7 = 1431 SQ. FT. +/-	BUILDING #7 = 12.7 FEET
BUILDING #8 = 1443 SQ. FT. +/-	BUILDING #8 = 12.7 FEET
BUILDING #9 = 1242 SQ. FT. +/-	BUILDING #9 = 12.7 FEET
BUILDING #10 = 1425 SQ. FT. +/-	BUILDING #10 = 12.7 FEET
BUILDING #11 = 1427 SQ. FT. +/-	BUILDING #11 = 12.7 FEET
BUILDING #12 = 1427 SQ. FT. +/-	BUILDING #12 = 12.7 FEET
BUILDING #13 = 1432 SQ. FT. +/-	BUILDING #13 = 12.7 FEET
BUILDING #14 = 1412 SQ. FT. +/-	BUILDING #14 = 14.3 FEET
BUILDING #15 = 274 SQ. FT. +/-	BUILDING #15 = 10.7 FEET

LAND AREA	PARKING
421,875 SQ. FT. +/-	REGULAR PARKING SPACES PROVIDED: 0
9.6849 ACRES MORE OR LESS	HANDICAP PARKING SPACES PROVIDED: 0
	REQUIRED PARKING SPACES: 0
	TOTAL EXISTING PARKING SPACES: 0

**UTILITY NOTE**

The Survey shows the location of utilities existing on or serving the surveyed property as determined by observed evidence collected pursuant to ALTA section 5 E IV together with evidence provided by the client and markings requested by the surveyor pursuant to a 811 utility locate or similar request.

OBSERVED SIGNIFICANT OBSERVATIONS	
<ul style="list-style-type: none"> <li>6 FOOT CHAIN LINK FENCE CROSSES OVER PROPERTY LINE.</li> </ul>	
<ul style="list-style-type: none"> <li>6 FOOT CHAIN LINK FENCE CROSSES OVER PROPERTY LINE.</li> </ul>	
<ul style="list-style-type: none"> <li>6 FOOT CHAIN LINK FENCE CROSSES OVER PROPERTY LINE.</li> </ul>	
<ul style="list-style-type: none"> <li>POND CROSSES OVER PROPERTY LINE.</li> </ul>	

FLOOD INFORMATION
<p>BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "AE" WITH A BASE FLOOD ELEVATION OF 14.5 FEET AND ZONE "X" WITH NO BASE FLOOD ELEVATION DETERMINED, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120192-0566-F, WHICH BEARS AN EFFECTIVE DATE OF 10/05/17, AND IS IN A SPECIAL FLOOD HAZARD AREA.</p>

TITLE COMMITMENT INFORMATION
THE TITLE DESCRIPTION AND SCHEDULE B, PART II ITEMS ARE THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1265762-ATL, WITH A DATE OF JUNE 6, 2025 AT 7:30 AM:

## NOTES CORRESPONDING TO SCHEDULE "B" SECTION II ITEMS

ITEMS 1 THROUGH 9, 14, 15 AND 16 IN SCHEDULE B - SECTION II ARE STANDARD EXCEPTIONS, MORTGAGES, TERMS AND CONDITIONS AND LIENS THAT ARE NOT MATTERS OF SURVEY.

- 10 ITEM 10: Matters shown on the Plat of The Palm Beach Farms Co. Plat No. 3, recorded in **Plat Book 2, Page 45**, as affected by Glen's Certificate, recorded in Book 27971, **Page 832 of Official Records. This item affects the subject property and is shown hereon.**
- 11 ITEM 11: Reservations contained in Rights in Reservations recorded in **Book 1994, Page 1615 of Official Records**; as affected by Release of Reservations No. 3602 recorded in **Book 924, Page 3 of Official Records**; as affected by Temporary Encroachment License agreement recorded in **Book 10094, Page 262 of Official Records. This item affects the subject property and is shown hereon.**
- 12 ITEM 12: The terms, provisions, and conditions contained in that certain South Florida Water Management District Notice of Consent Order, recorded in Book 32775, **Page 1030 of Official Records. This item affects the subject property with nothing to plot.**
- 13 ITEM 13: The terms, provisions, and conditions contained in that certain Disclaimer of Interest in Property, recorded in **Book 34701, Page 1759 of Official Records. This item affects the subject property and is shown hereon.**
- 14 ITEM 14: The terms, provisions, and conditions contained in that certain South Florida Water Management District Notice of Consent Order, recorded in Book 35734, **Page 1057 of Official Records. This item affects the subject property with nothing to plot.**

