

**FLOOD INFORMATION**  
 COMMUNITY NUMBER : 125102  
 PANEL NUMBER : 12099C0979F & 12099C0987F  
 DATE OF FIRM : OCTOBER 5, 2017  
 ZONE : X  
 BASE FLOOD ELEV. : N/A

**LEGAL DESCRIPTION**

PARCEL 2:

THE ATRIUM PARCEL:

All of the Plat of THE ATRIUM AT CENTRE DELRAY, according to the Plat thereof as recorded in Plat Book 42, Page 133, of the Public Records of Palm Beach County, Florida, LESS and except that certain portion of the Plat as deeded to Palm Beach County pursuant to Right-of-Way Deed recorded in Official Records Book 5599, Page 1156, of the Public Records of Palm Beach County, Florida, ALSO LESS AND EXCEPT the following parcel of land conveyed to the State of Florida Department of Transportation by the Warranty Deed recorded in Official Records Book 29779, Page 847, of the Public Records of Palm Beach County, Florida.

PARCEL 1:

THE GARDENS AT CENTRE DELRAY PARCEL:

All of the Plat of THE GARDENS AT CENTRE DELRAY, according to the Plat thereof as recorded in Plat Book 43, Page 49, of the Public Records of Palm Beach County, Florida, LESS and except that certain portion of the Plat as dedicated as Right-of-Way according to said Plat.

**NOTES**

- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- TITLE INFORMATION IS LISTED ON THIS PAGE.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLATS. ELEVATIONS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY BENCHMARK "HARDIP": P.B. COUNTY DISK IN CONC. ELEVATION = 11,299' N.A.V.D., 1988.
- SURVEYED PROPERTY CONTAINS 12.135 ACRES, MORE OR LESS. COMMUNICATIONS EASEMENT RECORDED IN O.R.B. 26401 AT PAGE 1156 IS DIFFICULT TO LOCATE PHYSICALLY AND THE AFFECT OF SAID EASEMENT IS QUESTIONABLE.
- PARCEL 2 CONTAINS 449 TOTAL PARKING SPACES, INCLUDING 9 HANDICAP SPACES AND 28 COVERED SPACES.
- PARCEL 1 CONTAINS 350 TOTAL PARKING SPACES, INCLUDING 8 HANDICAP SPACES.
- PARCEL 2 ADDRESS IS 1615 S. CONGRESS AVE., DELRAY BEACH, FL 33445. PARCEL 1 ADDRESS IS 1625 S. CONGRESS AVE., DELRAY BEACH, FL 33445.

**TITLE INFORMATION**

TITLE SEARCH REPORT #1062-6290290  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 SEARCHED FROM AUGUST 2, 2015 THROUGH DECEMBER 6, 2022 AT 8:00 AM

PARCEL 1

NO.	BOOK/PAGE	DESCRIPTION	APPLIES?	PLOTTED?
1	P.B. 43/49	PLAT	YES	YES
2	D.B. 792/210	RESERVATIONS	N.P.	NO
2	ORB 3604/1077	RIGHT OF ENTRY	YES	NO
3	ORB 3647/691	FPL EASEMENT	YES	YES
4	ORB 33780/1988	DEVELOPMENT PLAN	YES	NO
4	ORB 33846/374	RESOLUTION	YES	NO

PARCEL 2

NO.	BOOK/PAGE	DESCRIPTION	APPLIES?	PLOTTED?
1	P.B. 42/133	PLAT	YES	YES
2	D.B. 792/210	RESERVATIONS	N.P.	NO
2	ORB 3604/1077	RIGHT OF ENTRY	YES	NO
3	ORB 3499/5	FPL EASEMENT	YES	YES
4	ORB 3906/313	LIFT STATION ESMT	YES	YES
5	ORB 29779/856	TEMP. EASEMENT	YES	YES
6	ORB 33780/1988	DEVELOPMENT PLAN	YES	NO
6	ORB 33846/374	RESOLUTION	YES	NO

