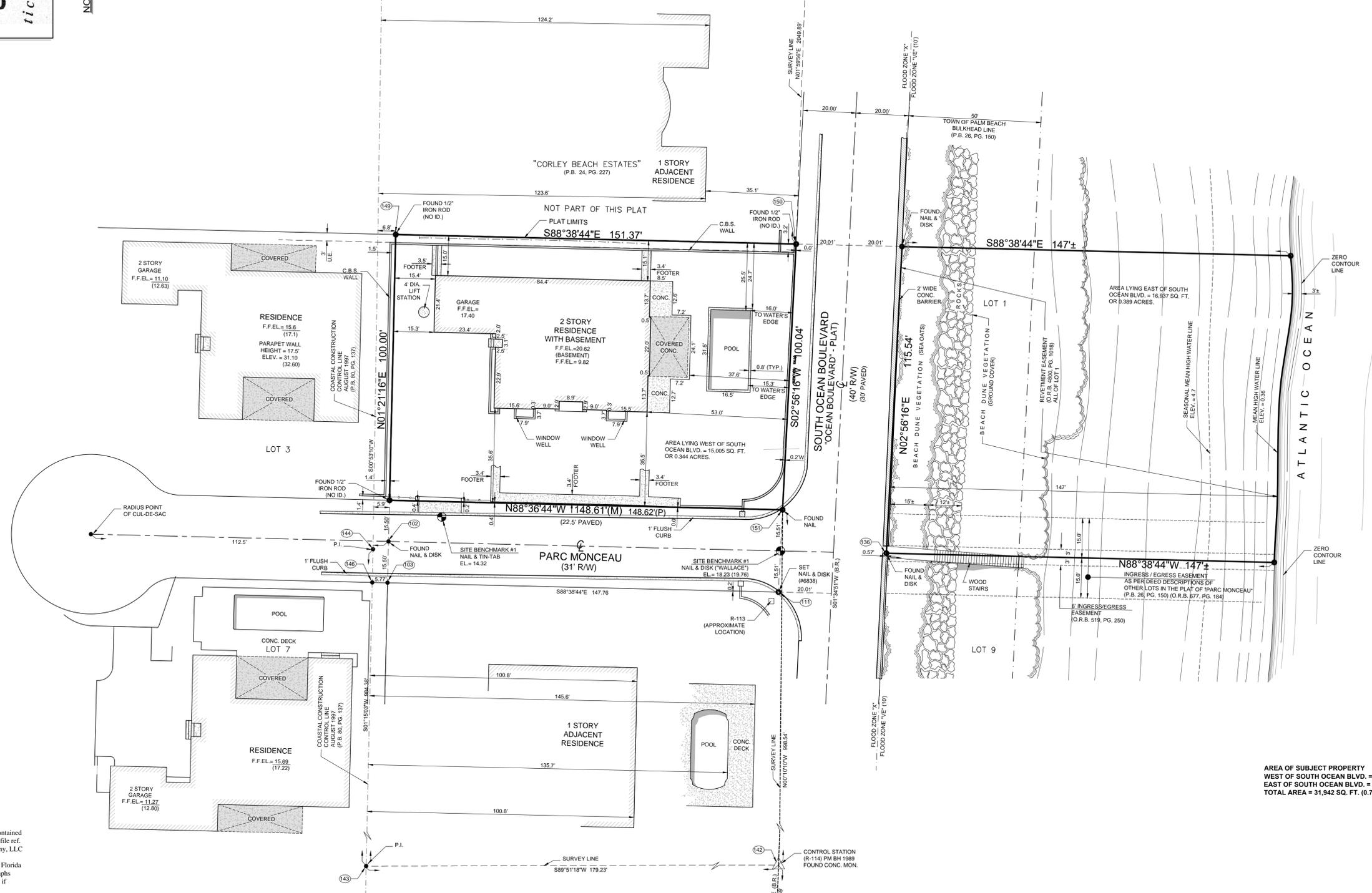


LOT 2



- SURVEY NOTES:**
- This survey shows all pertinent easements and/or rights of way contained in Title Insurance Commitment No. 06-2014-002222A1; Agent's file ref. 770038.702; effective dated 4/16/14; by Counselors Title Company, LLC as agent for Old Republic National Title Insurance Company
 - This survey meets the survey requirements of Rule 62B-33.0081, Florida Administrative Code and the information requirements of paragraphs 62B-33.008(3)(i), (m), (n), (p), (r), and subsection 62B-33.008(5) if applicable.
 - Elevations shown hereon are based on North Atlantic Vertical Datum of 1988 NAVD 88. Elevations shown in parenthesis are NGVD 29.
 - Originating benchmark = Leica GPS
 - $\times \frac{0.90}{1.50} = \text{NAVD 88} / (\text{NGVD 29})$
 - Conversion to NGVD 29 from NAVD 88: add 1.53 to NAVD 88.
 - No underground improvements located.
 - Bearings and coordinates shown hereon are based on the State Plane Coordinate System, Florida East Zone, North American Datum (N.A.D., 1983, adjustment of 1990). The bearing basis for this survey is the line between control monuments "B-315" and "R-314", bearing = N.02°04'55"E., 1151.59'.
 - Unless it bears the signature and the original raised seal or an authenticated electronic signature of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
 - This firm's "Certificate of Authorization" number is "LB 6838".

LEGEND:

<ul style="list-style-type: none"> CALC. = CALCULATED C.B.S. = CONCRETE BLOCK STRUCTURE CONC. MON. = CONCRETE MONUMENT CONC. = CONCRETE D.E. = DRAINAGE EASEMENT F.F.E. = FINISHED FLOOR ELEVATION F.F.EL. = FINISHED FLOOR ELEVATION (B) = BEARING REFERENCE (D) = DEED ME = MEASURED 	<ul style="list-style-type: none"> PI = PLAT R = RADIUS ANG. = ANGLE