

LEGEND

A/C = AIR CONDITIONER
C.B.S. = CONCRETE BLOCK STRUCTURE
C = CALCULATED
CH = CHORD
CL = CENTERLINE
C/S = CONCRETE SLAB
CONC. = CONCRETE
D.E. = DRAINAGE EASEMENT
Δ = DELTA (CENTRAL ANGLE)
EL. ELEV. = ELEVATION
F.F. = FINISHED FLOOR
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
L = ARC LENGTH
L.B. = LICENSED SURVEY BUSINESS
LS = LICENSED SURVEYOR
M = MEASURED
NO I.D. = NO IDENTIFICATION
N/A = NOT APPLICABLE
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
P = PLAT
P.B.C. = PALM BEACH COUNTY
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P-K = PARKER KALON COMPANY
T = DEED
0.00' = SPOT ELEVATION
P.R.C. = POINT OF REVERSE CURVATURE
PG. = PAGE
R = RADIUS
R/W = RIGHT OF WAY
U.E. = UTILITY EASEMENT
CL.F. = CHAINLINK FENCE
SMA = ITS SUCCESSORS AND/OR ASSIGNS
ATMA = AS THEIR INTEREST MAY APPEAR
P.R.M. = PERMANENT REFERENCE MONUMENT

SYMBOL

☐ CATCH BASIN
⊙ WATER METER
⊙ UTILITY POLE
⊙ LIGHT POLE
⊙ FIRE HYDRANT
☐ CABLE BOX
☐ ELECTRIC BOX
☐ TELEPHONE BOX
⊙ WATER VALVE
⊙ IRRIGATION CONTROL VALVE
⊙ ELECTRIC METER
⊙ GAS METER
⊙ SEPTIC TANK LID
⊙ WELL
⊙ SIGN
⊙ CLEAN-OUT
⊙ A/C
⊙ FLAGPOLE
⊙ STORM MANHOLE
⊙ FIRE DEPARTMENT CONNECTION
⊙ LIGHTED CONCRETE UTILITY POLE
⊙ GREASE TRAP

— OHW — OVERHEAD WIRE LINE (OHW)
— x — CHAIN LINK FENCE (C.L.F.)
— // — WOOD FENCE (W.F.)
— — — METAL FENCE (M.F.)
— — — PLASTIC FENCE (P.F.)
— — — LOT LINE

TREE TABLE

No.	NAME	DIA. (inches)	HEIGHT (feet)	CANOPY (feet)
1	SABAL PALM	9	13	8
2	SABAL PALM	9	13	8
3	SABAL PALM	9	13	8
4	PIGEON PLUMS	4	12	5
5	PIGEON PLUMS	4	13	6
6	SABAL PALM	10	15	7
7	SABAL PALM	9	13	7
8	PALM	5	18	7
9	PALM	7	20	7
10	PALM	7	20	7
11	PALM	5	18	7
12	PALM	5	15	3
13	PALM	5	18	7
14	PALM	6	20	7
15	PALM	5	20	7
16	PALM	5	18	7
17	PALM	5	20	7
18	PIGEON PLUMS	6	12	6
19	PIGEON PLUMS	6	12	6
20	PIGEON PLUMS	6	12	6
21	PIGEON PLUMS	6	12	6
22	OAK	8	17	12
23	OAK	10	20	12
24	OAK	8	17	12
25	OAK	7	15	12
26	OAK	7	15	15
27	OAK	8	16	10
28	OAK	8	16	12
29	TREE	8	16	12
30	TREE	11	17	13
31	SABAL PALM	12	15	8
32	SABAL PALM	12	15	8
33	OAK	7	17	15
34	SABAL PALM	12	15	7
35	TREE	8	15	12
36	TREE	12	15	12
37	SABAL PALM	12	15	7
38	SABAL PALM	10	20	6
39	SABAL PALM	10	29	6
40	SABAL PALM	10	15	7
41	OAK	8	16	12
42	SABAL PALM	12	15	5
43	SABAL PALM	12	18	6
44	SABAL PALM	10	15	7
45	SABAL PALM	10	15	7
46	SABAL	14	15	6
47	SABAL	14	15	7
48	SABAL	9	15	7
49	SABAL	10	12	7
50	OAK	5	12	12
51	OAK	5	14	12
52	OAK	6	16	6
53	OAK	6	16	6
54	OAK	7	15	12
55	TREE	8	15	8
56	TREE	8	15	8
57	OAK	11	15	15
58	OAK	11	17	14
59	TREE	8	15	8
60	TREE	8	15	8
61	OAK	8	15	12
62	OAK	5	14	8
63	SABAL	8	16	7
64	OAK	9	14	12
65	OAK	7	14	14
66	OAK	6	16	4
67	OAK	6	16	4
68	OAK	6	16	4
69	OAK	5	12	5
70	OAK	8	16	12
71	OAK	8	16	12
72	OAK	6	13	7
73	OAK	8	16	14
74	OAK	12	18	20
75	OAK	6	13	8
76	OAK	12	16	16
77	OAK	8	15	12
78	GUMBO	6	15	10
79	GUMBO	11	16	14
80	GUMBO	13	16	13
81	GUMBO	7	12	10
82	GUMBO	12	16	14
83	MELIOCOUS BIJUGATUS	12	20	15
84	GUMBO	12	14	7
85	BANYAN	96	50	50
86	BANYAN	96	50	50
87	OAK	6	16	6
88	OAK	5	14	12