N.P. = NOT PROVIDED

**ABBREVIATIONS**

ASPH	ARCLNGTH
B.M.	ASPHALT
C	BENCHMARK
CB	CATCH BASIN
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
COR.	CORNER
D	DELTA (CENTRAL ANGLE)
D.E.	DRAINAGE EASEMENT
I.R.	IRON ROD
I.R.C.	IRON ROD AND CAP
INV.	INVERT
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
L.W.D.D.	LAKE WORTH DRAINAGE DISTRICT
MON.	MONUMENT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PAGE	PAGE
P.F.	PROFESSIONAL SURVEYOR & MAPPER
R.P.B.	ROAD PLAT BOOK
S.M.	SANITARY MANHOLE
SAN. MH	SANITARY MANHOLE
U.E.	UTILITY EASEMENT
WM	WATER METER
WPP	WOOD POWER POLE
B	BASELINE

**LEGEND**

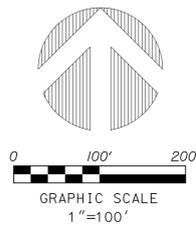
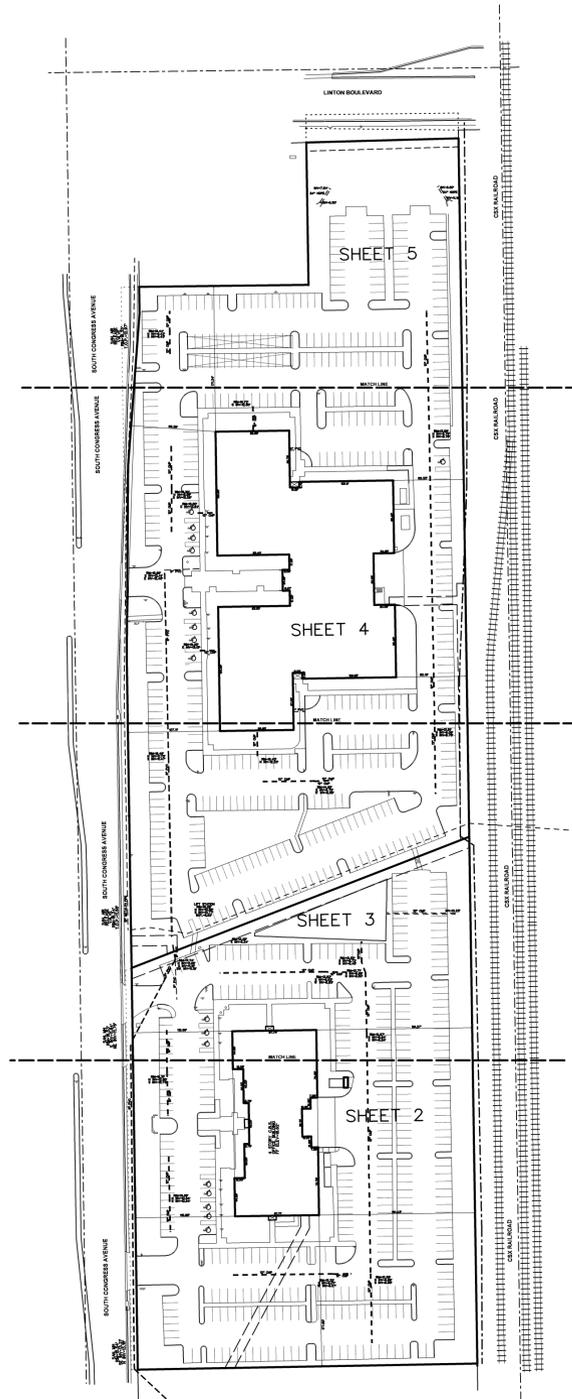
CONC. UTILITY POLE	○ SANITARY MANHOLE
WOOD UTILITY POLE	○ SIGN
ELECTRIC SERVICE	○ CLEAN OUT
WATER METER	○ MONITORING WELL
WATER VALVE	○ SANITARY VALVE
FIRE HYDRANT	□ ATT BOX
LIGHT POLE	— OVERHEAD UTILITY LINE
STORM MANHOLE	— FENCE
CATCH BASIN	— ANCHOR
	● MONITORING WELL
	● 2060 TREE