CHB. = CHAIN BEARING N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM O.R.B. = OFFICIAL RECORD BOOK P.C. = POINT OF CURVATURE P.T. = POINT OF TANGENCY P.R.C. = POINT OF REVERSE CURVATURE P.C.C. = POINT OF COMPOUND CURVATURE 	<ul style="list-style-type: none"> P.I. = POINT OF INTERSECTION P.O.C. = POINT OF COMMENCEMENT P.O.B. = POINT OF BEGINNING R.W. = RIGHT OF WAY CHANKLINE FENCE WOOD FENCE METAL FENCE EASEMENT OVERHEAD LINES LOT LINE 	<ul style="list-style-type: none"> ASPHALT PAVEMENT CONCRETE FLATWORK PAVER BRICK FLATWORK WOOD POWER POLE WATER METER PRE-FORMANT CATCH BASIN STAIRWAY HANDRAIL
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SCALE: 1" = 20'
 DRAWN BY: PICARD (C)
 FIELD WK: M.M. / B.M.
 DATE: 09/15/2020

MILLER LAND SURVEYING
 1121 LAKE AVENUE
 LAKE WORTH, FLORIDA 33460
 PHONE: (561) 596-2669 - FAX: (561) 582-0151
 e-mail: orders@millersurveying.com

CERTIFIED TO: Ocean Villa Holdings, LLC; Old Republic National Title Insurance Company; Counselors Title Company, LLC
PROPERTY ADDRESS: 1700 S. Ocean Blvd., Palm Beach, FL 33480
FLOOD ZONE: X & VE
DESCRIPTION: Lots 1 and 2, Parc Monceau, according to the plat thereof as recorded in Plat Book 26, Page 150, Public Records of Palm Beach County, Florida.

AREA OF SUBJECT PROPERTY
 WEST OF SOUTH OCEAN BLVD. = 15,005 SQ. FT. (0.344 ACRES).
 EAST OF SOUTH OCEAN BLVD. = 16,937 SQ. FT. (0.389 ACRES).
TOTAL AREA = 31,942 SQ. FT. (0.733 ACRES).

REVISIONS:

11/19/2021	ADD PARCEL AREA
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ASBUILT SURVEY
 This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4054
 Y200933-A

REF:	F3800 U1220 R5311 S4296 C1706 C5009
PREV:	Y140085 Y190267-B Y161003 Y190663 JOB NO'S: Y170524 Y180725 Y170974 Y200580 Y180701
JOB NO.	Y200933
	L - 2024 - H