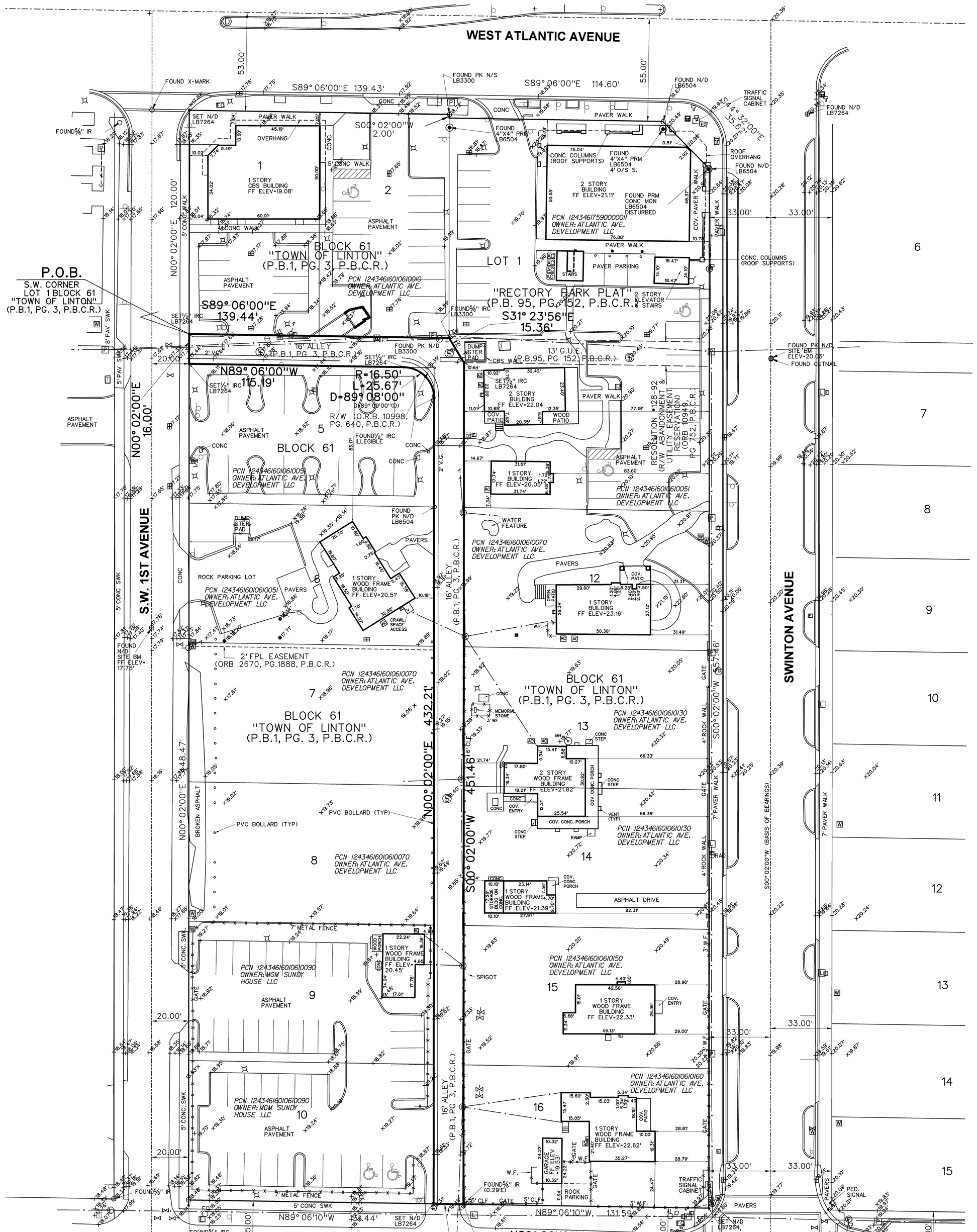


LEGAL DESCRIPTION

A PORTION OF THE 16.00 FOOT WIDE ALLEY AND A PORTION OF LOT 5, IN BLOCK 61, "TOWN OF LINTON", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 61; THENCE SOUTH 89°06'00" EAST, ALONG THE SOUTH LINE OF LOTS 1 AND 2 OF SAID BLOCK 61, A DISTANCE OF 139.44 FEET; THENCE SOUTH 31°23'56" EAST, ALONG THE WEST LINE OF LOT 1, "RECTORY PARK PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95 AT PAGE 152 OF SAID PUBLIC RECORDS, A DISTANCE OF 15.36 FEET; THENCE SOUTH 00°02'00" WEST, ALONG THE WEST LINE OF SAID LOT 1, "RECTORY PARK PLAT", AND THE WEST LINE OF LOTS 12 THROUGH 16 OF SAID BLOCK 61, A DISTANCE OF 451.46 FEET; THENCE NORTH 89°06'10" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 61, A DISTANCE OF 16.00 FEET; THENCE NORTH 00°02'00" EAST, ALONG THE EAST LINE OF LOTS 5 THROUGH 10 OF SAID BLOCK 61, A DISTANCE OF 432.21 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE SOUTHWEST BOUNDARY OF A RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 10998 AT PAGE 640 OF SAID PUBLIC RECORDS, HAVING A RADIUS OF 16.50 FEET AND A CENTRAL ANGLE OF 89°08'00", A DISTANCE OF 25.67 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°06'00" WEST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 115.19 FEET; THENCE NORTH 00°02'00" EAST, ALONG THE WEST LINE OF SAID BLOCK 61, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 9539 SQUARE FEET, MORE OR LESS.

