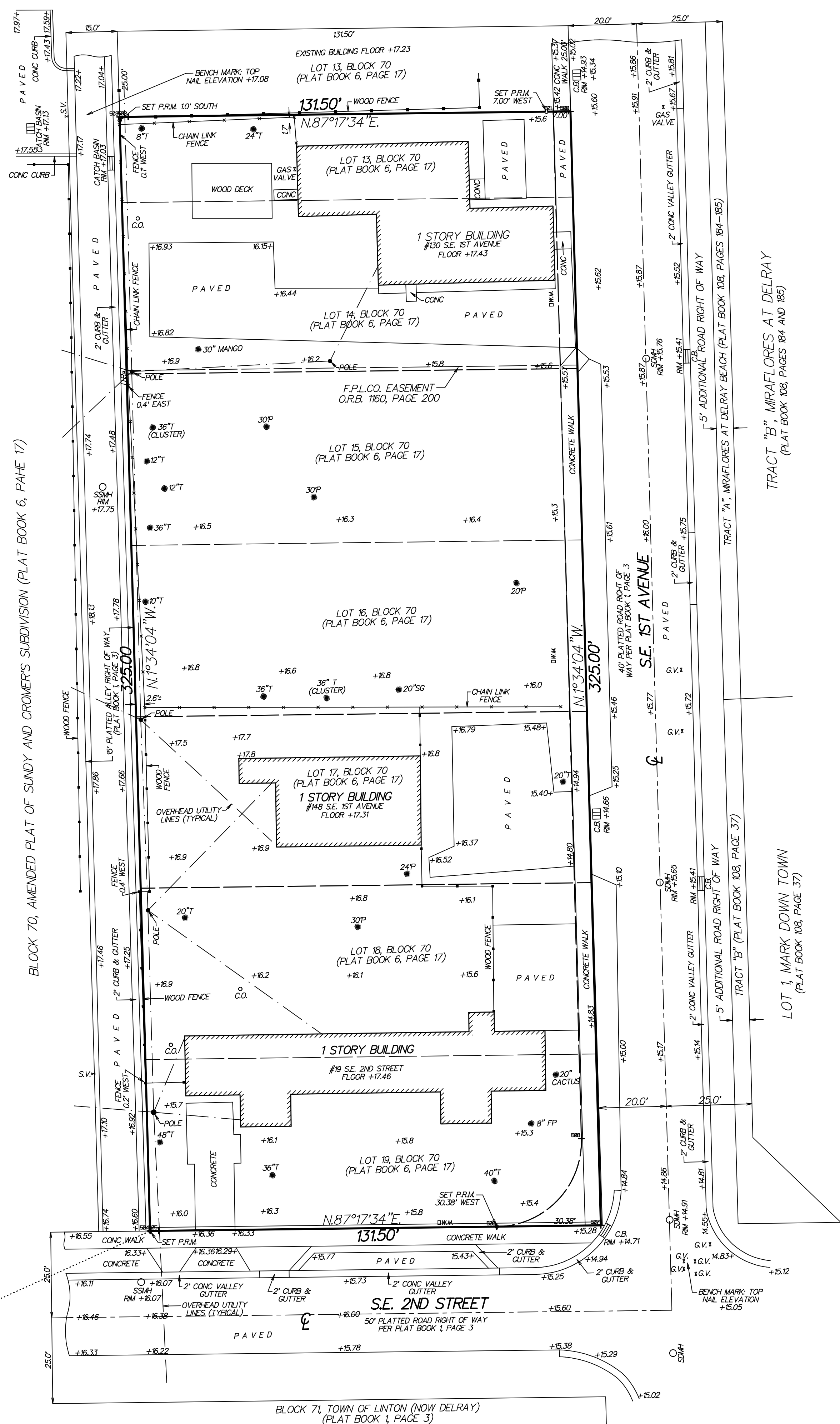


WEST QUARTER CORNER  
SECTION 16/46/43  
(PREVIOUSLY FOUND  
PALM BEACH COUNTY  
BRASS DISK)

2653.64' N1°32'34"W  
WEST LINE OF SW QUARTER  
OF SECTION 16/46/43  
(BASIS OF BEARING)

S.W. CORNER OF SECTION  
16/46/43 (FOUND PALM BEACH  
COUNTY BRASS DISK)



**LEGEND:**  
 C = CENTERLINE  
 W.M. = WATER METER  
 G.V. = WATER GATE VALVE  
 CONC = CONCRETE  
 SSMH = SANITARY SEWER MANHOLE  
 C.O. = SANITARY SEWER CLEAN OUT  
 S.V. = SEWER VALVE  
 C.B. = CATCH BASIN  
 SSMH = STORM DRAIN MANHOLE  
 P.R.M. = PERMANENT REFERENCE MONUMENT  
 (4"X4" CONCRETE MONUMENT STAMPED  
 LB 8447)

+17.08 = ELEVATION BASED ON NORTH  
 AMERICAN VERTICAL DATUM 1988. SOURCE:  
 "FLORIDA GEOLOGICAL BENCH MARK B-98"  
 FLOOD ZONE: X  
 COMMUNITY PANEL NO. 125102  
 MAP NO.: 120890979F  
 EFFECTIVE DATE: OCTOBER 5, 2017

NOTE: ALL BOUNDARY LINES AND ANGULAR  
 DIMENSIONS ARE PLAT AND SURVEY UNLESS  
 STATED OTHERWISE.

