



LEGEND:
 C = CENTERLINE
 WM = WATER METER
 F.H. = FIRE HYDRANT
 G.V. = GATE VALVE
 SSMH = SANITARY SEWER MANHOLE
 C.O. = SANITARY SEWER CLEAN OUT
 G.T. = GREASE TRAP MANHOLE
 L.P. = LIGHT POLE
 CONC = CONCRETE
 A/C = CONCRETE A/C PAD
 C.B. = CATCH BASIN
 O.R.B. = OFFICIAL RECORDS BOOK
 +12.21 = ELEVATION BASED ON NORTH AMERICAN VERTICAL DATUM 1988. SOURCE: "L-NET" GPS NETWORK

FLOOD ZONE: X
 COMMUNITY PANEL NO. 125102
 MAP NO.: 12099C0977
 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

DESCRIPTION:

PARCEL 1:
 LOTS 9 AND 10, DELRAY BEACH ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 13, TOGETHER WITH THE EAST 20 FEET OF THAT PORTION OF DIXIE HIGHWAY ROAD RIGHT OF WAY LYING WEST OF SAID LOTS 9 AND 10 AND BOUNDED ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 9 AND BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 10, ALL BEING IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:
 LOT 2, P.B.T. REPLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 94, PAGES 71 AND 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFIED TO:
 2410 FEDERAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY
 MUTUAL ONE BANK, ISAOA
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SIMON AND SCHMIDT, P.A.
 PADULA BERNARDO LEVINE, LLP

MAP OF AS-BUILT SURVEY
 SITE ADDRESS: 2400 N. FEDERAL HIGHWAY DELRAY BEACH, FLORIDA 33483
 PARCEL ID. NO.: 12-43-46-04-00-000-020 AND 2410 N. FEDERAL HIGHWAY DELRAY BEACH, FLORIDA 33483
 PARCEL ID. NO.: 12-43-46-04-08-000-0090
 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.

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

TITLE NOTES:
 THIS SURVEY SHOWS ALL PLOTTABLE EASEMENTS AS SHOWN ON LETTERS OF TITLE CERTIFICATE AS PREPARED BY PADULA, BERNARDO & LEVINE, DATED OCTOBER 27, 2023 FOR PARCEL 1 AND PARCEL 2.

REVISED: 07/12/22 - ADDED CERT TO
 REVISED: 08/11/23 - ADDITIONAL LOCATIONS AND ELEVATIONS
 REVISED: 10/25/23 - CHANGED BOUNDARY, LEGAL DESCRIPTION AND AREA
 REVISED: 01/23/24 - TITLE NOTES AND GENERAL CHANGES PER TAC COMMENTS
 REVISED: 02/15/24 - ADDITIONAL OFF-SITE ELEVATIONS AND LOCATIONS
 REVISED: 02/27/24 - TITLE NOTES AND GENERAL INFORMATION

DATE OF SURVEY MARCH 12, 2022	SCALE: 1" = 30'
FIELD BOOK ELS D-3 36	ORDER NO.: 22-19ab