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. EASEMENTS AND RIGHTS-OF-WAY LISTED IN SCHEDULE BII OF TITLE COMMITMENT NUMBER HUDS002, AS PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE: DECEMBER 17, 2013 AT 11:00 PM, ARE SHOWN HEREON. EASEMENTS AND RIGHTS-OF-WAY LISTED IN SCHEDULE B OF TITLE COMMITMENT NUMBER CCS, AS PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE: JANUARY 20, 2014 AT 11:00 PM, ARE SHOWN HEREON. THESE TITLE COMMITMENTS REFER TO ADJACENT PARCELS AND NOT THE RIGHT-OF-WAY PROPOSED TO BE ABANDONED.
3. NO TITLE INFORMATION WAS PROVIDED OR REVIEWED FOR PARCEL 15.
4. ELEVATIONS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY BENCH-MARK "SRO 17.16", HAVING AN ELEVATION OF 17.17' NGVD 1929. ALL ELEVATIONS ARE RELATIVE TO NGVD 1929.
5. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SWINTON AVENUE HAVING AN ASSUMED BEARING OF SOUTH 00°02'00" WEST.
6. UNDERGROUND IMPROVEMENTS ARE NOT SHOWN.
7. TREES ARE NOT SHOWN ON THIS SURVEY.
8. FLOOD INFORMATION IS AS FOLLOWS:

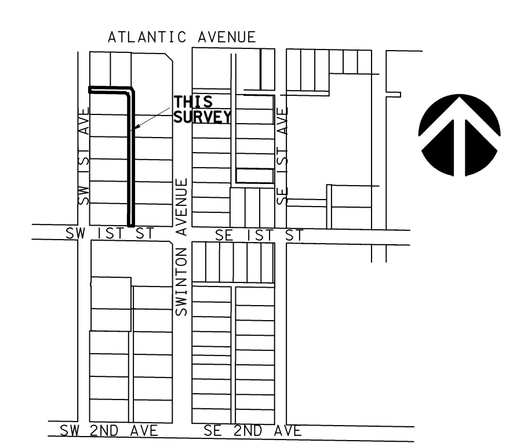
COMMUNITY NUMBER	:	125102
PANEL NUMBER	:	0004
SUFFIX	:	D
DATE OF FIRM	:	JANUARY 5, 1989
ZONE	:	X
BASE FLOOD ELEV.	:	N/A

LEGEND

- STORM MANHOLE
- CONC. POWER POLE
- ELEC. HANDHOLE
- CATCH BASIN
- SANITARY MANHOLE
- CLEAN OUT
- WOOD POWER POLE
- METAL LIGHT POLE
- ANCHOR
- SIGN
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- TELEPHONE BOX
- TELEPHONE MANHOLE
- CABLE TV BOX
- FPL TRANSFORMER
- HANDICAP SPACE
- BACKFLOW PREVENTER
- OVERHEAD LINE
- FENCE

ABBREVIATIONS

(C)	:	CALCULATED
C&G	:	CURB & GUTTER
C.L.F.	:	CHAIN LINK FENCE
CONC.	:	CONCRETE
D.C.R.	:	DADE COUNTY RECORDS
COR.	:	CORNER
D.E.	:	DRAINAGE EASEMENT
I.R.	:	IRON ROD
I.R.C.	:	IRON ROD AND CAP
L.B.	:	LICENSED BUSINESS
L.S.	:	LICENSED SURVEYOR
(M)	:	MEASURED
MON.	:	MONUMENT
O.R.B.	:	OFFICIAL RECORDS BOOK
P.B.	:	PLAT BOOK
P.B.C.R.	:	PALM BEACH COUNTY RECORDS
PG.	:	PAGE
P.S.M.	:	PROFESSIONAL SURVEYOR & MAPPER
U.E.	:	UTILITY EASEMENT
W.F.	:	WOOD FENCE



LOCATION MAP

NOT TO SCALE

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 5J-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 16, 2015

JOB NO.	14104
SCALE	1"=30'
FB/PG	/1
DRAWN	JSH
CHECKED	JEK
SHEET	1 OF 1

SEAL

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

PROPOSED ALLEY ABANDONMENT
SWINTON COMMONS
BOUNDARY SURVEY

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