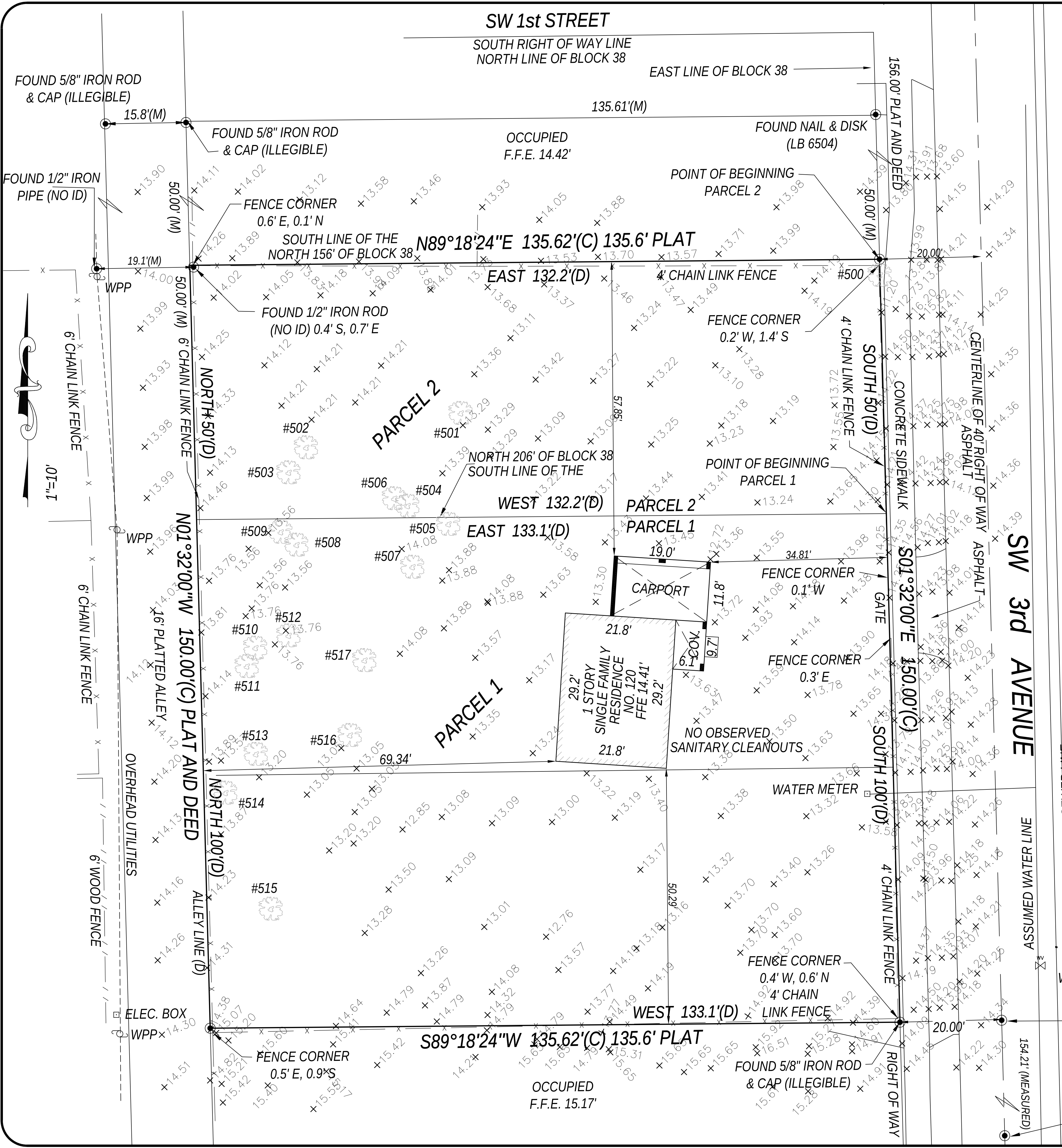
