BOUNDARY SURVEY FOR:
THE BENJAMIN PRIVATE SCHOOL, INC.

LEGEND

A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACK FLOW PREVENTER
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D/W = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESM'T = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
F.O.C. = FACE OF CURB
I.D. = INSIDE DIAMETER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
PVM'T = PAVEMENT
(R) = RADIAL
R = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R/W = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
S/W = SIDEWALK
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
TWP. = TOWNSHIP
TYP. = TYPICAL
U/C = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
₿ = BASELINE
℄ = CENTERLINE
△ = CENTRAL ANGLE/DELTA
■ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = #5 ROD & CAP SET (LB #4569)
⊙ = IRON PIPE FOUND (AS NOTED)
◕ = IRON ROD FOUND (AS NOTED)
▲ = PARKER-KALON NAIL FOUND
⊕ = PARKER-KALON NAIL & DISK FOUND (AS NOTED)
⊗ = PARKER-KALON NAIL & DISK SET (LB #4569)
℘ = PROPERTY LINE
= UTILITY POLE
= FIRE HYDRANT
⊞ = WATER METER
⋈ = WATER VALVE
= LIGHT POLE
= CATCH BASIN
—W— = DENOTES UNDERGROUND WATER LINE AS MARKED BY OTHERS LOCATED 7/3/12
—ATT— = DENOTES UNDERGROUND A.T.&T. LINE AS MARKED BY OTHERS LOCATED 7/3/12

This survey is made specifically and only for the following party for the purpose of discovery on the surveyed property.

The Benjamin Private School, Inc.

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

LEGAL DESCRIPTION:

Parcel 2:
All of the ***PLAT OF NORTH PALM BEACH PRIVATE SCHOOL***, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, as recorded in Plat Book 30, Book 204; Less those portions dedicated to Board of County Commissioners for Right of Way purposes.

Parcel 3:
A portion of Lot 3 of the Subdivision of Government Lot 8, Section 4, Township 42 South, Range 43 East, Palm Beach County, Florida, according to the plat thereof, as recorded in Plat Book 18, Page 4, Public Records of Palm Beach County, Florida, more particularly described as follows:

COMMENCING at the point of intersection of the North Right of Way line of McLaren Road and the East Right of Way line of Ellison Wilson Road, said point being the Southwest corner of said Lot 3, run thence North 3° 04' 10" West along the East Right of Way line of Ellison Wilson Road, a distance of 153.66 feet to the ***POINT OF BEGINNING*** of the herein described parcel; thence continue North 03° 04' 10" West along said Right of Way, a distance of 150.23 feet to the Northwest corner of said Lot 3; thence South 89° 54' 55" East along the North line of Lot 3, a distance of 120.06 feet; thence South, a distance of 150.00 feet; thence North 89° 54' 55" West, a distance of 112.01 feet to the ***POINT OF BEGINNING***.

Parcel 4:
The East 120 feet of the West 620 feet of the South 125 feet of Lot 6, ***GOVERNMENT LOT 8 SUBDIVISION***, according to the Plat thereof, as recorded in Plat Book 18, Page 4, Public Records of Palm Beach County, Florida.

Parcel 5:
The North 125 feet of the East 300 feet of the West 500 feet of Lot 6, ***GOVERNMENT LOT 8 SUBDIVISION*** according to the Plat thereof, as recorded in Plat Book 18, Page 4, Public Records of Palm Beach County, Florida.

Parcel 6:
That part of Lot 6, according to the ***PLAT OF SUBDIVISION OF GOVERNMENT LOT 8***, Section 4, Township 42 South, Range 43 East, as recorded in Plat Book 18, Page 4, Public Records of Palm Beach County, Florida, more particularly described as follows:

Begin at the Southwest corner of Lot 6, of said Subdivision, run Northerly along the Easterly Right of Way line of Ellison Wilson Road, a distance of 125 feet; thence Easterly and parallel to the South line of Lot 6, a distance of 200 feet; thence continue South, a distance of 125 feet to the South line of said Lot 6; thence continue Westerly along the South line of Lot 6, a distance of 200 feet ***POINT OF BEGINNING***.

