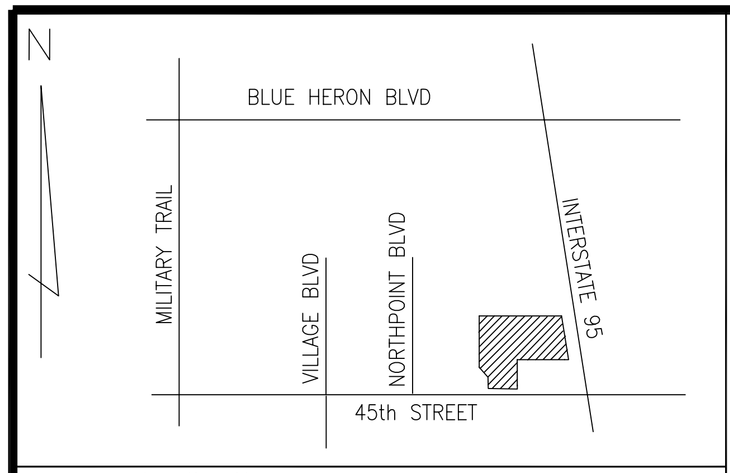


Location Map
NOT TO SCALE

DESCRIPTION:

LOT 2, OF HARLEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 103, PAGE 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT NO. 2140-2304264, PREPATED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED APRIL 24, 2016. THE DESCRIPTION AND EASEMENTS AS REFERENCED THEREIN ARE SHOWN HEREON..

2. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT ADDRESSED AS A PART OF THIS SURVEY. ONLY VISIBLE ABOVE GROUND IMPROVEMENTS HAVE BEEN SHOWN. THERE MAY EXIST UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER MATTERS WHICH HAVE NOT BEEN REFLECTED ON THIS SURVEY.

3. THIS BOUNDARY SURVEY MEETS THE ACCURACY STANDARDS OF A COMMERCIAL/HIGH RISH SURVEY WITH A PRECISION OF 1 FOOT IN 10,000 FEET (UNITED STATES SURVEY FOOT) AS DEFINED IN THE MINIMUM TECHNICAL STANDARDS AS DEFINED IN 5J-17 FLORIDA ADMINISTRATIVE CODE.

4. WRITTEN DIMENSIONS, EXPRESSED IN FEET AND DECIMAL PARTS THEROF AND BASED UPON THE STANDARD U.S. FOOT, TAKE PRECEDENCE OVER SCALED DIMENSIONS. DISTANCES ARE NOT TO BE SCALED FOR CONSTRUCTION AND/OR DESIGN PURPOSES.

5. ADDITIONS AND/OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THIS OFFICE.

6. THIS MAP, AS DEPICTED IN ITS GRAPHIC FORM, BEARING THE SIGNATURE AND SEAL OF THE SURVEYOR, IS THE OFFICIAL DOCUMENT OF THE LANDS AS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE MAP.

7. THIS SURVEY IS PREPARED FOR THE PARTIES AS STATED HEREON AND IS NOT ASSIGNABLE TO OTHER PARTIES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

