

ABBREVIATIONS:
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
WPB - WEST PALM BEACH
P.B. - PLAT BOOK
ORB - OFFICIAL RECORD BOOK
D.B. - DEED BOOK
PG. - PAGE
R/W - RIGHT-OF-WAY
CL - CENTERLINE
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
F.E.C. - FLORIDA EAST COAST
(P) - PLAT DIMENSION
(D) - DEED DIMENSION
(M) - MEASURED DIMENSION
IR - IRON ROD
IR/C - IRON ROD WITH CAP AS NOTED
IP - IRON PIPE
SET N/D - NAIL & DISK STAMPED "LB6473"
N/D - NAIL & DISK
NTT - NAIL & TIN TAB
PK - PARKER KALON NAIL
RR - RAILROAD
NAD - NORTH AMERICAN DATUM
LB - LICENSED BUSINESS
EL - ELEVATION
INV - INVERT
BTM - BOTTOM

LEGEND	
BENCHMARK	
BACKFLOW PREVENTER	
CATCH BASIN	
DRAINAGE MANHOLE	
ELECTRIC PANEL	
GATE POST	
GUY ANCHOR	
IRRIGATION VALVE	
METAL POST	
SANITARY MANHOLE	
SIGN	
WELL	
WOOD LIGHT POLE	
WOOD POWER POLE	
CURB	
FENCE-METAL	
MAHOGANY TREE(X=TAG #)	
MANGO TREE(X=TAG #)	
PALM TREE(X=TAG #)	
UNKNOWN TREE (X=TAG #)	
ASPHALT	
ASPHALT-BROKEN	
BRICK	
BUILDING	
CONCRETE	

LEGAL DESCRIPTION (PER FURNISHED TITLE COMMITMENT)

A PARCEL OF LAND IN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 43 EAST, IN THE CITY OF WEST PALM BEACH, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 15TH STREET WITH THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY;
THENCE RUN WEST ON THE SOUTH RIGHT-OF-WAY LINE OF 15TH STREET TO THE EAST RIGHT-OF-WAY LINE OF HENRIETTA AVENUE;
THENCE SOUTH ON THE EAST RIGHT-OF-WAY LINE OF HENRIETTA AVENUE TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16;
THENCE EAST ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16 TO THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY;
THENCE NORTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (ORB 34881 PAGE 1144)

16-43-43, ALL THAT PART OF N 1/2 OF NE 1/4 OF SE 1/4 W OF RY, THE ABOVE BEING THE REAL PROPERTY DESCRIBED UNDER TAX CERTIFICATE NUMBER 18284 IN THE TAX DEED RECORDED IN OFFICIAL RECORD BOOK 19095, PAGE 1332, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

(ORB 19095 PAGE 1332)

16-43-43, ALL TH PT OF N 1/2 OF NE 1/4 OF SE 1/4 W OF RY.

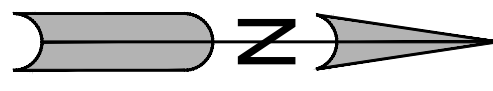
LEGAL DESCRIPTION

(REVISED AS REQUESTED PER TITLE COMMITMENT SCHEDULE B-1, ITEM No.7)

A PARCEL OF LAND IN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 43 EAST, IN THE CITY OF WEST PALM BEACH, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