ACRES	TITLE DESCRIPTION
	<p>THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PALM BEACH, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:</p> <p>TRACT 31, IN BLOCK 6, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 45 TO 54 INCLUSIVE, EXCEPTING THEREFROM THE EAST 5 ACRES THEREOF AND EXPECTING THEREFROM A 40 FOOT STRIP OF LAND LYING ON EACH SIDE OF THE CENTER LINE OF THE COUNTY ROAD.</p> <p>TOGETHER WITH:</p> <p>15 FEET OF THAT CERTAIN 30 FOOT STRIP OF LAND LYING BETWEEN TRACTS 31 AND 42, BLOCK 6, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BOUNDED ON THE EAST AND WEST BY THE SOUTHERLY EXTENSION OF THE EAST AND WEST PROPERTY LINES OF THE FOLLOWING DESCRIBED PARCEL:</p> <p>TRACT 31, IN BLOCK 6, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, EXCEPTING THEREFROM THE EAST 5 ACRES THEREOF, AND EXPECTING THEREFROM A 40 FOOT STRIP OF LAND LYING ON EACH SIDE OF THE CENTER LINE OF THE COUNTY ROAD.</p> <p>THE SURVEYED PROPERTY IS THE SAME PROPERTY AS SHOWN ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NC5-126576-ATL, WITH A DATE OF JUNE 6, 2025 AT 7:30 AM.</p>

## LEGEND

•	BOLLARD		
C.B.	CATCH BASIN	O.R.B.	OFFICIAL RECORDS BOOK
C.L.F.	CHAIN LINK FENCE	P.P.	POWER POLE
⊕	CENTERLINE	(P)	PLAT
C.O.	CLEAN OUT	P.B.	PLAT BOOK
C.R.	CABLE RISER	TYP.	TYPICAL
CONC.	CONCRETE	W.M.	WATER METER
C.B.S.	CONCRETE BLOCK STRUCTURE	⌘	HANDICAP PARKING SPACE
E.S.	ELECTRIC SERVICE	B.S.L.	BUILDING SETBACK LINE
F.P. & L.	FLORIDA POWER & LIGHT		
(C)	CALCULATED	M.H.	MANHOLE
o/s	OFFSET	B.F.	BACK FLOW PREVENTER
L.P.	LIGHT POLE	G.A.	GUY ANCHOR
W.V.	WATER VALVE	⚙	FIRE HYDRANT
⚡	UTILITY POLE	—	INTERIOR LOT LINES
—	BUILDING HEIGHT LOCATION	—	BOUNDARY
⊙	SANITARY MANHOLE	—	BUILDING
⊙	SET/FOUND MONUMENT	—	CENTER LINE
AS NOTED		—	CHAINLINK FENCE
—	LOCATION OF INGRESS/EGRESS	—	ALUMINUM RAILING
⊙	SEWER ACCESS	—	OVERHEAD UTILITY LINE
F.F.	FINISH FLOOR	—	BUILDING SETBACK LINE
E.L.	ELEVATION	—	GUARD RAIL
ELEV.	ELEVATION	—	EASEMENT
—	STORM MANHOLE	B.M.	BENCHMARK
—		x16.67	SPOT ELEVATION IN FEET
— GAS —	UNDERGROUND GAS LINE		
— SEW —	UNDERGROUND SANITARY SEWER LINE		
— E —	UNDERGROUND ELECTRICAL LINE		
— SD —	UNDERGROUND STORM/DRAINAGE LINE		
— W —	UNDERGROUND WATER LINE		
— COM —	UNDERGROUND COMMUNICATIONS LINE		
—	UNDERGROUND LINE (UNKNOWN)		

TO:  
FIRST AMERICAN TITLE INSURANCE COMPANY  
HEALTH CARE DISTRICT OF PALM BEACH COUNTY, AN INDEPENDENT SPECIAL TAXING  
DISTRICT CREATED PURSUANT TO CHAPTER 303-326, LAWS OF FLORIDA, AS AMENDED  
CARLTON FIELDS, P.A.  
GUARANTEED FLORIDA TITLE, ESCROW & ABSTRACT, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE  
MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR  
ALTA AND NSPS. THE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS,  
AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(B), 13, 14, 16, 17,  
18(GRAPHICALLY DEPICTED ONLY) AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS  
COMPLETED ON 5/26/25.