PARCEL 1
THE FOLLOWING ITEMS ARE FROM FUND FILE NUMBER: 1536087; COMMITMENT DATE:
JUNE 4, 2024 AT 11:00 P.M., RESTRICTIONS/EASEMENTS:

ITEM NO.	RECORDING DATA	DESCRIPTION	APPLIES?	PLOTTED?
2.	PB 1, PG 4	PLAT MATTERS	YES	YES
3.	DEED BOOK 1078, PG 53	EASEMENT	NOT LEGIBLE	
4.	ORB 3359, PG 1505	EASEMENT	YES	YES
5.	ORB 26507, PG 762	EASEMENT DEED	YES	YES
6.	ORB 34413, PG 617	EASEMENT	YES	YES
7.	DEED BOOK 657, PG 153	RESERVATIONS	NOT LEGIBLE	
8.	ORB 12468, PG 1513	R/W DEED	YES	YES
8.	ORB 19760, PG 1120	R/W DEED	YES	YES

PARCEL 2
THE FOLLOWING ITEMS ARE FROM FUND FILE NUMBER: 1536093; COMMITMENT DATE:
JUNE 4, 2024 AT 11:00 P.M., RESTRICTIONS/EASEMENTS:

ITEM NO.	RECORDING DATA	DESCRIPTION	APPLIES?	PLOTTED?
2.	PB 1, PG 4	PLAT MATTERS	YES	YES
3.	DEED BOOK 1078, PG 53	EASEMENT	NOT LEGIBLE	
4.	DEED BOOK 657, PG 153	RESERVATIONS	NOT LEGIBLE	

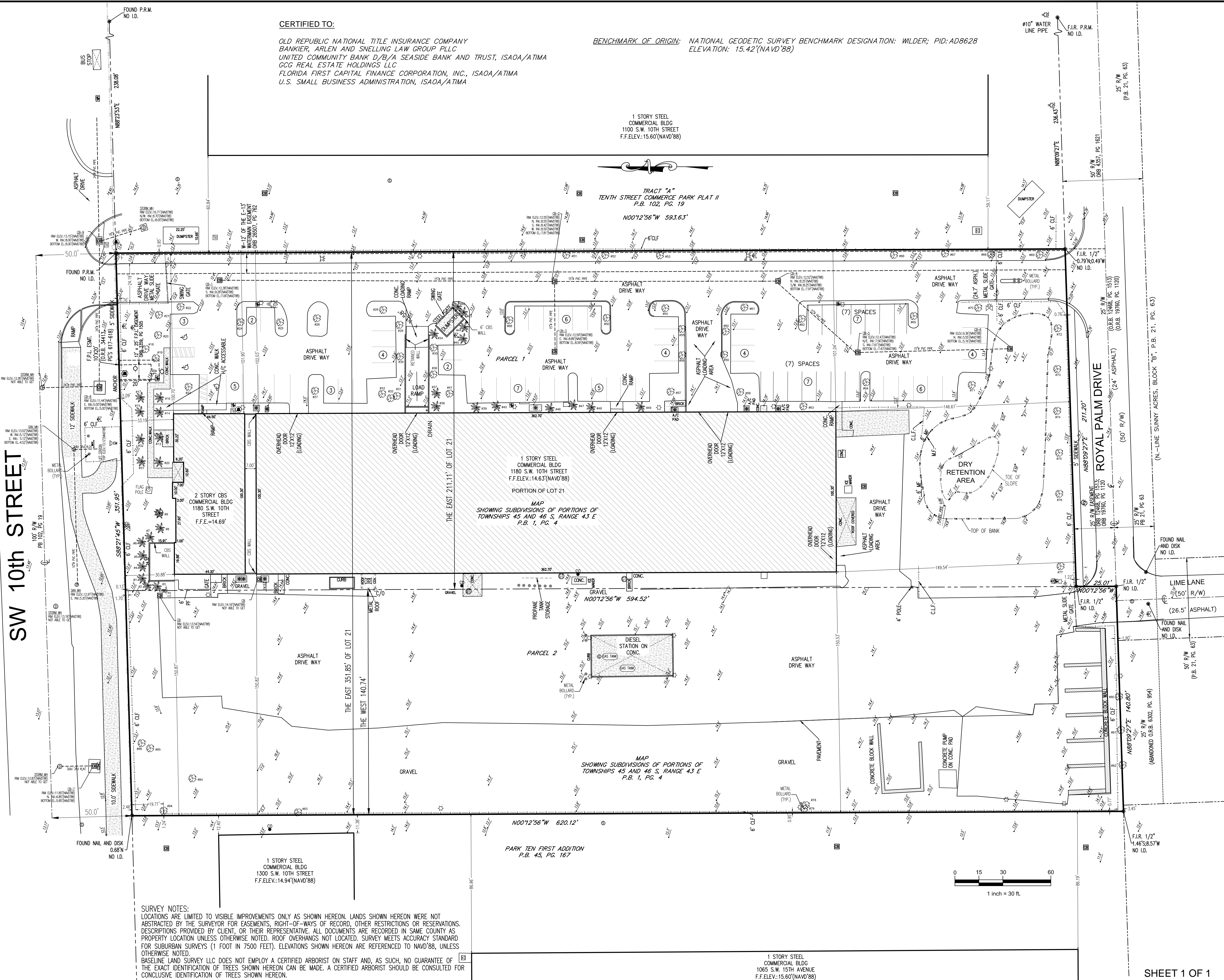
LEGAL DESCRIPTION:

PARCEL 1:
THE EAST 211.11 FEET OF LOT 21, SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, OF MAP SHOWING SUBDIVISIONS OF PORTIONS OF TOWNSHIPS 45 AND 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 50 FEET THEREOF FOR RIGHT-OF-WAY OF SOUTHWEST 10TH STREET, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LESS 25' PUBLIC RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 19760, PAGE 1120 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
AND
PARCEL 2:
THE WEST 140.74 FEET OF THE EAST 351.85 FEET OF LOT 21, SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, OF MAP SHOWING SUBDIVISIONS OF PORTIONS OF TOWNSHIPS 45 AND 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 50 FEET THEREOF FOR RIGHT-OF-WAY OF SOUTHWEST 10TH STREET, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SAID LAND SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA CONTAINING 212.649 SQUARE FEET OR 4.881 ACRES, MORE OR LESS.

CERTIFIED TO:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
BANKIER, ARLEN AND SNELLING LAW GROUP PLLC
UNITED COMMUNITY BANK D/B/A SEASIDE BANK AND TRUST, ISAOA/ATIMA
CGG REAL ESTATE HOLDINGS LLC
FLORIDA FIRST CAPITAL FINANCE CORPORATION, INC., ISAOA/ATIMA
U.S. SMALL BUSINESS ADMINISTRATION, ISAOA/ATIMA

BENCHMARK OF ORIGIN: NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION: WILDER; PID:AD8628
ELEVATION: 15.42'(NAVD'88)



SURVEY NOTES:
LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.
BASELINE LAND SURVEY LLC DOES NOT EMPLOY A CERTIFIED ARBORIST ON STAFF AND, AS SUCH, NO GUARANTEE OF THE EXACT IDENTIFICATION OF TREES SHOWN HEREON CAN BE MADE. A CERTIFIED ARBORIST SHOULD BE CONSULTED FOR CONCLUSIVE IDENTIFICATION OF TREES SHOWN HEREON.

MAP OF BOUNDARY SURVEY

COMMUNITY PANEL#	FLOOD ZONE:	BASE FLOOD EL.:	DRAWN BY: A.A.
125102-0979	"X"	N/A	CHECKED BY: J.E.K.
DATE OF FIRM:	BASIS OF BEARING: N R/W OF ROYAL PALM DRIVE, SAID LINE HAVING AN ASSUMED PLAT BEARING OF N88°09'27"E.		
10/05/2017			
PROPERTY ADDRESS:	1180 S.W. 10TH STREET, DELRAY BEACH, FL 33444		

SCALE: 1" = 30'

NOTES/REVISIONS
ADDED NEID. BLDG.: 11/07/24
UPDATE: 10/24/24
UPDATE: 08/23/24
ADDED RIM.ELEV.: 06/17/2024
PARTY CHIEF: RIGOBERTO
SURVEY DATE: 03/10/22

THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

DATE: 11/07/2024

Baseline Land Survey LLC
1400 N.W. 1st COURT
BOCA RATON, FL. 33432
Ph.(561) 417-0700
JOB NO.: 22-02-045 LB-8229

SHEET 1 OF 1