Parcel 7:
Being a tract of land of Lots 3 and 4 of the Subdivision of Government Lot 8, Section 4, Township 42 South, Range 43 East, Palm Beach County, Florida, as recorded in Plat Book 18, Page 4, Public Records of Palm Beach County, Florida and more particularly described as follows:

BEGINNING at the Southeast corner Lot 3; thence Westerly along the South line of said Lot 3 a distance of 210.00 feet; thence Northerly parallel with the East line of said Lot 3 to a point 150.00 feet South of the North line of said Lot 3; thence Westerly parallel with said North line a distance of 157.33 feet to a point 218.24 feet Easterly of the West line of said Lot 3 as measured along a line 150 feet South of and parallel with the North line of said Lot 3; thence Southerly parallel with the East line of said Lot 3 to a point in the South line of said Lot 3; thence Westerly along the South line of said Lot 3 a distance of 210.00 feet to the Southwest corner of said Lot 3; thence Northerly along the West line of said Lot 3 a distance of 153.66 feet to a point 150.00 feet South of, as measured at right angles to the North line of said Lot 3; thence Easterly parallel with and 150.00 feet South of, as measured at right angles to the North line of said Lot 3 a distance of 112.01 feet; thence Northerly parallel with the East line of said Lot 3 a distance of 150.00 feet to the North line of said Lot 3; thence Easterly along the North line of said Lot 3 a distance of 473.56 feet to the Northeast corner of said Lot 3; thence continue Easterly along the North line of said Lot 4 a distance of 100.00 feet; thence Southerly parallel with the West line of said Lot 4 a distance of 130.00 feet; thence Westerly parallel with the North line of said Lot 4 a distance of 100.00 feet to a point in the West line of said Lot 4, said West line of Lot 4 is common with the East line of Lot 3; thence Southerly along the East line of said Lot 3 to the Southeast corner of said Lot 3 and the ***POINT OF BEGINNING***.

The property may also be described as follows:

Being a tract of land in Lots 3 and 4 of the ***SUBDIVISION OF GOVERNMENT LOT 8***. Section4, Township 42 South, Range 43 East, Palm Beach County, Florida, as recorded in Plat Book 18, Page 4, Public Records of Palm Beach County, Florida, consisting of the following described parcels:

Parcel A:
Being all of said Lot 3 LESS the East 367.33 feet and LESS the North 150.00 feet thereof.

Parcel B:
Being the East 210.00 feet of said Lot 3.

Parcel C:
Being the West 263.56 feet of the East 473.56 feet of the North 150.00 feet of said Lot 3.

Parcel D:
Being the North 130.00 feet of the West 100.00 feet of said Lot 4.

Parcel 8:
The South 172.53 feet of the West 100 feet and the South 112.33 feet of the East 50.16 feet of the West 150.16 feet of that certain parcel of land shown as "Lot 4-Not Included" on the Plat of Subdivison of Government Lot 8, Section 4, Township 42 South, Range 43 East, recorded in Plat Book 18, Page 4 of the Public Records of Palm Beach County, Florida.

Parcel 9:
From the Northeast corner of Lot 5 according to the Plat of Subdivision of Government Lot 8, Section 4, Township 42 South, Range 43 East, as recorded in Plat Book 18, Page 4, in and for the records of Palm Beach County, Florida; thence Westerly along the North line of said Lot 5 a distance of 9.84 feet more or less to the Westerly right-of-way line of U.S. Highway No. 1 and the ***POINT OF BEGINNING*** of the herein described parcel; thence continue along the North line of said Lot 5 a distance of 240.28 feet to a point; thence run Southerly at right angles to the North line of said Lot 5, a distance 74.91 feet to a point; thence run Easterly parallel with the North line of said Lot 5, a distance of 273.64 feet to a point in the Westerly right-of-way line of said U.S. Highway No. 1; thence run Northwesterly along said Westerly right-of-way line a distance of 82 feet to the ***POINT OF BEGINNING*** of the herein described parcel.

Parcel 10:
From the Northeast corner of Lot 5, according to the Plat of Subdivision of Government Lot 8, Section 4, Township 42 South, Range 43 East, as recorded in Plat Book 18, Page 4, in and for the records of Palm Beach County, Florida; thence run Southeasterly South 23° 47' 30" East along the Westerly right-of-way line of Highway No. 1, a distance of 82.00 feet to the ***POINT OF BEGINNING***; thence continue Southeasterly along said Westerly right-of-way line, a distance of 200.04 feet to a point; thence North 89° 54' 40" West a distance of 273.41 feet to a point; thence North 23° 47' 30" West a distance of 200.63 feet to a point; thence run South 89° 47' 58" East a distance of 273.64 feet more or less to a point in the Westerly right of way line of U.S. Highway No. 1, and the ***POINT OF BEGINNING*** of the herein described parcel.