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH COMPLES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 54-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

JEFF S. HODAPP  
 SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS5111

LAST DATE OF FIELD WORK : DECEMBER 14, 2022



**TREE LIST**

1508	24"	OAK	3267	12"	PALM
1517	12"	SABAL PALM	3269	12"	BLACK OLIVE
1518	12"	SABAL PALM	3270	12"	BLACK OLIVE
1519	12"	SABAL PALM	3271	12"	PALM
1520	12"	SABAL PALM	3272	12"	PALM
1521	12"	SABAL PALM	3273	12"	PALM
1522	18"	OAK	3274	12"	PALM
1523	18"	OAK	3275	12"	PALM
1524	18"	OAK	3276	12"	PALM
1531	36"	MOHAGONY	3277	12"	PALM
1532	24"	MOHAGONY	3278	12"	PALM
1533	6"	BOTTLEBRUSH	3279	12"	PALM
1534	4"	BOTTLEBRUSH(2)	3280	12"	PALM
1535	12"	SABAL PALM	3281	12"	PALM
1536	12"	SABAL PALM	3282	12"	PALM
1537	12"	SABAL PALM	3283	12"	PALM
1539	12"	SABAL PALM	3284	16"	BLACK OLIVE
1540	12"	SABAL PALM	3285	26"	BLACK OLIVE
1541	18"	OAK	3286	16"	BLACK OLIVE
1542	12"	OAK	3287	16"	OAK
1543	18"	OAK	3288	16"	OAK
1544	12"	SABAL PALM	3289	12"	PALM
1545	12"	SABAL PALM	3290	12"	PALM
1546	12"	SABAL PALM	3291	12"	PALM
1547	12"	SABAL PALM	3292	12"	PALM
1548	12"	SABAL PALM	3293	12"	PALM
1549	12"	SABAL PALM	3294	12"	PALM
1550	12"	SABAL PALM	3295	12"	PALM
1551	12"	SABAL PALM	3296	12"	PALM
1552	12"	SABAL PALM	3297	12"	OAK
1553	12"	SABAL PALM	3298	16"	BLACK OLIVE
1554	8"	QUEEN PALM	3299	12"	PALM
1572	12"	SABAL PALM	3300	12"	PALM
1573	12"	SABAL PALM	3301	12"	PALM
1574	12"	SABAL PALM	3302	12"	PALM
1575	24"	BLACK OLIVE	3303	12"	OAK
1577	18"	OAK	3304	20"	BLACK OLIVE
1578	24"	OAK	3305	12"	BLACK OLIVE
1579	24"	OAK	3306	12"	BLACK OLIVE
1580	24"	OAK	3307	12"	BLACK OLIVE
1581	12"	SABAL PALM	3308	12"	BLACK OLIVE
1582	12"	SABAL PALM	3309	12"	BLACK OLIVE
1583	12"	SABAL PALM	3310	12"	BLACK OLIVE
1584	12"	SABAL PALM	3311	12"	BLACK OLIVE
1587	24"	ACACIA	3312	12"	BLACK OLIVE
1588	10"	BOTTLE BRUSH	3313	12"	BLACK OLIVE
1591	10"	BOTTLE BRUSH	3314	12"	BLACK OLIVE
1594	12"	SABAL PALM	3315	12"	BLACK OLIVE
