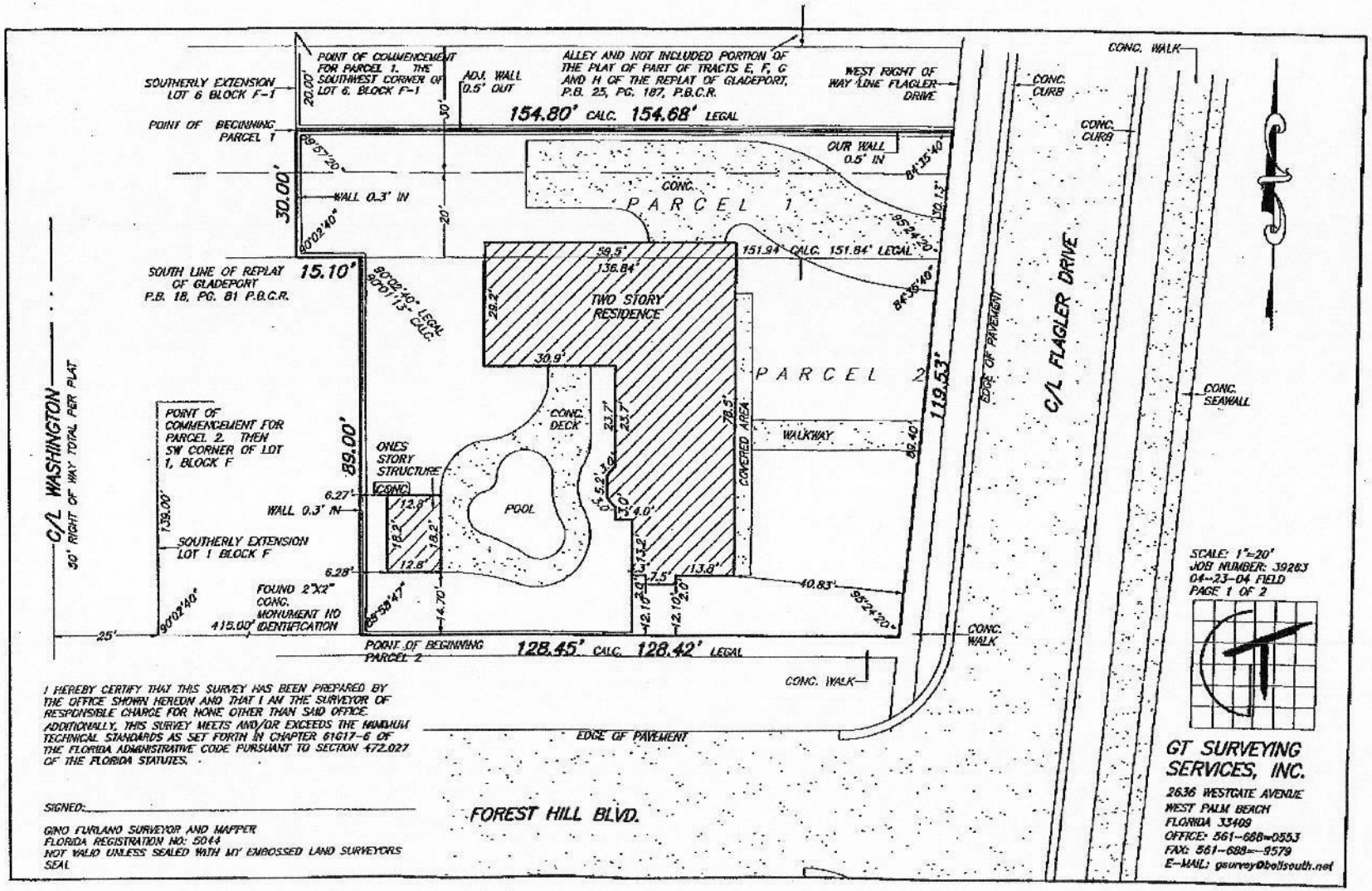

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED BY THE OFFICE SHOWN HEREON AND THAT I AM THE SURVEYOR OF RESPONSIBLE CHARGE FOR NONE OTHER THAN SAID OFFICE. ADDITIONALLY, THIS SURVEY MEETS AND/OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

SIGNED:_____

GINO FURLANO SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO: 5044
NOT VALID UNLESS SEALED WITH MY EMBOSSED LAND SURVEYORS SEAL

SCALE: 1"=20'
JOB NUMBER: 39263
04-23-04 FIELD
PAGE 1 OF 2

GT SURVEYING SERVICES, INC.
2636 WESTGATE AVENUE
WEST PALM BEACH
FLORIDA 33409
OFFICE: 561-688-0553
FAX: 561-688-9579
E-MAIL: gsurvey@bellsouth.net