Parcel 11:
The West 300.00 feet of the East 420.00 feet of the West 620.00 feet (as measured along the North and South boundaries thereof) of Lot 6, ***PLAT OF SUBDIVISION OF GOV'T LOT 8***, Section 4, Township 42 South, Range 43 East, Palm Beach County, Florida, according to the plat thereof recorded in Plat Book 18, Page 4 of the Public Records of Palm Beach County, Florida, ***LESS*** and ***EXCEPTING*** the North 175.00 feet (as measured at right angles to the North boundary thereof).

Parcel 12:
A parcel of land being a portion of Lot 6, of the Plat of Subdivision of Government Lot 8, Section 4, Township 42 South, Range 43 East, Palm Beach County, Florida, according to the Plat thereof, as recorded in Plat Book 18, Page 4, Public Records of Palm Beach County, Florida, and being more particularly described as follows:
The Northerly 125 feet (measured at right angles to North boundary thereof) of the Easterly 142.27 feet of the Westerly 620 feet (measured along North and South boundaries).

Right-of-Way:
That portion of the right-of-way for Carolinda Drive (50 feet in width and 142.27 feet in length) located along the Southern boundary of the Parcel.

Parcel 13:
A parcel of land in Government Lot 8, Section 4, Township 42 South, Range 43 East, Palm Beach County, Florida; and being more particularly described as follows, to wit:

From the Southeast corner of Lot 3 of the Subdivision of Government Lot 8, Section 4, Township 42 South, Range 43 East, as same is recorded in Plat Book 18, Page 4 of the Public Records of Palm Beach County, Florida, run West with the South line of Lot 3 for a distance of 210.00 feet to the ***POINT OF BEGINNING*** of the parcel of land herein described; thence continue West for a distance of 132.33 feet to a point; thence North and parallel to the East line of said Lot 3, for a distance of 153.03 feet to a point in the South line of Van Munster; thence East and parallel to the North line of said Lot 3, for a distance of 132.33 feet to a point; thence South and parallel to the East line of said Lot 3 for a distance of 152.84 feet to the ***POINT OF BEGINNING***.

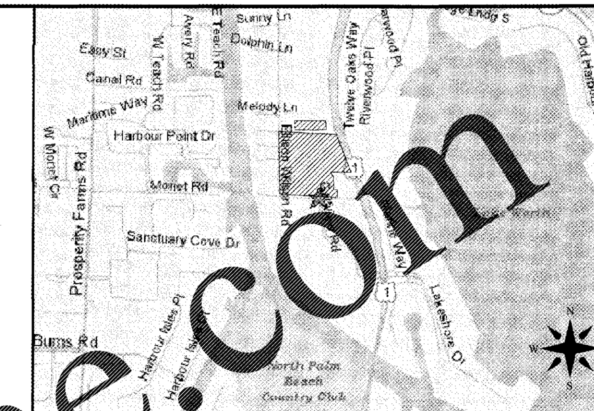
Parcel 14:
BEGINNING at a point in the South line of said Lot 3, 210 feet from the Southwest corner of said Lot 3, running East along said South line a distance of 25 feet; thence North and parallel to the East line of said Lot 3, to a point 150 feet from the North line of said Lot 3, thence West and parallel to the North line of said Lot 3, a distance of 25 feet, thence South and parallel to the East lot line of said Lot 3, a distance of 152.53 feet to a ***POINT OF BEGINNING***.

Parcel 15:
The South 125 feet (measured at right angles to the South boundary thereof) of Lot 6, Plat of Subdivision of government lot 8, section 4, township 42 south, range 43 east, Palm Beach County, according to the plat thereof recorded in Plat Book 18, Page 4, Public Records of Palm Beach County, Florida, ***LESS*** the West 620 feet (measured along the North and South boundaries thereof) ***LESS*** that portion conveyed to Palm Beach County by Deed recorded in Deed Book 1150, at page 32.

TOGETHER WITH portions of Carolinda Drive abandoned by Resolution No. 104-2005, recorded in Official Records Book 19575, Page 1847, Public Records of Palm Beach County, Florida.

FLOOD ZONE: This property is located in Flood Zone B.

NOTES:
1. All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from opinion of title, issued by Greenberg Traurig, P.A., dated September 30, 2010. This office has made no search of the Public Records..
2. Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NGVD-29.
3. Description furnished by client or client's agent.
4. Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
5. This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
6. Except as shown, underground and overhead improvements are not located.
7. Underground foundations not located.
8. The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
9. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
10. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
11. All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
12. In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.



VICINITY SKETCH N.T.S.