1595	12"	SABAL PALM	3316	12"	BLACK OLIVE
1596	12"	SABAL PALM	3317	12"	BLACK OLIVE
1597	6"	ROBELLINI	3318	12"	BLACK OLIVE
1605	18"	OAK	3319	12"	BLACK OLIVE
1606	18"	OAK	3320	12"	BLACK OLIVE
1609	10"	QUEEN PALM	3321	12"	BLACK OLIVE
1610	6"	ROBELLINI	3322	24"	FIG
1611	10"	QUEEN PALM	3323	12"	FIG
1612	10"	QUEEN PALM	3324	12"	FIG
1613	10"	QUEEN PALM	3325	12"	FIG
1614	24"	OAK	3326	12"	FIG
1615	24"	OAK	3327	12"	FIG
1616	12"	SABAL PALM	3328	12"	FIG
1617	12"	SABAL PALM	3329	12"	FIG
1618	12"	SABAL PALM	3330	12"	FIG
1619	12"	SABAL PALM	3331	12"	FIG
1620	12"	SABAL PALM	3332	12"	FIG
1621	12"	SABAL PALM	3333	12"	FIG
1622	12"	SABAL PALM	3334	12"	FIG
1623	10"	BOTTLE BRUSH	3335	12"	FIG
1628	18"	OAK	3336	12"	FIG
1629	18"	OAK	3337	12"	FIG
1630	24"	BLACK OLIVE	3338	12"	FIG
1631	18"	BLACK OLIVE	3339	12"	FIG
1632	18"	BLACK OLIVE	3340	12"	FIG
1633	18"	OAK	3341	12"	FIG
1634	18"	OAK	3342	12"	FIG
1656	12"	OAK	3343	12"	FIG
1659	12"	OAK	3344	12"	FIG
1660	18"	OAK	3345	12"	FIG
1661	18"	OAK	3346	12"	FIG
1675	18"	BLACK OLIVE	3347	12"	FIG
1676	12"	SABAL PALM	3348	12"	FIG
1677	12"	SABAL PALM	3349	12"	FIG
1678	12"	SABAL PALM	3350	12"	FIG
1679	12"	SABAL PALM	3351	12"	FIG
1680	12"	SABAL PALM	3352	12"	FIG
1681	12"	SABAL PALM	3353	12"	FIG
1682	12"	SABAL PALM	3354	12"	FIG
1683	12"	SABAL PALM	3355	12"	FIG
1684	24"	OAK	3356	12"	FIG
1685	18"	OAK	3357	12"	FIG
1686	18"	MAHOGANY	3358	12"	FIG
1687	18"	MAHOGANY	3359	12"	FIG
1688	24"	MAHOGANY	3360	12"	FIG
1689	24"	MAHOGANY	3361	12"	FIG
1690	18"	OAK	3362	12"	FIG
1691	18"	MAHOGANY	3363	12"	FIG
1693	12"	SABAL PALM	3364	12"	FIG
1694	12"	SABAL PALM	3365	12"	FIG
1695	12"	SABAL PALM	3366	12"	FIG
1696	12"	SABAL PALM	3367	12"	FIG
1697	12"	SABAL PALM	3368	12"	FIG
1698	12"	SABAL PALM	3369	12"	FIG
1700	24"	FICUS	3370	24"	FIG TREE
1701	24"	FICUS	3371	12"	SABAL PALM
1702	24"	FICUS	3372	12"	SABAL PALM
1703	24"	FICUS	3373	12"	SABAL PALM
1704	10"	BOTTLE BRUSH	3374	12"	SABAL PALM
1705	10"	BOTTLE BRUSH	3375	12"	SABAL PALM
1706	16"	BOTTLE BRUSH	3376	12"	SABAL PALM
3266	12"	PALM	3377	24"	OAK



