

INVOICE NO.: 73536

DATE:	DESCRIPTION:
11-11-2025	BOUNDARY SURVEY

ABBREVIATIONS / SYMBOLS:

AGC	= AIR CONDITIONING UNIT
ADU	= ADJACENT
BCR	= BROWARD COUNTY RECORDS
BM	= BENCHMARK
CALC	= CALCULATED
CA	= CENTRAL ANGLE
CL	= CENTERLINE
CB	= CATCH BASIN
CBS	= CONCRETE BLOCK WALL
CHATT	= CHATTahoochee
CONC	= CONCRETE
CM	= CONCRETE MONUMENT
COL	= COLUMN
D	= DEED
DE	= DRAINAGE EASEMENT
DS	= DRAINAGE STRUCTURE
ELEV.	= ELEVATION
EOW	= EDGE OF WATER
FD	= FOUND
FF	= FINISHED FLOOR
ID	= IDENTIFICATION
INV	= INVERT
IP	= IRON PIPE
IR	= IRON ROD
L	= LENGTH
LAE	= LIMITED ACCESS EASEMENT
LME	= LAKE MAINTENANCE EASEMENT
LP	= LIGHT POLE
M	= MEASURED
M/D	= NAIL AND DISC
NG	= NATURAL GROUND
NR	= NON RADIAL
NTS	= NOT TO SCALE
OHC	= OVERHEAD CABLES
ORB	= OFFICIAL RECORD BOOK
P	= PLAT
PB	= PLAT BOOK
PBCR	= PALM BEACH COUNTY RECORDS
PC	= POINT OF CURVATURE
PE	= POOL EQUIPMENT
PI	= POINT OF INTERSECTION
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRC	= POINT OF REVERSE CURVATURE
PRM	= PERMANENT REFERENCE MONUMENT
PT	= POINT OF TANGENCY
R	= RADIUS
RGE	= RANGE
ROE	= ROOF OVERHANG EASEMENT
R/W	= RIGHT OF WAY
SEC	= SECTION
SEC	= SECTION
SMW	= SIDEWALK
TOW	= TOP OF WALK
TOP	= TYPICAL
UE	= UTILITY EASEMENT
WF	= WOOD FENCE
WPP	= WOOD POWER POLE (UTILITY POLE)

OVERHEAD CABLES	CONVERSION
METAL FENCE	INCHES TO
X	DECIMAL
X	1" = 0.08'
X	WOOD FENCE
2"	= 0.17'
1"	= 0.25'
1"	= 0.33'
1"	= 0.42'
1"	= 0.50'
1"	= 0.58'
1"	= 0.67'
1"	= 0.75'
1"	= 0.83'
1"	= 0.92'
1"	= 1.0'

INDICATES N.A.V.D. 88 ELEVATION

PROPERTY ADDRESS:
4504 GEORGIA AVENUE, WEST PALM BEACH, FLORIDA 33405

CERTIFICATIONS:
- TAL VENTURES, LLC, A NEW YORK LIMITED LIABILITY COMPANY
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- MARK D. KAIRALLA, P.A.

FLOOD DATA:
FLOOD ZONE: X
COMMUNITY NUMBER: 120229
COMMUNITY NAME: CITY OF WEST PALM BEACH
PANEL NUMBER: 12099C0591G

GENERAL NOTES:
- BEARING BASIS PER G.P.S COORDINATE SYSTEM NAD 83, 1990 ADJUSTMENT (UNLESS OTHERWISE NOTED)
- THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED.
- ELEVATION ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 1988) UNLESS OTHERWISE NOTED.
- IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED FOR CLEARER ILLUSTRATION. MEASURED RELATIONSHIP SHALL HAVE PRECEDENCE OVER SCALE POSITIONS.
- ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 (FT)
- "ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES." (CHAPTER 61G17-6.003 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