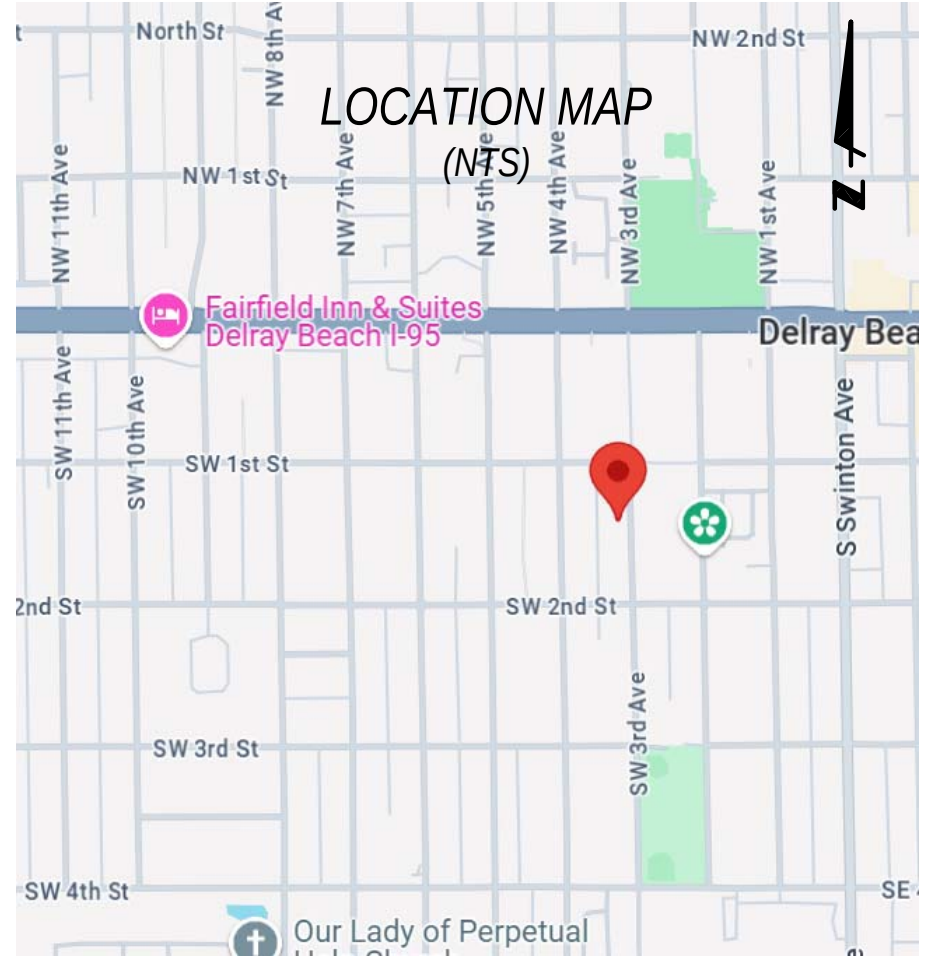