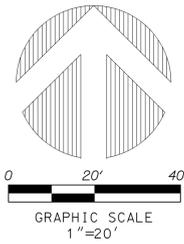
947 Clint Moore Road  
 Boca Raton, Florida, 33487  
 Certificate of Authorization No. LB7264  
 Tel: (561) 241-9988  
 Fax: (561) 241-5182

**ATRIUM AT CENTRE DELRAY  
 GARDENS AT CENTRE DELRAY  
 BOUNDARY, TOPOGRAPHIC AND TREE SURVEY**

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1	10-26-20	JSH		BOUNDARY, TOPOGRAPHIC & TREE SURVEY	
2	12-14-22	JSH		UPDATE SURVEY	
3	1-9-23	JSH		UPDATE TITLE INFORMATION	
4					
5					
6					

SEAL

JOB NO. 20220  
 SCALE 1"=100'  
 DRAWN JSH  
 CHECKED GY  
 SHEET 1 OF 5



SOUTH CONGRESS AVENUE

S00° 12'10" E 472.28'

MATCH LINE

4 STORY C.B.S. OFFICE BUILDING  
FF ELEV=18.62'  
THE GARDENS AT CENTRE DELRAY  
(P.B. 43, PG. 49 P.B.C.R.)

N00° 12'10" W 619.39'

CSX RAILROAD

**PERIMETER SURVEYING & MAPPING**  
**ATRIDIUM AT CENTRE DELRAY**  
**GARDENS AT CENTRE DELRAY**  
**BOUNDARY, TOPOGRAPHIC AND TREE SURVEY**

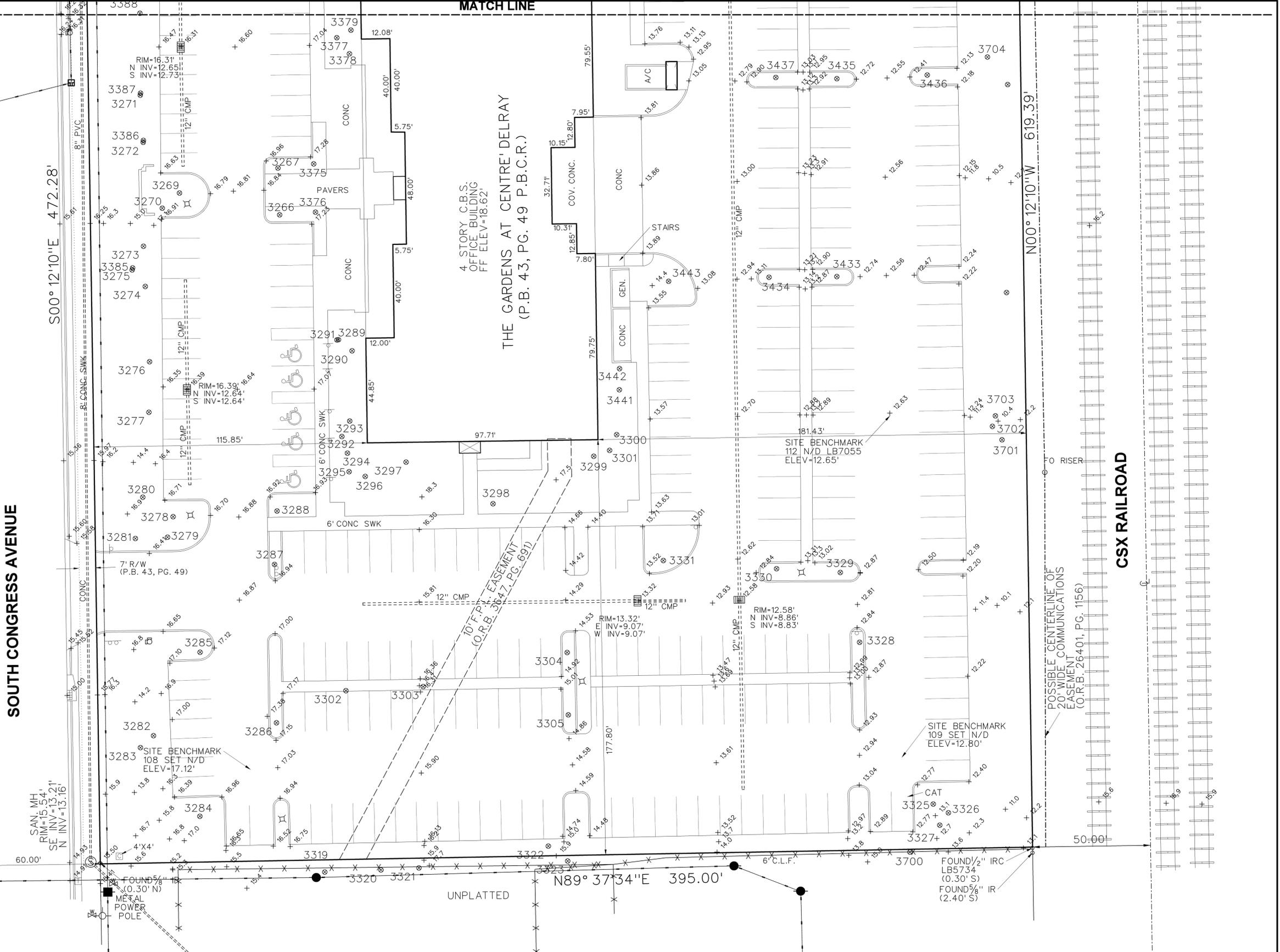
947 Clint Moore Road  
Boca Raton, Florida, 33487  
Certificate of Authorization No. LB7264