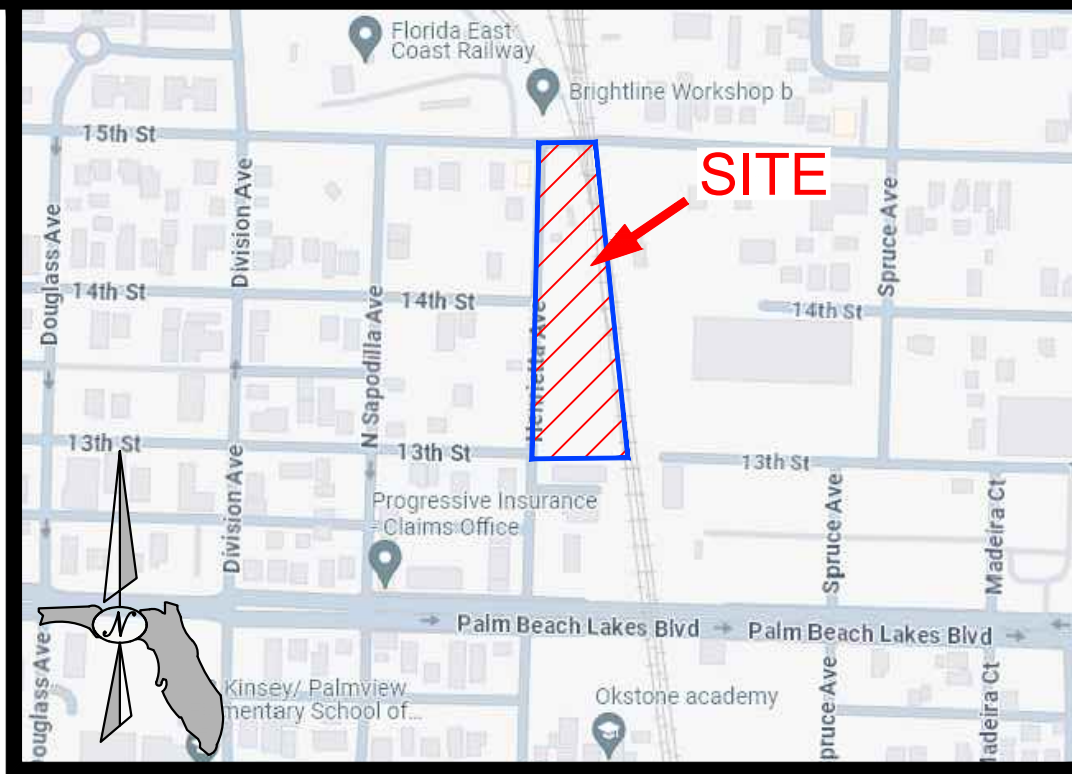
BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 15TH STREET WITH THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY;
THENCE RUN N88°46'40"W ON THE SOUTH RIGHT-OF-WAY LINE OF 15TH STREET FOR 52.24 FEET TO THE EAST RIGHT-OF-WAY LINE OF HENRIETTA AVENUE;
THENCE S01°17'35"W ON THE EAST RIGHT-OF-WAY LINE OF HENRIETTA AVENUE FOR 635.01 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16;
THENCE S88°47'18"E ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16 FOR 156.47 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY;
THENCE N08°01'50"W ALONG THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR 643.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 66,268 SQUARE FEET (1.521 ACRES), MORE OR LESS.



0 30 60 120

SCALE: 1" = 30'