DATE OF PLAT OR MAP: 06/12/25

PRELIMINARY


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JASON H. PINNELL  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 5794 - STATE OF FLORIDA


SHEET 1  
OF 2

## SURVEYOR'S NOTES

1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PROPERTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
2. SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO N. BENOIST FARMS ROAD, BEING A DEDICATED PUBLIC RIGHT-OF-WAY.
3. THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
4. THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
6. THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
7. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
8. ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDER HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDER HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
9. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FLOOD LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
10. THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
11. NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
12. THE LANDS SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, GORES, OR OVERLAPS.
13. ALL ELEVATIONS SHOWN HEREON (IF ANY), ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
14. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
15. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.
16. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
17. TAX PARCEL ID #00-42-43-27-05-006-3100. CURRENTLY OWNED BY OSI 1001 BENOIST FARMS ROAD LLC.
18. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
19. REFERENCE BENCHMARK: PALM BEACH COUNTY ENGINEERING BENCHMARK "MUSIC", ELEVATION = 16.030' (NAVD '88)
20. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°00'44" EAST ALONG THE NORTH LINE OF TRACT 31, IN BLOCK 6, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE COUNTY COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE.
21. THERE APPEARS TO BE NO BOUNDARY LINE DISPUTES.
22. THERE APPEARS TO BE NO EASEMENTS, RIGHTS-OF-WAY, OLD HIGHWAYS OR ABANDONED ROADS, LANES OR DRIVEWAYS AFFECTING THE PROPERTY FROM A CAREFUL PHYSICAL EXAMINATION OF THE SAME. OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY OR THOSE THAT MAY BE DISCLOSED BY A COMPLETE EXAMINATION OF THE PROPERTY AND ALL ADJOINERS.
23. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE ENCROACHMENTS OF IMPROVEMENTS ON THE PROPERTY UPON ANY EASEMENT, RIGHTS-OF-WAY, OR ADJACENT LAND NOR ENCROACHMENTS OF IMPROVEMENTS ON ADJACENT LAND UPON THE PROPERTY.

<b>2021 ALTA/NSPS LAND TITLE SURVEY</b>			
<b>BENOIST FARM</b> <b><u>SITE ADDRESS</u></b>			
100 N. BENOIST FARMS ROAD WEST PALM BEACH PALM BEACH COUNTY, FLORIDA			
Project Number: 25-498748.1			
<b>COORDINATED BY</b>			
		CORPORATE OFFICE 2154 Torrance Boulevard Torrance, CA 90501 Phone: 888-213-7479 ALTA@partneresi.com www.partneresi.com	
<b>DATE</b>			
<b>REVISIONS</b>			
<b>DRAWN BY: O.D.J.</b>			
<b>DRAWING SCALE: 1"= 40'</b>			
<b>25/11/25</b>		<b>CLIENT COMMENTS</b>	
<b>CHECKED BY: J.P</b>		<b>JOB NO.: 25-498748.1</b>	
<b>FILENAME: 25-0895.DWG</b>			