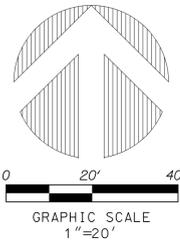
Tel: (561) 241-9988  
Fax: (561) 241-5182

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1					
2					
3					
4					
5					
6					

JOB NO. 20220  
 SCALE 1"=20'  
 DRAWN JSH  
 CHECKED GY  
 SHEET 2 OF 5

SEAL





**SOUTH CONGRESS AVENUE**

**CSX RAILROAD**

**THE ATRIUM AT CENTRE' DELRAY**  
(P.B. 42, PG. 133 P.B.C.R.)

**THE GARDENS AT CENTRE' DELRAY**  
(P.B. 43, PG. 49 P.B.C.R.)

**MATCH LINE**

**MATCH LINE**

APPROX. LOCATION  
16" WATER MAIN  
PER DESIGN PLANS &  
CITY OF DELRAY ATLAS

S69° 13'12" W 421.92'  
12' F.P.L. EASEMENT  
(P.B. 43, PG. 49 P.B.C.R.)

N00° 12'10" W 619.39'

N00° 12'10" W 821.09'

POSSIBLE CENTERLINE OF  
20' WIDE COMMUNICATIONS  
EASEMENT  
(O.R.B. 26401, PG. 1156)

2" PVC STUB UP

BLUE FLAG  
BLUE FLAG



947 Clint Moore Road  
Boca Raton, Florida, 33487  
Certificate of Authorization No. LB7264

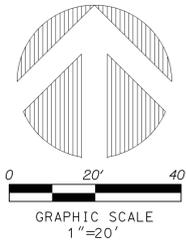
Tel: (561) 241-9988  
Fax: (561) 241-5182

**ATRIUM AT CENTRE DELRAY  
GARDENS AT CENTRE DELRAY  
BOUNDARY, TOPOGRAPHIC AND TREE SURVEY**

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1					
2					
3					
4					
5					
6					