MAP OF BOUNDARY SURVEY

LEGAL DESCRIPTION:
PARCEL 1
A PARCEL OF LAND IN LOT 3, AS SHOWN IN LOT 3, AS SHOWN ON A SUBDIVISION OF GOVERNMENT LOTS 1, 2 AND 5, AS RECORDED ON PLAT BOOK 7, PAGE 49, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PARCEL OF LAND BEING SPECIFICALLY DESCRIBED AS FOLLOWS:
FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK F--1 OF THE PLAT OF PART OF TRACTS E, F, G AND H, OF THE REPLAT OF GLADEPORT AS RECORDED IN PLAT BOOK 25, PAGE 187, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RUN SOUTHERLY ALONG A SOUTHERLY EXTENSION TO THE WEST LINE OF SAID LOT 6, A DISTANCE OF 20 FEET; THENCE FROM THE AFORE DESCRIBED POINT, WHICH IS ALSO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED, CONTINUED SOUTHERLY ALONG THE SAME LINE A DISTANCE OF 30 FEET; THENCE TURN AN ANGLE OF 90°02'40" FROM NORTH TO EAST AND RUN EASTERLY ALONG A LINE A DISTANCE OF 151.84 FEET TO THE WEST RIGHT OF WAY OF
FLAGLER DRIVE; THENCE TURN AN ANGLE OF 95°24'20" FROM WEST TO NORTH AND RUN NORTHERLY, A DISTANCE OF 30.13 FEET, THENCE WESTERLY PARALLEL WITH THE EASTERLY COURSE AFORE DESCRIBED, A DISTANCE OF 154.68 FEET TO THE POINT OF BEGINNING; PARCEL 2, TOGETHER WITH: A PARCEL OF LAND, BEING SPECIFICALLY DESCRIBED AS FOLLOWS:
FROM THE SW CORNER OF LOT 1, BLOCK F OF THE PLAT OF PART OF TRACTS E, F, G AND H OF THE REPLAT OF GLADEPORT AS RECORDED IN PLAT BOOK 25, PAGE 187, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; RUN SOUTHERLY ALONG A SOUTHERLY EXTENSION OF SAID LOT 1, ALSO BEING THE EAST RIGHT OF WAY LINE OF WASHINGTON ROAD, A DISTANCE OF 139.00 FEET; THENCE TURN AN ANGLE OF 90°02'40" FROM THE NORTH TO THE EAST AND RUN EASTERLY ALONG A LINE A DISTANCE OF 415.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY A DISTANCE OF 178.42 FEET TO THE WEST RIGHT OF WAY LINE OF FLAGLER DRIVE; THENCE TURN AN ANGLE OF 95°24'20" FROM WEST TO NORTH AND RUN NORTHERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 89.40 FEET; THENCE GO WESTERLY PARALLEL WITH THE EASTERLY COURSE AFORE DESCRIBED A DISTANCE OF 136.84 FEET; THENCE TURN AN ANGLE OF 90°02'40" FROM WEST TO SOUTH AND RUN SOUTHERLY A DISTANCE OF 89.00 FEET TO THE POINT OF BEGINNING.
SUBJECT TO A UTILITY EASEMENT OVER THE NORTH 5 FEET THEREOF.

PROPERTY ADDRESS:
6717 SOUTH FLAGLER DRIVE
WEST PALM BEACH, FLORIDA

FLOOD DESCRIPTION:
ZONE: A5
COMMUNITY NUMBER: 120229
COMMUNITY NAME: CITY OF WEST PALM BEACH
PANEL NUMBER: 0020
SUFFIX: B
BASE FLOOD ELEVATION: 7.00

CERTIFICATION:
1) DJS ENTERPRISES, LLC
2) TRANSCAPTIAL BANK, A FLORIDA BANKING CORPORATION
3) LEONARD E. ZEDECK, P.A.
4) LAWYERS TITLE INSURANCE CORPORATION

GENERAL NOTES:
1. LEGAL DESCRIPTION FURNISHED BY CLIENT. NO SEARCH OF PUBLIC RECORDS WERE MADE BY THIS OFFICE.
2. ANY ELEVATIONS SHOWN HEREON ARE PER NGVD (NATIONAL GEODETIC VERTICAL DATUM) OF 1929.
3. NO EXCAVATIONS WERE PERFORMED AS TO DETERMINE UNDERGROUND ENCROACHMENTS.
4. DISTANCES AND ANGLES ARE FIELD MEASURED AND CORRESPOND WITH RECORD DATA UNLESS NOTED.
5. THIS SURVEY WAS PREPARED FOR CONVEYANCE, TITLE AND MORTGAGE FINANCING PURPOSES. IT IS NOT INTENDED FOR CONSTRUCTION USE. PERMITTING FOR ADDITIONAL CONSTRUCTION ETC. MAY REQUIRE ADDITIONAL INFORMATION WHICH CAN BE OBTAINED FROM THIS OFFICE.
6. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES, IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
7. THIS SKETCH IS THE PROPERTY OF GT SURVEYING SERVICES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE PERMISSION OF GT SURVEYING SERVICES, INC. IN WRITING.
8. BEARING BASE PER RECORD PLAT (WHERE APPLICABLE)

LEGEND:
BOW (BACK OF WALK)
C/L (CENTERLINE)
CHAIN FENCE (———X———)
CHATT. (CHATTAHOOCHEE)
CONC. (CONCRETE)
DE (DRAINAGE EASEMENT)
E/P (EDGE OF PAVEMENT)
IP (IRON PIPE)
IR (IRON ROD)
L (ARC LENGTH)
M (MEASURED)
NR (NON-RADIAL)
OVERHEAD WIRES (———o———)
PCP (PERMANENT CONTROL POINT)
PRM (PERMANENT REFERENCE MONUMENT)
P (PLAT)
POB (POINT OF BEGINNING)
POC (POINT OF COMMENCEMENT)
PCC (POINT OF COMPOUND CURVATURE)
PC (POINT OF CURVATURE)
PRC (POINT OF REVERSE CURVATURE)
PT (POINT OF TANGENT)
P/L (PROPERTY LINE)
R (RADIUS)
R/W (RIGHT-OF-WAY)
TYP. (TYPICAL)
UE (UTILITY EASEMENT)
WOOD FENCE (—□—□—□—)

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PAGE 2 OF 2

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