

# LEGAL DESCRIPTION AND CERTIFICATION

THE SOUTH 50 FEET OF LOT 4, BLOCK 83, TOWN OF DELRAY (FKA TOWN OF LINTON), TOGETHER WITH A PARCEL DESCRIBED AS:

BEGINNING AT A POINT IN THE NORTH LINE OF THE SOUTH FIFTY (50) FEET OF LOT 4, BLOCK 83, OF THE TOWN OF DELRAY (F/K/A TOWN OF LINTON), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH POINT IS 15.2 FEET EAST OF THE WEST BOUNDARY OF SAID BLOCK; THENCE RUN NORTH A DISTANCE OF 1/10TH OF A FOOT TO A POINT; THENCE RUN EAST A DISTANCE OF SIXTY (60) FEET TO A POINT WHICH IS 15/100THS OF A FOOT NORTH OF THE NORTH BOUNDARY LINE OF THE SOUTH FIFTY (50) FEET OF SAID LOT 4, BLOCK 83, THENCE RUN SOUTH A DISTANCE OF 15/100THS OF A FOOT TO THE NORTH BOUNDARY LINE OF THE SOUTH 50 FEET OF SAID LOT 4, BLOCK 83; THENCE RUN ALONG THE NORTH BOUNDARY OF THE SOUTH 50 FEET OF SAID LOT 4, BLOCK 83, TO THE POINT OF BEGINNING.

Community Number: Panel: Suffix: F.I.R.M. Date: Flood Zone: Field Work:

Certified To:

149 NE 2ND AVENUE PROPERTIES LLC; WATERMAN BANK; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Property Address:

149 NORTHEAST 2ND AVENUE  
DELRAY BEACH, FL 33444















Survey Number: 624053

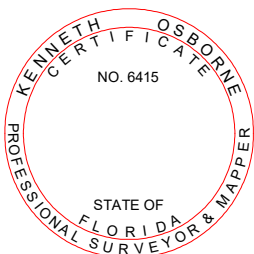
Client File Number: 8159.00007

## ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
?	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D.W.	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

## SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE



## SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

KENNETH J OSBORNE  
PROFESSIONAL SURVEYOR AND MAPPER #6415

## PRINTING INSTRUCTIONS:

WHEN PRINTING BE SURE TO SELECT "ACTUAL SIZE"  
TO ENSURE PROPER SCALING. DO NOT USE "FIT"

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(NOT COMPLETE WITHOUT PAGE 2)



LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102

WEST PALM BEACH, FL 33407

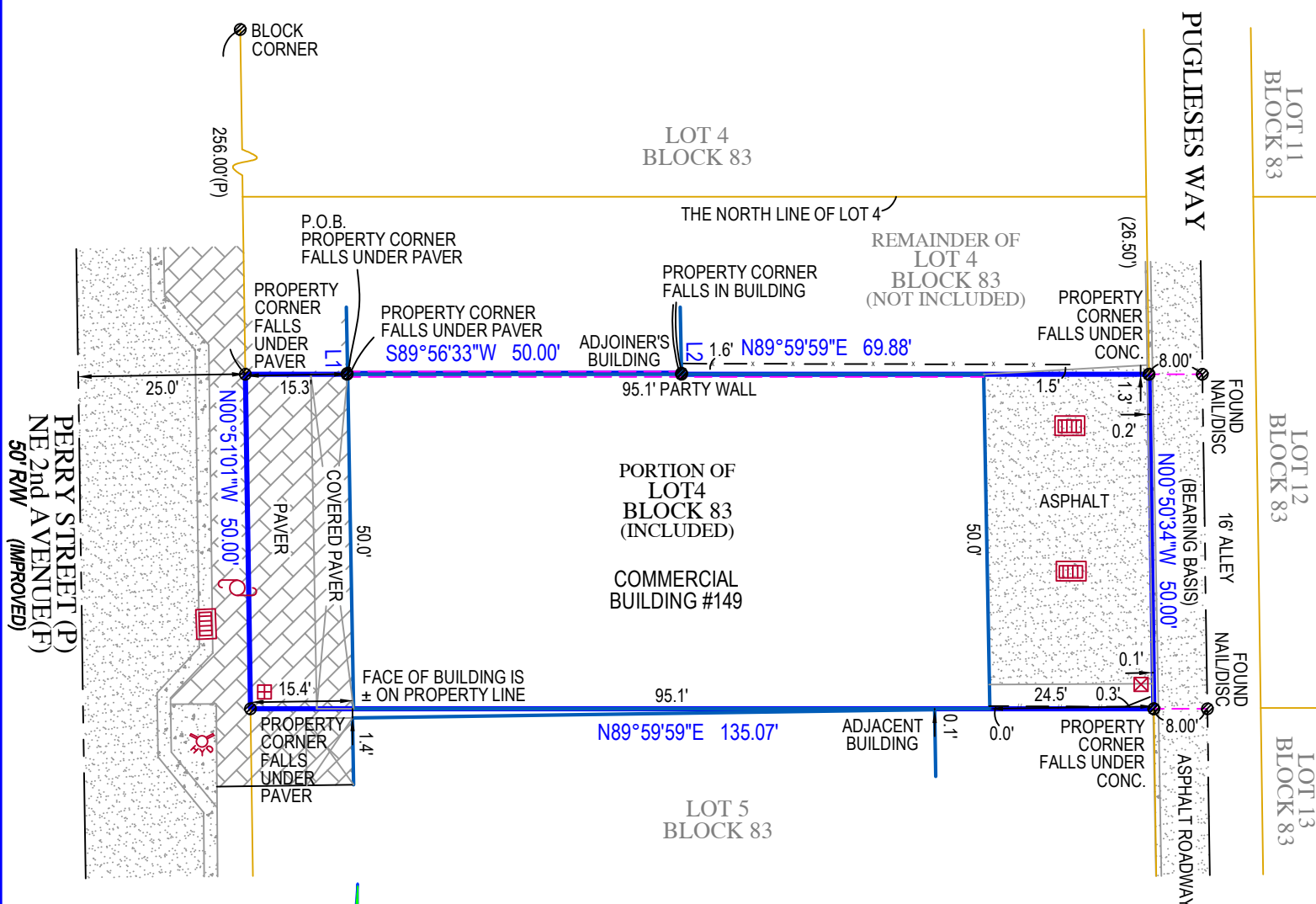
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## BOUNDARY SURVEY



## SURVEY NOTES

PAVER SURFACE CROSSES THE BOUNDARY LINES ON WESTERLY, NORTHERLY AND SOUTHERLY SIDES OF LOT.

ASPHALT CROSSES THE BOUNDARY LINE ON EASTERLY AND NORTHERLY SIDE OF LOT.

COMMUNITY CONCRETE GUTTER CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

LINE TABLE		
	BEARING	LENGTH
L1	N00°51'01"W	0.10'
L2	N00°51'01"W	0.15'

SCALE  
1"=25'

GENERAL NOTES:

- 624053
- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
  - 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
  - 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
  - 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
  - 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
  - 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
  - 7) FENCE OWNERSHIP NOT DETERMINED.
  - 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988
  - 9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
  - 10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

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(NOT COMPLETE WITHOUT PAGE 1)

SURVEY NUMBER:  
624053



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