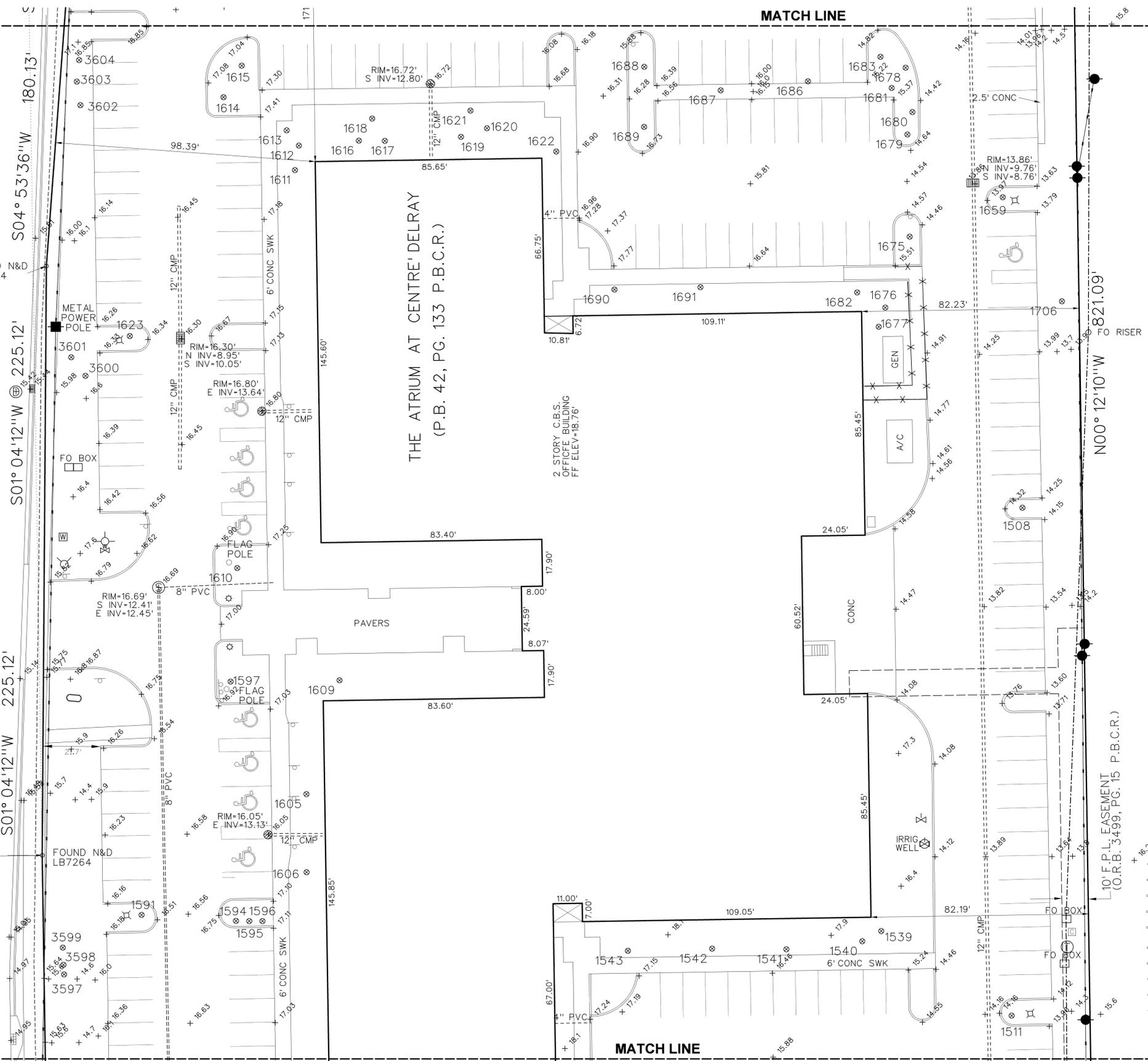
JOB NO. 20220  
SCALE 1"=20'  
DRAWN JSH  
CHECKED GY  
SHEET 3 OF 5

SEAL



**SOUTH CONGRESS AVENUE**

**CSX RAILROAD**



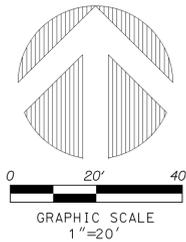
**PERIMETER SURVEYING & MAPPING**  
**947 Clint Moore Road**  
**Boca Raton, Florida, 33487**  
 Certificate of Authorization No. LB7264  
 Tel: (561) 241-9988  
 Fax: (561) 241-5182

**THE ATRIUM AT CENTRE DELRAY**  
**GARDENS AT CENTRE DELRAY**  
**BOUNDARY, TOPOGRAPHIC AND TREE SURVEY**

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1					
2					
3					
4					
5					
6					