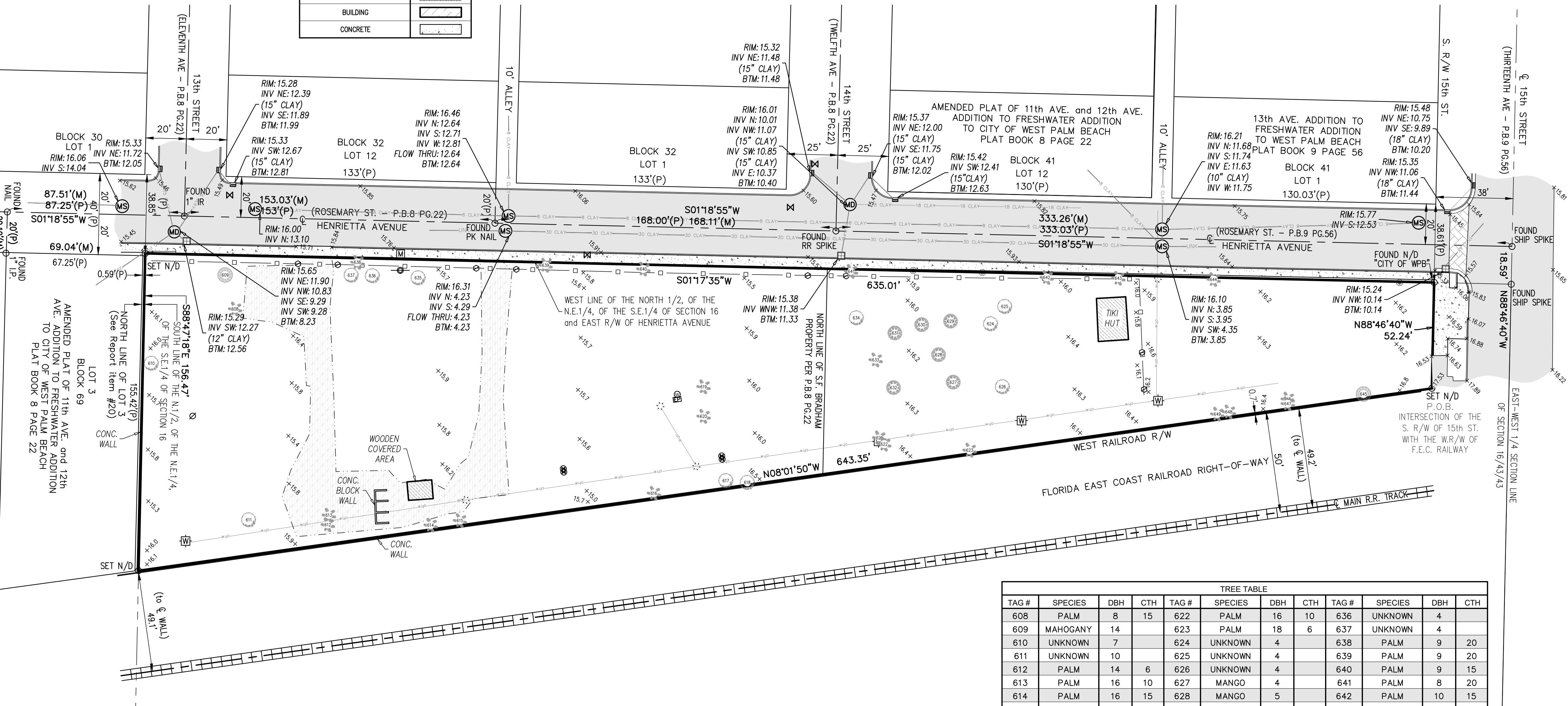


VICINITY MAP

NOT TO SCALE

SURVEY REPORT:

- THIS IS A BOUNDARY SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE.
THE FIELD WORK WAS COMPLETED ON OCTOBER 31, 2024.
- THE SURVEY WAS BASED ON A SURVEY PREVIOUSLY COMPLETED BY THIS OFFICE Project No.12-031 & ON DIRECTIONS FROM THE CLIENT.
- BEARINGS ARE BASED ON S01°18'55"W (ASSUMED) ALONG THE CENTERLINE OF HENRIETTA AVENUE..
- THE LEGAL DESCRIPTION WAS FURNISHED IN THE TITLE COMMITMENT NOTED IN ITEM 6, BELOW.
- AREA = 66,268 SQUARE FEET (1.521 ACRES), MORE OR LESS.
- EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD SHOWN ARE PER SCHEDULE B-II, OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC TITLE INSURANCE COMPANY;
COMMITMENT NUMBER: 24041714; DATED MARCH 14, 2024;
PROPOSED INSURED: WEST PALM BEACH HOUSING AUTHORITY.
NOTE: NO ITEMS THAT COULD BE SHOWN OR PLOTTED ON THE SURVEY WERE NOTED.
NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC.
THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
ALL FIELD-MEASURED DIMENSIONS ALONG THE BOUNDARY WERE IN SIGNIFICANT AGREEMENT WITH THE PLAT, DEED, AND/OR CALCULATED VALUES.
- ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1:7,500.
- THE EXPECTED HORIZONTAL AND VERTICAL PRECISION OF ITEMS SHOWN ON THIS SURVEY ARE AS FOLLOWS:
1) BOUNDARY LINES - 0.10'
2) TOPOGRAPHIC FEATURES - 0.20'
3) ELEVATIONS ON CONSTRUCTED HARD SURFACES (PAVEMENT, CONCRETE, ETC.) - 0.05'
4) ELEVATIONS ON NATURAL SURFACES (GROUND, DIRT, ETC.) - 0.10'
5) ALL PIPES ARE OLD AND SOME BUILT INTO CORNER OF STRUCTURES, DUE TO THESE CONDITIONS PIPE SIZES ARE APPROXIMATE.
- THE SUBJECT PROPERTY WAS VACANT AS OF THE DATE OF SURVEY.
- THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR PERMITTING AND SUBDIVISION DESIGN.
THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
- 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 WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:
-PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30', ON A 24"x 36" SHEET.
- SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY.
- ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE REFERENCED TO PALM BEACH COUNTY BENCHMARK "NORMANDY", ELEVATION=13.125.
- +10.0 DENOTES SPOT ELEVATION, REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- FLOOD ZONE INFORMATION OBTAINED FROM PALM BEACH COUNTY WEBSITE: "http://maps.co.palm-beach.fl.us/cwgis/?app=floodzones";
CURRENT FLOOD_ZONE: "X"
- CALCULATED DIMENSIONS BASED ON PLAT BOOK 8, PAGE 22 INDICATE A GAP BETWEEN THE NORTH LINE OF LOT 3, BLOCK 69 AND THE SOUTH LINE OF THE SUBJECT PROPERTY. THE CONCRETE WALL NOTED ALONG THE SOUTH BOUNDARY APPEARS TO BE THE PHYSICALLY OCCUPIED BOUNDARY BETWEEN THE TWO PROPERTIES.
- PLAT BOOK 8, PAGE 22, AND PLAT BOOK 9, PAGE 56 INDICATE THAT THE EAST AND WEST RIGHT OF WAY LINES OF HENRIETTA AVENUE (ROSEMARY ST.) ARE NOT PARALLEL.
THE RIGHT OF WAY VARIES IN WIDTH FROM 38.61' TO 38.85', AS NOTED ON THE SURVEY.
- © COPYRIGHT 2024 BY BROWN & PHILLIPS, INC.
REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.



TREE TABLE											
TAG #	SPECIES	DBH	CTH	TAG #	SPECIES	DBH	CTH	TAG #	SPECIES	DBH	CTH
608	PALM	8	15	622	PALM	16	10	636	UNKNOWN	4	
609	MAHOGANY	14		623	PALM	18	6	637	UNKNOWN	4	
610	UNKNOWN	7		624	UNKNOWN	4		638	PALM	9	20
611	UNKNOWN	10		625	UNKNOWN	4		639	PALM	9	20
612	PALM	14	6	626	UNKNOWN	4		640	PALM	9	15
613	PALM	16	10	627	MANGO	4		641	PALM	8	20
614	PALM	16	15	628	MANGO	5		642	PALM	10	15
615	PALM	16	12	629	MANGO	4		643	PALM	10	15
616	PALM	18	10	630	MANGO	6		644	PALM	8	25
617	UNKNOWN	15		631	MANGO	5		645	MAHOGANY	6	
618	UNKNOWN	5		632	MANGO	4		646	PALM	18	8
619	PALM	10	15	633	PALM	10	15	647	PALM	18	12
620	PALM	10	15	634	UNKNOWN	4		648	PALM	18	8
621	PALM	18	8	635	UNKNOWN	8		649	PALM	18	12

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES

CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

DATE	REVISIONS	#
1/8/25	REPORT ITEM #21 REVISED	1
2/11/25	ADDED TREE TABLE & ADD'L ASBUILTS	2
3/11/26	CHANGED CERTIFIED PARTY - FC	3

SKETCH OF
BOUNDARY SURVEY

1400 HENRIETTA AVE.
WEST PALM BEACH, FL

DRAWN: AB²

CHECKED: JEP

F.B. CITY OF WPB # 21

PAGES: 39

PROJ. #24-067

SCALE: 1"=30'

DATE: NOV 2024

SHEET 1 of 1

JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: _____