

2035 Vista Parkway, West Palm Beach, FL 33411
 Phone No. 866.909.2220 www.wgln.com
 Cart No. 6004-10 No. 7055

2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cart No. 6091-10 No. 7055

ALTA/NSPS LAND TITLE SURVEY
KL WATERSIDE
SECTION 13, TOWNSHIP 39 S, RANGE 40 E
MARTIN COUNTY, FLORIDA

SURVEYOR OF RECORD
ERIC R. MATTHEWS, PSM
BIRMINGHAM 4, TN



NO	DATE	QTY / QTY REM
1	5-7-72	100 YD (100 YD REM)
2	5-11-72	100 YD (100 YD REM)
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DRAWN DATE: 2022-05-23

DRAWN BY: AL

CHECKED BY: EM

FIELD: DO

FMS/RPG: 82243395-66

PROJECT #: 6345.06

ALTA/NSPS LAND TITLE
SURVEY

SHEET #	TOTAL SHEETS
1	2

1. THE LAST DATE OF FIELD SURVEY WAS APRIL 28, 2022.
2. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE BOARD OF SURVEYING AND MAPPING IN RULE 53-17.050 THROUGH 53-17.063, OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND 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.
4. THIS SURVEY MAP AND/OR REPORT IS A TRUE AND CORRECT REPRESENTATION OF THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, WITH THE BASS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, HAVING A BEARING OF S89°37'50"E.
5. ALL DISTANCES AND BEARINGS ARE EITHER CALCULATED AND/OR DEEDED UNLESS OTHERWISE SHOWN HEREON.
6. ALL PERIMETERS SHOWN HEREON ARE IN U.S. SURVEY FEET.
7. THIS SURVEY MAP AND/OR REPORT IS REFERRED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983.
8. THIS SURVEY HAS THE BENEFIT OF A COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1327984, WITH AN COMMITMENT DATE OF 05/02/2022 AT 11:00 PM.
9. THIS SURVEY MAP AND/OR REPORT IS A TRUE AND CORRECT REPRESENTATION OF THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, WITH THE BASS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, HAVING A BEARING OF S89°37'50"E.
10. THIS SURVEY MAP AND/OR REPORT IS A TRUE AND CORRECT REPRESENTATION OF THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, WITH THE BASS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, HAVING A BEARING OF S89°37'50"E.
11. THE DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS PER TITLE COMMITMENT NO. 1327984.
12. THIS SURVEY DEMONSTRATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
13. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
14. THE FEATURES SHOWN HEREON WERE ACQUIRED USING GPS METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
15. THIS SURVEY MAP AND/OR REPORT IS A TRUE AND CORRECT REPRESENTATION OF THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, WITH THE BASS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, HAVING A BEARING OF S89°37'50"E.
16. COPYRIGHT © 2022 BY WGL, INC.

DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA;
ROBERT A. BURSON, P.A.;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
JAMES DAVID NELL, BEARRON, LLC, A FLORIDA LIMITED LIABILITY COMPANY;
RICHARD W. NELL, JR., AS TRUSTEE OF THE NOLLEN TRUST DATED APRIL 15, 2002;
CENTER 1 PANTUOSO, AS TRUSTEE OF THE PANTUOSO FAMILY IRREVOCABLE TRUST DATED FEBRUARY 1, 2005;
GERIE LEE HARRIS, LLP;

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 13 AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 28, 2022.

FOR THE FIRM:
WANTMAN GROUP, INC.

Eric Matthews

Digitally signed by
Eric Matthews
Date: 2022.06.01
16:45:57 -04'00'

DATE OF PLAT OR MAP: 2022-05-23

ERIC R. MATTHEWS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 87117

[illegible]