JOB NO. 20220  
 SCALE 1"=20'  
 DRAWN JSH  
 CHECKED GY  
 SHEET 4 OF 5

SEAL

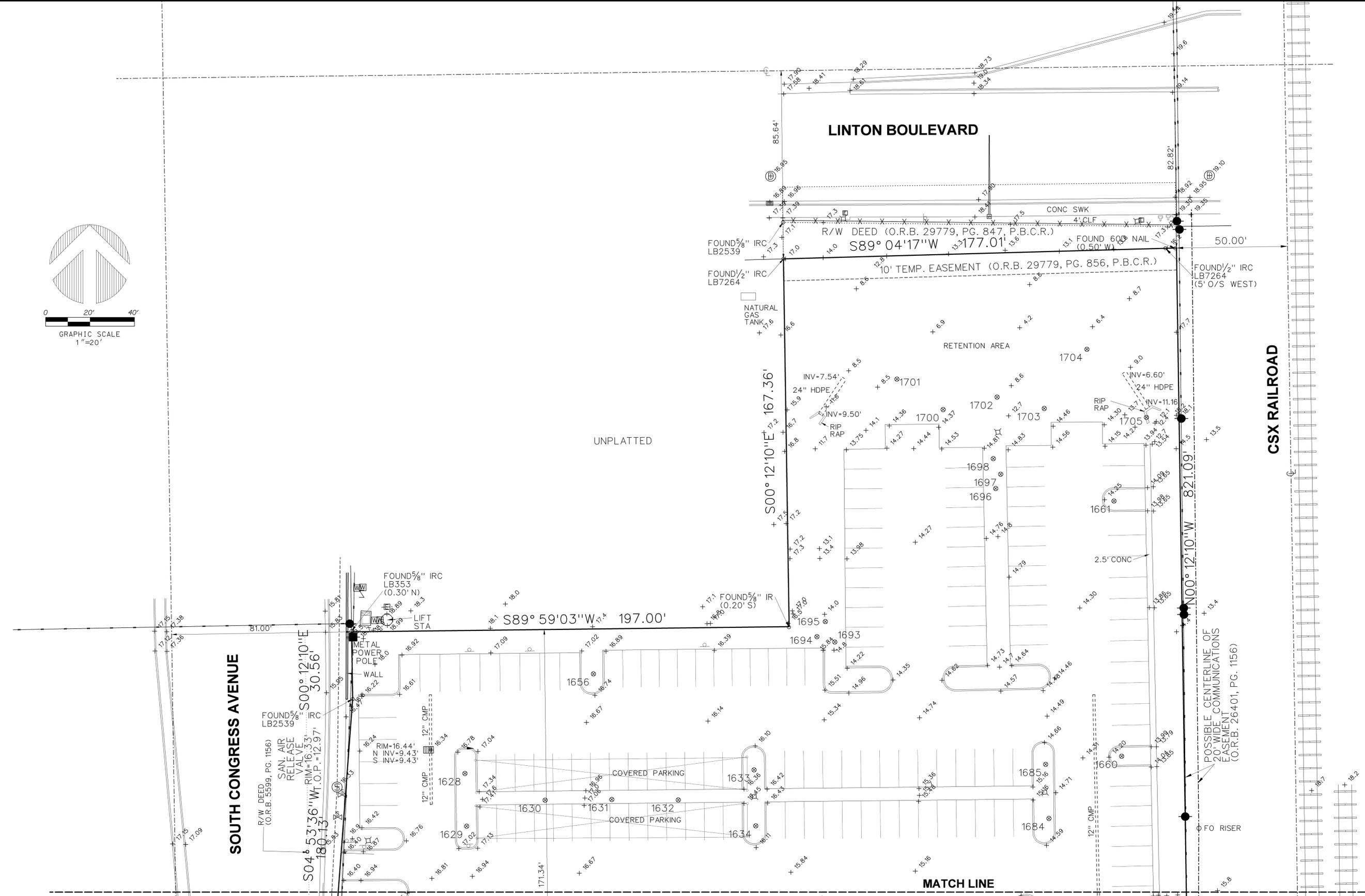


**LINTON BOULEVARD**

**SOUTH CONGRESS AVENUE**

**CSX RAILROAD**

UNPLATTED



947 Clint Moore Road  
Boca Raton, Florida, 33487  
Certificate of Authorization No. LB7264

Tel: (561) 241-9988  
Fax: (561) 241-5182

**ATRIUM AT CENTRE DELRAY  
GARDENS AT CENTRE DELRAY  
BOUNDARY, TOPOGRAPHIC AND TREE SURVEY**

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1					
2					
3					
4					
5					
6					

JOB NO. 20220  
SCALE 1"=20'  
DRAWN JSH  
CHECKED GY  
SHEET 5 OF 5

SEAL