OPINION OF TITLE REVIEW

CLIENT: THE BENJAMIN SCHOOL DATE: SEPTEMBER 30, 2010
REVIEWED BY: CRAIG L. WALLACE JOB NO.: 85-164.088

EXHIBIT C #	DOCUMENT	DESCRIPTION	AFFECTS	PLOTTED
1	P.B. 18, PG. 4	UNDERLYING PLAT	YES	YES
2	P.B. 30, PG. 204	UNDERLYING PLAT	YES	YES
3A	D.B. 409, PG. 426	FPL EASEMENT	UNREADABLE	UNREADABLE
3B	O.R.B. 11425, PG. 336	FPL EASEMENT (RELEASE OF D.B. 409, PG. 426)	YES	NO
4	D.B. 1045, PG. 327	RESOLUTION FIXING SETBACK REQUIREMENTS	YES	YES
5	O.R.B. 311, PG. 109	FPL EASEMENT	UNREADABLE	UNREADABLE
6	O.R.B. 420, PG. 308	FPL EASEMENT	YES	YES
7	O.R.B. 892, PG. 28	FPL EASEMENT	YES	YES
8	O.R.B. 892, PG. 27	FPL EASEMENT	YES	YES
9	O.R.B. 1092, PG. 107	FPL EASEMENT	YES	YES
10A	O.R.B. 1824, PG. 1320	FPL EASEMENT	YES	YES
10B	O.R.B. 7091, PG. 30	FPL EASEMENT - PARTIALLY RELEASED	YES	YES
11	O.R.B. 2584, PG. 1346	UNITY OF TITLE	N/A	N/A
12	O.R.B. 2584, PG. 1348	UNITY OF TITLE	N/A	N/A
13	O.R.B. 2674, PG. 530	LEASE AGREEMENT	N/A	N/A
14	O.R.B. 2031, PG. 852	REMOVAL AGREEMENT FOR FUTURE R/W (PARCEL 15)	YES	NO
15	O.R.B. 3441, PG. 1969	REMOVAL AGREEMENT FOR FUTURE R/W (PARCELS 4, 6, 11, 1[illegible]	YES	NO
16	O.R.B. 4220, PG. 1860	DECLARATION OF RESTRICTIONS (PARCELS 13 & 14)	YES	NO
17	O.R.B. 7552, PG. 992	PERPETUAL UTILITY EASEMENT	YES	YES
18A	O.R.B. 7071, PG. 898	INDEMNITY AGREEMENT WITH SEACOAST UTILITY AUTHORITY	YES	YES
18B	O.R.B. 7697, PG. 1207	INDEMNITY AGREEMENT WITH SEACOAST UTILITY AUTHORITY	YES	YES
19	O.R.B. 9368, PG. 720	FPL EASEMENT	YES	YES
20	O.R.B. 9862, PG. 749	EASEMENT DEED - SEACOAST UTILITY AUTHORITY	YES	YES
21	O.R.B. 11240, PG. 311	FPL EASEMENT - BLANKET EASEMENT	YES	NO
22	O.R.B. 19575, PG. 1863	EASEMENT DEED - VILLAGE OF NORTH PALM BEACH	YES	YES
23	O.R.B. 19575, PG. 1847	RESOLUTION NO. 104-2005 - VILLAGE OF NORTH PALM BEACH	YES	YES
24	O.R.B. 19575, PG. 1857	EASEMENT DEED - VILLAGE OF NORTH PALM BEACH	YES	YES
25	O.R.B. 20703, PG. 1275	EASEMENT DEED - SEACOAST UTILITY AUTHORITY	YES	YES
26	N/A	RIGHT OF WAY FOR STATE ROAD NO. 5	YES	YES
27	O.R.B. 23410, PG. 871	NOTICE OF COMMENCEMENT	YES	NO
28	O.R.B. 23602, PG. 1182	NOTICE OF COMMENCEMENT	YES	NO
29	O.R.B. 23963, PG. 1031	NOTICE OF LIEN RIGHTS	YES	NO

CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Mappers pursuant to section 472.027, Florida Statutes, and adopted in Rule 5J-17, Florida Administrative Code, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 6/23/10

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

REVISIONS:
04/06/17 RESPOND TO COMMENTS M.B. 85-164.105
07/03/12 LOCATE UNDERGROUND UTILITY LINES IN CAROLINDA DRIVE B.M./M.B. 85-164.93 NP82/26
03/02/12 ADD PARCEL 12 B.M./M.B. 85-164.92 NP81/77

BOUNDARY SURVEY FOR:

THE BENJAMIN PRIVATE SCHOOL, INC.

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: J.P.	JOB NO.: 85-164.87	F.B. NP81	PG. 8
OFFICE: M.B.	DATE: 6/23/10	DWG. NO. 85-164-22	
C'K'D: C.W.	REF: 85-164-22.DWG	SHEET 1	OF 2

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