ALL DIMENSIONS SHOWN HEREON ARE BASED  
 ON THE STANDARD U.S. FOOT.

THIS SURVEY HAS ACHIEVED A MINIMUM LEVEL  
 OF CLOSURE OF 1 FOOT IN 10,000 FEET AS  
 REQUIRED FOR COMMERCIAL/HIGH RISK  
 PROPERTY CLOSURE WAS ACHIEVED BASED ON  
 A REDUNDANCY OF MEASUREMENTS FOR VERTICAL,  
 HORIZONTAL AND ANGULAR DIMENSIONS.

NO SUBSURFACE SEARCH WAS MADE FOR UTILITIES  
 OR UNDERGROUND FOOTERS

T = TREE (TYPE UNKNOWN)  
 P = PALM TREE (MEASURED IN HEIGHT)  
 S.G. = SEA GRAPE

**DESCRIPTION:**  
 THE SOUTH HALF OF LOT 13 AND ALL OF LOTS 14  
 THROUGH 19, INCLUSIVE, BLOCK 70, AMENDED PLAT  
 OF SUNDY AND CROMER'S SUBDIVISION OF BLOCK 70  
 ORIGINAL TOWN OF LINTON, ACCORDING TO THE PLAT  
 THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 17,  
 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
 CONTAINING 42,735 SQUARE FEET OR 0.9811 ACRES  
 MORE OR LESS.

**TITLE NOTE:**  
 THIS SURVEY SHOWS ALL EASEMENTS AND RIGHTS OF WAY AS  
 SHOWN ON AMERICAN LAND TITLE ASSOCIATION TITLE  
 COMMITMENT, COMMITMENT NUMBER "JOHNSON PROPERTIES",  
 DATED FEBRUARY 28, 2023

- 6 PARCEL SUBJECT TO ALL MATTERS ON THE PLAT OF  
 AMENDED PLAT OF SUNDY AND CROMER'S SUBDIVISION  
 OF BLOCK 70 (PLAT BOOK 6, PAGE 17).
- 7 PARCEL SUBJECT TO ALL MATTERS CONTAINED ON THE  
 PLAT OF LINTON AS RECORDED IN PLAT BOOK 1, PAGE  
 3.
- 8 PARCEL SUBJECT TO ORDINANCE DESIGNATING  
 HISTORIC PRESERVATION DISTRICT AS RECORDED IN  
 O.R.B. 5734, PAGE 733. (NOT PLOTTABLE)
- 9 PARCEL SUBJECT TO EASEMENT TO FLORIDA POWER AND  
 LIGHT CO. AS RECORDED IN O.R.B. 160, PAGE 200.  
 (PLOTTED AND SHOWN HEREON) NOTE: EASEMENT IS  
 BEING ABANDONED AND WAITING FINAL APPROVAL FROM  
 F.P.L.
- 10 PARCEL SUBJECT TO RESERVATIONS PER DEED BOOK  
 734, PAGE 529. (NOT PLOTTABLE)
- 11 PARCEL SUBJECT TO RESERVATION TO STATE OF  
 FLORIDA PER DEED BOOK 711 PAGE 2. (NOT  
 PLOTTABLE)

**CERTIFIED TO:**  
 STEPHEN R. GLADSTONE, P.A.  
 PARADISE BANK, A FLORIDA BANKING CORPORATION  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
 PADULA BERNARDO LEVINE, LLP

**MAP OF BOUNDARY SURVEY**  
 SITE ADDRESS: 130, 134 AND 148 S.E.  
 1ST AVENUE AND 19 S.E. 2ND STREET  
 DELRAY BEACH, FLORIDA 33444  
 PARCEL I.D. NO'S.: 12-43-46-B4-070-0130 (#130)  
 PARCEL I.D. NO'S.: 12-43-46-B4-070-0150 (#134)  
 PARCEL I.D. NO'S.: 12-43-46-B4-070-0170 (#148)  
 PARCEL I.D. NO'S.: 12-43-46-B4-070-0180 (#19)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE  
 AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA  
 BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA  
 ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND  
 THE ORIGINAL PRESSED SEAL OF A FLORIDA  
 LICENSED SURVEYOR AND MAPPER.

PAUL D. ENGLE  
 SURVEYOR & MAPPER #5708

**ENGLE LAND SURVEYING LLC**  
 LAND SURVEYORS  
 CERTIFICATE OF AUTHORIZATION #LB8447  
 SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE  
 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445  
 (561) 276-4501 732-3279 FAX 276-2390

DATE OF SURVEY JULY 20, 2023	SCALE 1" = 20'
FIELD BOOK ELS D-3 64	ORDER NO. 23-020b