A PARCEL OF LAND BEING A PORTION OF LOTS 14 AND 15, ALL IN SECTION 13, TOWNSHIP 39 SOUTH,
RANGE 40 EAST, OF TROPICAL FRUIT FANS, ADJACENT TO THE PLAT THEREOF FILED ON AUGUST 18, 1913.
THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, BEING
THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL
FRUIT FANS, ADJACENT TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT
BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA;
THENCE SOUTH 89°37'45" EAST, ALONG THE NORTH LINE OF THE WEST 1/2(2) HALF OF SAID SECTION 13,
A DISTANCE OF 2440.55 FEET; THENCE NORTH 1/4(4) QUARTER CORNER OF SAID SECTION 13;
THENCE SOUTH 89°37'45" EAST, ALONG THE NORTH LINE OF THE WEST 1/2(2) HALF OF SAID
SECTION 13, A DISTANCE OF 2448.10 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4(4)
QUARTER OF SAID SECTION 13, ALSO BEING THE SOUTHEAST CORNER OF LOT 6, SECTION 13 OF SAID
PLAT;
THENCE SOUTH 0°00'01" EAST, ALONG THE EAST LINE OF SOUTHWEST 1/4(4) QUARTER OF SAID SECTION 13,
A DISTANCE OF 1547.33 FEET TO THE EAST LINE OF BEGINNING;
THENCE SOUTH 89°41'18" EAST, A DISTANCE OF 1363.90 FEET;
THENCE SOUTH 0°00'01" WEST, A DISTANCE OF 698.82 FEET;
CONKOME TO THE SOUTHWEST, WITH A RADIUS OF 4200.0 FEET;
THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CIRCLE THROUGH A CENTRAL ANGLE OF 30°39'00";
THENCE SOUTH 89°37'45" EAST, ALONG THE EAST LINE OF SOUTHWEST 1/4(4) QUARTER OF SAID SECTION 13,
A DISTANCE OF 1547.33 FEET TO THE EAST LINE OF BEGINNING;
THENCE SOUTH 0°00'01" WEST, A DISTANCE OF 1363.90 FEET;
CONKOME TO THE NORTHWEST, WITH A RADIUS OF 3000.0 FEET;
THENCE NORTH 89°37'45" WEST, A DISTANCE OF 691.44 FEET;
THENCE NORTH 89°37'45" WEST, A DISTANCE OF 139.95 FEET;
THENCE NORTH 0°00'01" WEST, A DISTANCE OF 908.08 FEET;
THENCE SOUTH 89°41'18" EAST, A DISTANCE OF 1399.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,238.202 SQUARE FEET OR 28.80 ACRES, MORE OR LESS.

SCHEDULE B—II EXCEPTIONS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT
COMMITMENT NUMBER 1237284 (OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY), © 11:00 P.M.
COMMITMENT DATE 05/02/2022

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, THAT APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMATED DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURANCE ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST IN THE PROPERTY, SHALL BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS. (NOT A SURVEY/MATTER)
3. B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. (NOT A SURVEY/MATTER)
4. ANY ENCROACHMENT, EMBEZZLEMENT, VIOLATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND THE RECORDS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
5. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. (NOT A SURVEY/MATTER)
6. ANY RIGHT TO A LEASE FOR SERVICES, LEASES OR MATERIAL FURNISHED, IMPOSED BY LAW OR NOT RECORDED IN THE PUBLIC RECORDS. (NOT A SURVEY/MATTER)
7. ANY OWNER'S POLICY ISSUED PURSUANT HERETO SHALL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO PROTECT THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FROM ANY AND ALL ILLEGALLY EXPOSED LANDS, AND LANDS ACQUIRED TO SUCH LANDS, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
8. ANY LEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE SERVICES FOR SERVICES BY ANY WATER SYSTEMS, UTILITIES, OR ANY OTHER PUBLIC UTILITY, OR ANY OTHER PUBLIC UTILITY, AND ANY LEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. (NOT A SURVEY/MATTER)
9. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. (NOT A SURVEY/MATTER)
10. RECORDS OF MARTIN COUNTY, FLORIDA. (NOT A SURVEY/MATTER)
11. RECORDS OF MARTIN COUNTY, FLORIDA. (NOT A SURVEY/MATTER)
12. RESOLUTION NO. 21-114 RECORDED IN O.R. BOOK 3208, PAGE 2802. PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (NOT A SURVEY/MATTER)
13. NOTICE OF ESTABLISHMENT OF A NEW CHANGING ZONING. (NOT A SURVEY/MATTER)
14. BOOK 3298, PAGE 1479, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (NOT A SURVEY/MATTER)
15. RESOLUTION NO. 22-233 RECORDED IN O.R. BOOK 3286, PAGE 2880. PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (NOT A SURVEY/MATTER)
16. AGREEMENT BETWEEN MARTIN COUNTY AND KAL WATSON, LLC RECORDED IN O.R. BOOK 3302, PAGE 12893. PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (NOT A SURVEY/MATTER)
17. RESOLUTION NO. 22-100 RECORDED IN O.R. BOOK 3298, PAGE 2802. PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (NOT A SURVEY/MATTER)
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162. COMMITMENT, EFFECTS PROPERTY - SHOWN ON SURVEY
- 163.

COVER SHEET
ALTA/NSPS LAND TITLE SURVEY

SHEET INDEX

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[illegible]

2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wglinc.com
Cert No. 6091 - LB No. 7055