PROPERTY ADDRESS:
120 SW 3RD AVENUE
DELRAY BEACH, FL 33444

FLOOD ZONE: "X"
PANEL NO: 12099C 0979F
DATE: OCTOBER 5, 2017

CERTIFIED TO:
1. VF REALTY OZ BUSINESS LLC, A DELAWARE LIMITED LIABILITY COMPANY
2. GREGORY S. GEFFEN, P.A.
3. OLD REPUBLIC NATIONAL INSURANCE TITLE COMPANY



LEGAL DESCRIPTION:
PARCEL 1
BEGINNING 206 FEET SOUTH FROM THE NORTHEAST CORNER OF THE NORTH 1/2 OF BLOCK 38 FOR A POINT OF BEGINNING; RUNNING THENCE SOUTH 100 FEET; THENCE WEST 133.1 FEET TO AN ALLEY; THENCE ALONG SAID ALLEY NORTH 100 FEET; THENCE EAST 133.1 FEET TO THE POINT OF BEGINNING, BEING IN DELRAY BEACH, FORMERLY LINTON, ACCORDING TO THE PLAT NOW ON FILE IN PLAT BOOK 1, PAGE 3 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA; A/K/A THE SOUTH 23.50 FEET OF LOT 11 AND ALL OF LOT 12, OF THE NORTH 1/2 OF BLOCK 38 OF MAP OF THE TOWN OF LINTON (N/K/A DELRAY BEACH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
A/K/A THE SOUTH 23.50 FEET OF LOT 11 AND ALL OF LOT 12, OF THE NORTH 1/2 OF BLOCK 38 OF MAP OF THE TOWN OF LINTON (N/K/A DELRAY BEACH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
PARCEL 2
BEGINNING 156 FEET SOUTH FROM THE NORTHEAST CORNER OF THE NORTH 1/2 OF BLOCK 38 FOR A POINT OF BEGINNING; RUNNING THENCE SOUTH 50 FEET; THENCE WEST 132.2 FEET TO AN ALLEY; THENCE ALONG SAID ALLEY NORTH 50 FEET; THENCE EAST 132.2 FEET TO THE POINT OF BEGINNING, BEING IN DELRAY BEACH, FORMERLY LINTON, ACCORDING TO THE PLAT NOW ON FILE IN PLAT BOOK 1, PAGE 3 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA; A/K/A THE NORTH 50.00 FEET OF THE SOUTH 73.50 FEET OF LOT 11, OF THE NORTH 1/2 OF BLOCK 38 OF MAP OF THE TOWN OF LINTON (N/K/A DELRAY BEACH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
A/K/A THE NORTH 50 FEET OF THE SOUTH 73.50 FEET OF LOT 11, OF THE NORTH 1/2 OF BLOCK 38 OF MAP OF THE TOWN OF LINTON (N/K/A DELRAY BEACH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
CONTAINING 20339.94 SQUARE FEET OR 0.467 ACRES.

SURVEYORS' NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 9261.
7. 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.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (SEE TITLE REVIEW).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD'88)

SANITARY MANHOLE
RIM EL. 13.56'
FULL OF DEBRIS
PIPES RUN NORTH/SOUTH
BOTTOM ELEV. = 7.81'

TITLE REVIEW:
A REVIEW OF THE COMMITMENT FOR TITLE INSURANCE BY ATTORNEYS' TITLE FUND SERVICES, INC. FILE NUMBER 1557483, EFFECTIVE JULY 22, 2024 @ 11:00 PM, WAS REVIEWED BY THIS OFFICE.
SCHEDULE B-II EXCEPTIONS ARE AS FOLLOWS:
EXCEPTIONS 1-5 ARE GENERAL EXCEPTIONS AND ARE NOT DEPICTED
EXCEPTION 6, PLAT BOOK 1, PAGE 3, ALL MATTERS OF PLAT ARE DEPICTED

NOTE: BOUNDARY LINES DEPICTED HEREON ARE AS PROVIDED ON THE PLAT. PARCEL DESCRIPTIONS PROVIDED IN THE DEED DO NOT COINCIDE WITH THE PLATTED BOUNDARIES AS NOTED HEREON. EXISTING MONUMENTATION AND OCCUPATION AGREE WITH SAID PLATTED BOUNDARIES.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 14, 16, 17, AND 18 OF TABLE 'A' THEREOF. THE FIELD WORK WAS COMPLETED ON 10-11-24.

SIGNED:
DOUG WALKER
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

DATE: 10-15-24

03-17-26
12-11-25
10-6-25
12-19-24
12-10-24
10-30-24
DATE

JH
JH
JH
JRJ
JRJ
CD
CD
CD
CD
FIELD
DRAFT

24-16-25
3RD REVIEW
COMMENTS
VERIFY UTILITIES
ADJUST 10.26'
ADD TOPO
TREE
PURPOSE
JOB#

JH
JH
JH
JRJ
JRJ
CD
CD
CD
CD
FIELD
DRAFT

ALTA / NSPS LAND
TITLE and
TOPOGRAPHIC SURVEY

PRINCIPAL
MERIDIAN
SURVEYING INC.
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE 888.378.7764 / FAX 561.478.1094
WWW.PMSURVEYING.NET