SURVEYED BY



*PINNELL SURVEY, INC.*

PROFESSIONAL SURVEYORS AND MAPPERS

5300 WEST HILLSBORO BOULEVARD, SUITE 215-A

COCONUT CREEK, FLORIDA 33073

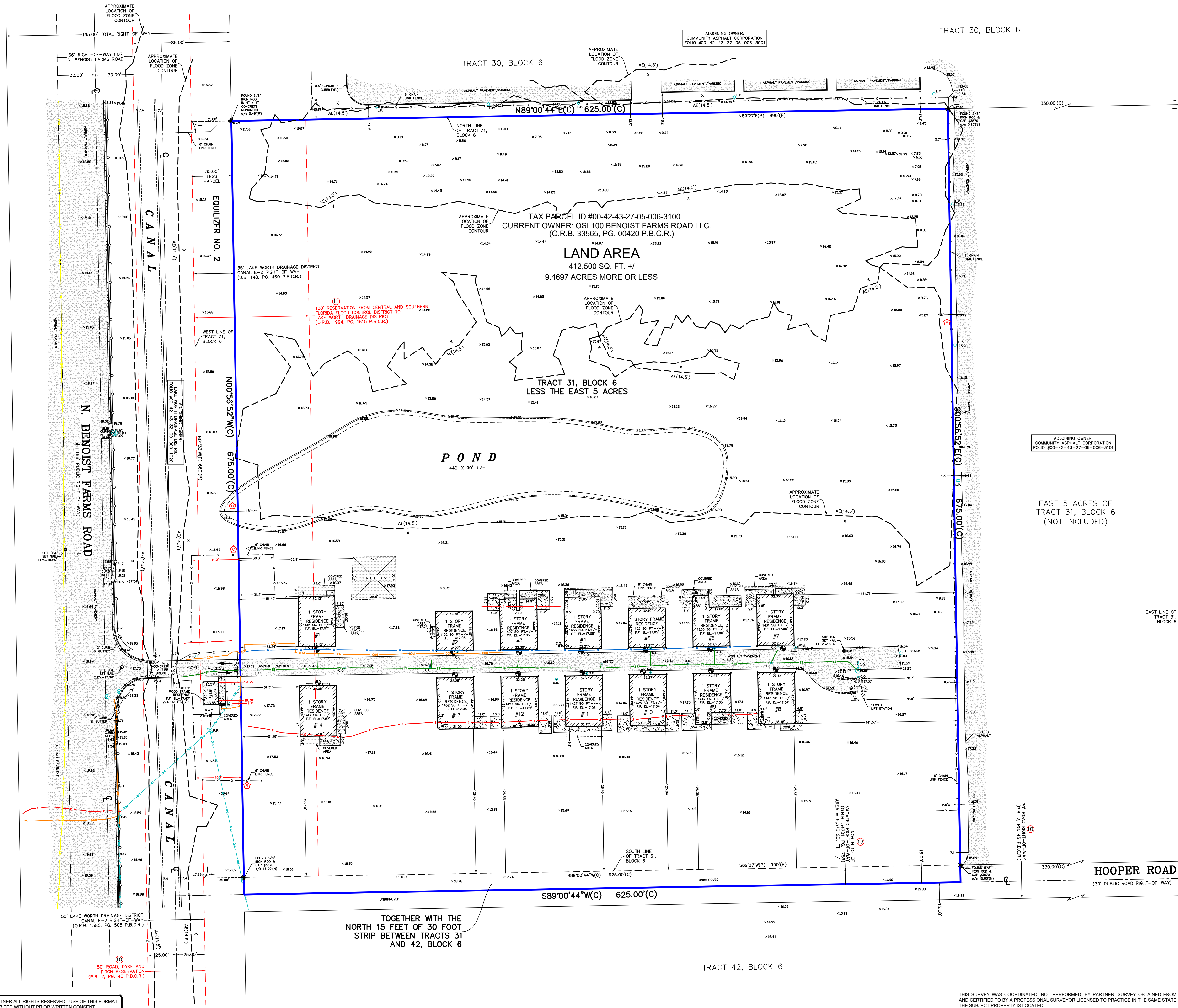
PHONE: (954)418-4940 FAX: (954)418-4941

LICENSED BUSINESS #6857

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THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM  
AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE  
THE SUBJECT PROPERTY IS LOCATED





LEGEND	
• BOLLARD	☆ LIGHT POLE
C.B. CATCH BASIN	O.R.B. OFFICIAL RECORDS BOOK
C.L.F. CHAIN LINK FENCE	P.P. POWER POLE
⊕ CENTERLINE	(P) PLAT
C.O. CLEAN OUT	P.B. PLAT BOOK
C.R. CABLE RISER	TYP. TYPICAL
CONC. CONCRETE	W.M. WATER METER
C.B.S. CONCRETE BLOCK STRUCTURE	⊕ HANDICAP PARKING SPACE
E.S. ELECTRIC SERVICE	B.S.L. BUILDING SETBACK LINE
F.P. & L. FLORIDA POWER & LIGHT	
(C) CALCULATED	M.H. MANHOLE
o/s OFFSET	B.F. BACK FLOW PREVENTER
L.P. LIGHT POLE	G.A. GUY ANCHOR
W.V. WATER VALVE	⊕ FIRE HYDRANT
⊕ UTILITY POLE	— INTERIOR LOT LINES
⊕ BUILDING HEIGHT LOCATION	— BOUNDARY
⊕ SANITARY MANHOLE	— BUILDING
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⊕ LOCATION OF INGRESS/EGRESS	— ALUMINUM RAILING
⊕ SEWER ACCESS	— OVERHEAD UTILITY LINE
F.F. FINISH FLOOR	— BUILDING SETBACK LINE
EL. ELEVATION	— GUARD RAIL
ELEV. ELEVATION	— EASEMENT
⊕ STORM MANHOLE	B.M. BENCHMARK
	⊕ SPOT ELEVATION IN FEET
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— UNDERGROUND STORM/DRAINAGE LINE	
— UNDERGROUND WATER LINE	
— UNDERGROUND COMMUNICATIONS LINE	
— UNDERGROUND LINE (UNKNOWN)	

2021 ALTA/NSPS LAND TITLE SURVEY

BENOIST FARM  
SITE ADDRESS

100 N. BENOIST FARMS ROAD  
WEST PALM BEACH  
PALM BEACH COUNTY, FLORIDA

Project Number: 25-498748.1

COORDINATED BY

**PARTNER**

CORPORATE OFFICE  
2154 Torrance Boulevard  
Torrance, CA 90501  
Phone: 888-213-7479  
ALTA@partneresi.com  
www.partneresi.com

DATE	REVISIONS	DRAWN BY: D.D.I.	DRAWING SCALE: 1"= 40'
07/11/25	CLIENT COMMENTS	CHECKED BY: J.P.	JOB NO.: 25-498748.1
		FILENAME: 25-0895 DWG	

SURVEYED BY

**PINNELL SURVEY, INC.**

PROFESSIONAL SURVEYORS AND MAPPERS

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