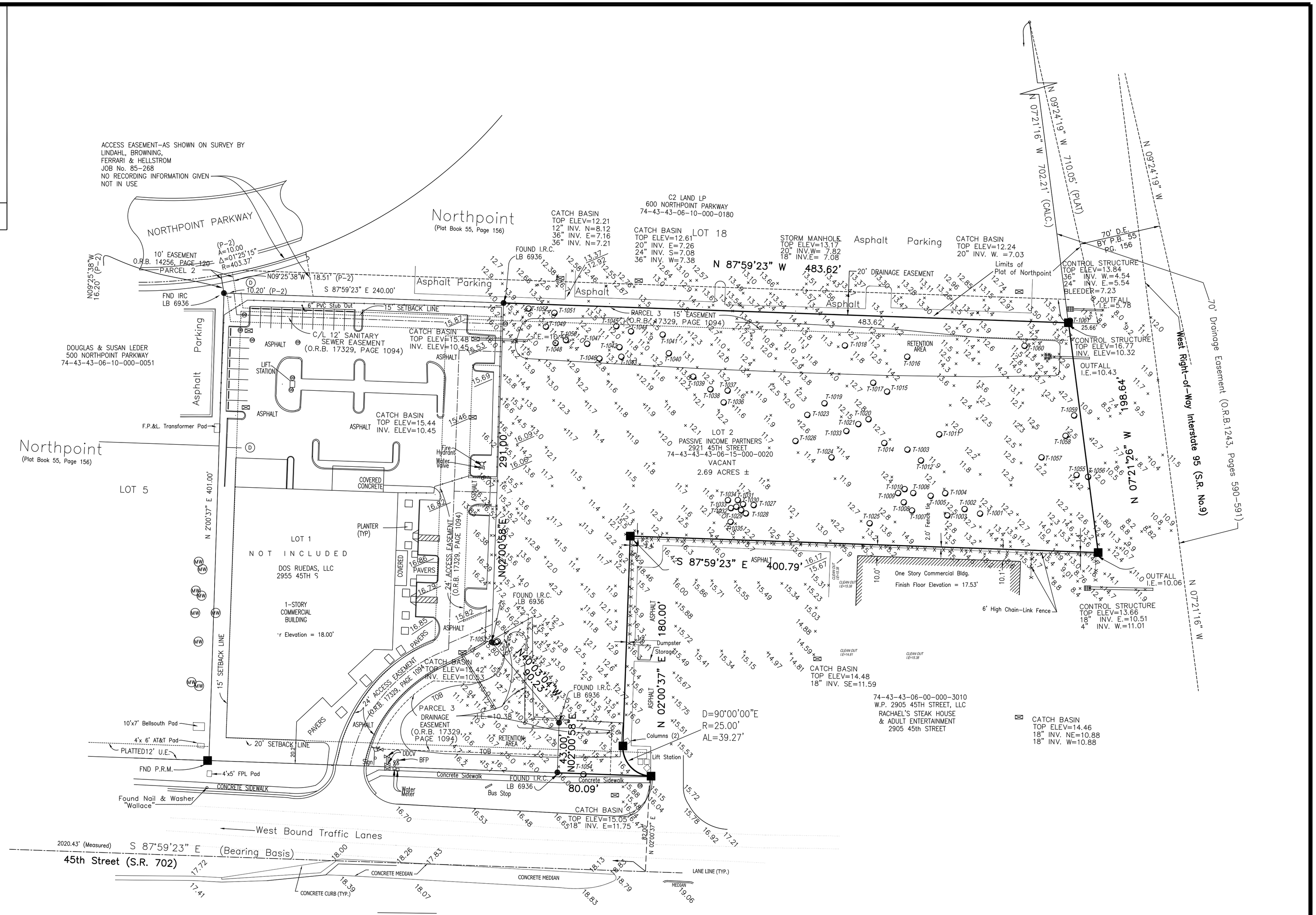
8. THIS SURVEY DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED AND CERTIFIED. REUSE OF AND/OR RELIANCE ON THIS DOCUMENT FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY DEAN SURVEYING AND MAPPING, INC. SHALL BE WITHOUT LIABILITY TO DEAN SURVEYING AND MAPPING, INC.

9. ELEVATIONS AS SHOEN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988. REFERENCE BENCHMARK IS PALM BEACH COUNTY DISK DESIGNATED "S8X" WHICH HAS A PUBLISHED ELEVATION OF 13.22

10. TREE IDENTIFICATION IS AS BEST DETERMINED BY THIS OFFICE. IF ACCURATE SPECIES IDENTIFICATION IS REQUIRED, A BOTANIST, ARBORIST OR TRAINED PROFESSIONAL SHOULD BE CONSULTED.