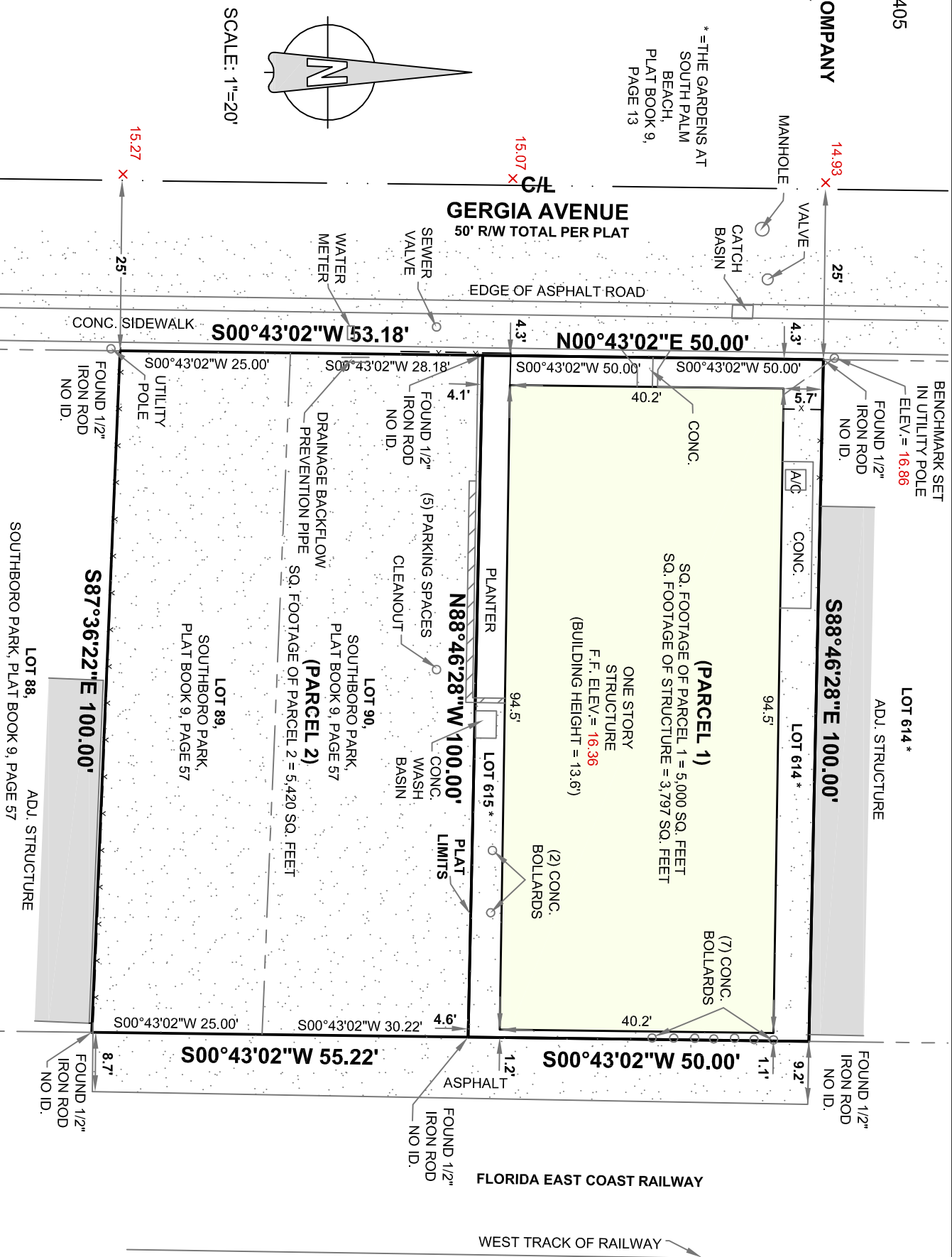
** "S.J.-17.052 STANDARDS OF PRACTICE: SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS.

(2) BOUNDARY MONUMENTS- (b6) WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATION MAY BE USED THAT IS DURABLE AND IDENTIFIABLE." (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)

ALTANSPS LAND TITLE

HEREBY CERTIFY: THAT THIS SURVEY WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHERMORE, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS". JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b) AND 7(c) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 30, 2025.

SIGNED: *Mark D. Kairalla*
MARK D. KAIRALLA, P.A.
FLORIDA LICENSE NO.: 5044
NOT VALID WITH OUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.



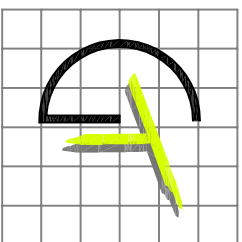
LEGAL DESCRIPTION:

PARCEL 1
LOTS 614 AND 615, THE GARDENS AT SOUTH PALM BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 13, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2
LOTS 89 AND 90, SOUTHBORO PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 57, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

REVIEW OF ALTANSPS LAND TITLE SURVEY TABLE A (AS PER CLIENT REQUEST)
ITEM 1: ALL PROPERTY CORNERS MARKS (SEE SURVEY)
ITEM 2: PLOTTED (SEE SURVEY)
ITEM 3: FLOOD ZONE X (AS PER F.E.M.A.)
ITEM 4: PLOTTED (SEE SURVEY)
ITEM 7(a): PLOTTED (SEE SURVEY)
ITEM 7(b): PLOTTED (SEE SURVEY)
ITEM 7(c): PLOTTED (SEE SURVEY)

REVIEW OF TITLE POLICY SCHEDULE B-11, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; DATED: OCTOBER 29, 2029. ISSUING AGENT: 2712201
ITEMS 1-5: STANDARD EXCEPTIONS, NOT PLOTTABLE
ITEM 6: PLATED; ALL MATTERS IN PLAT BOOK 9, PAGE 13
ITEM 7: PLATED; ALL MATTERS IN PLAT BOOK 9, PAGE 57
ITEM 8: NOT A SURVEY MATTER: NOT PLOTTABLE



GT SURVEYOR SERVICES INC.
1660 SOUTHERN BLVD. UNIT K
WEST PALM BEACH
FLORIDA 33406-1747
OFFICE: 561-753-0353
E-MAIL: gtsurveying@gmail.com