TREE LEGEND

T1001	ACACIA CLUSTER	T1032	6" ACACIA
T1002	9" ACACIA	T1033	6" ACACIA
T1003	12" ACACIA	T1034	4" ACACIA
T1004	ACACIA CLUSTER	T1035	8"CABBAGE PALM
T1005	ACACIA CLUSTER	T1036	12" ACACIA
T1006	ACACIA CLUSTER	T1037	ACACIA CLUSTER
T1007	4" ACACIA	T1038	ACACIA CLUSTER
T1008	ACACIA CLUSTER	T1039	ACACIA CLUSTER
T1009	DOUBLE ACACIA	T1040	12" ACACIA
T1010	ACACIA CLUSTER	T1041	5" ACACIA
T1011	ACACIA CLUSTER	T1042	12" ACACIA
T1012	DOUBLE ACACIA	T1043	12"CABBAGE PALM
T1013	12" ACACIA	T1044	12"CABBAGE PALM
T1014	ACACIA CLUSTER	T1045	12"CABBAGE PALM
T1015	ACACIA CLUSTER	T1046	ACACIA CLUSTER
T1016	ACACIA CLUSTER	T1047	18" ACACIA
T1017	10" ACACIA	T1048	ACACIA CLUSTER
T1018	20" ACACIA	T1049	4" BLACK OLIVE
T1019	12" ACACIA	T1050	8" BLACK OLIVE
T1020	8"CABBAGE PALM	T1051	24" OAK
T1021	8"CABBAGE PALM	T1052	12" HOLLY
T1022	18"CABBAGE PALM	T1053	8" OAK
T1023	12"CABBAGE PALM	T1054	8" OAK
T1024	ACACIA CLUSTER	T1055	24"CABBAGE PALM
T1025	ACACIA CLUSTER	T1056	12" ACACIA
T1026	ACACIA CLUSTER	T1057	24"CABBAGE PALM
T1027	4" ACACIA	T1058	12"CABBAGE PALM
T1028	6" ACACIA	T1059	10" ACACIA
T1029	6" ACACIA	T1060	6" OAK
T1030	6" ACACIA	T1061	24"CABBAGE PALM
T1031	6" ACACIA		



Legend

- ● Indicates Set 1/2" IRON Rod & Cap #LB6936
- ○ Indicates Found Iron Rod & Cap
- Indicates Water Valve
- Indicates Water Meter
- BFP Indicates Back Flow Preventer
- DDCV Indicates Double Detector Check Valve
- Indicates Catch Basin
- Indicates Sanitary Clean-out
- Indicates Monitoring Well
- (D) Indicates Deed Dimension
- (P) Indicates Plat Dimension
- (M) Indicates Measured Dimension
- Indicates Drainage Manhole
- Indicates Sanitary Manhole
- Indicates Manhole
- R Indicates Radius
- A Indicates Arc Length
- D Indicates Delta
- Indicates Fire Hydrant
- (P-2) Indicates Parcel Number
- OHUL Indicates Overhead Utility Lines
- Indicates Wood Utility Pole

NORTH

40 0 40
GRAPHIC SCALE IN FEET

PROPERTY IS LOCATED WITHIN A FLOOD ZONE A8, ELEVATION 16 AS GRAPHICALLY SCALED FROM THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP. COMMUNITY PANEL #120229 0-015 B.

STREET ADDRESS: 2921 45TH STREET, WEST PALM BEACH, FL. 33407

TOPOGRAPHIC SURVEY Prepared For:

PASSIVE INCOME PARTNERS

NOTE:
This drawing is not valid without embossed seal of Surveyor.

RICHARD N. DEAN
Professional Surveyor & Mapper
Florida Certificate No. 4406
L.B. 6936

Dean Surveying & Mapping, Inc.
"The Measuring Line Shall Go Forth" Jeremiah 31:39
4201 Westgate Ave.
Suite A3
West Palm Beach, Florida 33409
Tel:(561)625-8748 Facsimile (561)626-4558

FIELD: M.P.	DATE: 05/10/16
DRAWN: S.B.	SCALE: 1"=40'
SHEET: 1 of 1	JOB No.: 016-410