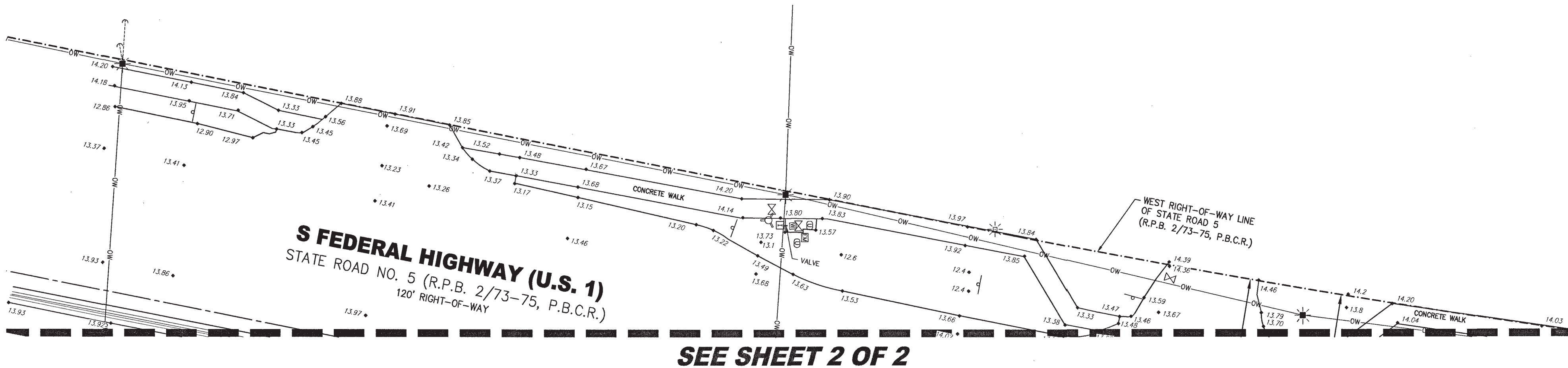


NOTE
ELEVATIONS SHOWN HEREON
ARE BASED ON THE NORTH
AMERICAN VERTICAL DATUM OF 1988
(NAVD 1988)



LAND DESCRIPTION:

PARCEL 1

Lots 1 and 4, Block 21, DEL-RATON PARK, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 14, pages 9 and 10, LESS AND EXCEPT portion thereof conveyed to the State of Florida in Warranty Deed dated July 6, 1955 and recorded in Deed Book 1103, Page 299 and described as follows: From the SW corner of said Lot 1, run Northerly along the West line of said Lot 1 for a distance of 125 feet to the NW corner of said Lot; thence run Easterly along the North line of said Lot 1 a distance of 28.1 feet to the NE corner of said Lot 1; thence run Easterly along the North line of said Lot 4 for a distance of 10.10 feet; thence run S 0 degrees 11 min. 12 sec. W., across said Lots 4 and 1 for a distance of 126.94 feet to a point on the South line of said Lot 1; thence run Westerly along the South line of said Lot 1 for a distance of 38 feet to the SW corner of said Lot 1 and the point of beginning.

Lots 14, 15, 16, 17 and 18, Block 37, and Lots 29, 30, 31, 32 and 33 in Block 37, DEL-RATON PARK, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 14, Pages 9 and 10.

All that part of Frederick Boulevard, being a part of that certain plat known as DEL-RATON PARK as recorded in Plat Book 14, pages 9 and 10, public records of Palm Beach County, Florida, described as follows: Beginning at the Northwest corner of Lot 14, Block 37 of DEL-RATON PARK; thence Westerly to the Northeast corner of Lot 4, Block 21 of DEL-RATON PARK; thence Southerly along the Easterly line of Lot 4, Block 21 of DEL-RATON PARK to the Southeast corner of said Lot 4, Block 21, DEL-RATON PARK; thence Easterly to the Southwest corner of Lot 18, Block 37, DEL-RATON PARK; thence Northerly along the Westerly boundary of Lots 18, 17, 16, 15 and 14, Block 37, DEL-RATON PARK to the Point of Beginning.

Lots 12, 13, 34 and 35 and 50 foot strip lying west of Lots 12 and 13, extension to Highway 1, Block 37, DEL-RATON PARK subdivision, Palm Beach County, Florida, recorded in Plat Book 14, page 9, public records of Palm Beach County, Florida.

That part of Avenue B as shown on Plat of DEL-RATON PARK as recorded in Plat Book 14, page 9, Palm Beach County, Florida Public Records, bounded as follows: On the East by the West line of Lots 12 and 13, Block 37; on the North by the Westerly extension of the North line of Lot 12, Block 37, and the South line of Block B; on the South by the Westerly extension of the South line of Lot 13, Block 37, and the North line of Block 21, and on the West by a line parallel to and 60 feet East of the center line of State Road 5 as shown on Road Plat Book 2, page 74, all being in the Plat of DEL-RATON PARK, as recorded in Plat Book 14, page 9, Palm Beach County, Florida, public records.

PARCEL 2

Lots 1, 2, 45 and 46, Block 37, DEL-RATON PARK, a subdivision in Palm Beach County, Florida, according to the Plat thereof, recorded in the Office of the Clerk of the Circuit South in and for Palm Beach County, Florida in Plat Book 14, page 9;

That strip of land formerly a part of Frederick Boulevard now abandoned by the Board of Commissioners, Palm Beach County, which strip is bounded as follows: On the East by the west line of Lots 1 and 2, Block 37, DEL-RATON PARK; on the North by the Westerly extension of the north line of said Lot 1; on the South by the westerly extension of the South line of said Lot 2; and on the West by a line parallel to and 60 feet east of the center line of State Road 5 (U.S. highway No. 1) as shown on Road Plat Book 2, page 74, Palm Beach County records. Said lands situate, lying and being in Palm Beach County, Florida.

AND

Lots 3 to 11, inclusive, and Lots 36 to 44, inclusive, in Block 37, of DEL-RATON PARK, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 14, Pages 9 and 10;

Also that part of Frederick Boulevard, 60 feet wide and 225 feet long (North and South) bound on the West by the East line of Block "B", and on the East by the West line of Block 37, on the South by a westerly prolongation of the South line of Lot 11, Block 37, and on the North by the westerly prolongation of the North line of Lot 3, Block 37, as shown on Sheet 1 of 2 sheets, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 14, pages 9 and 10.

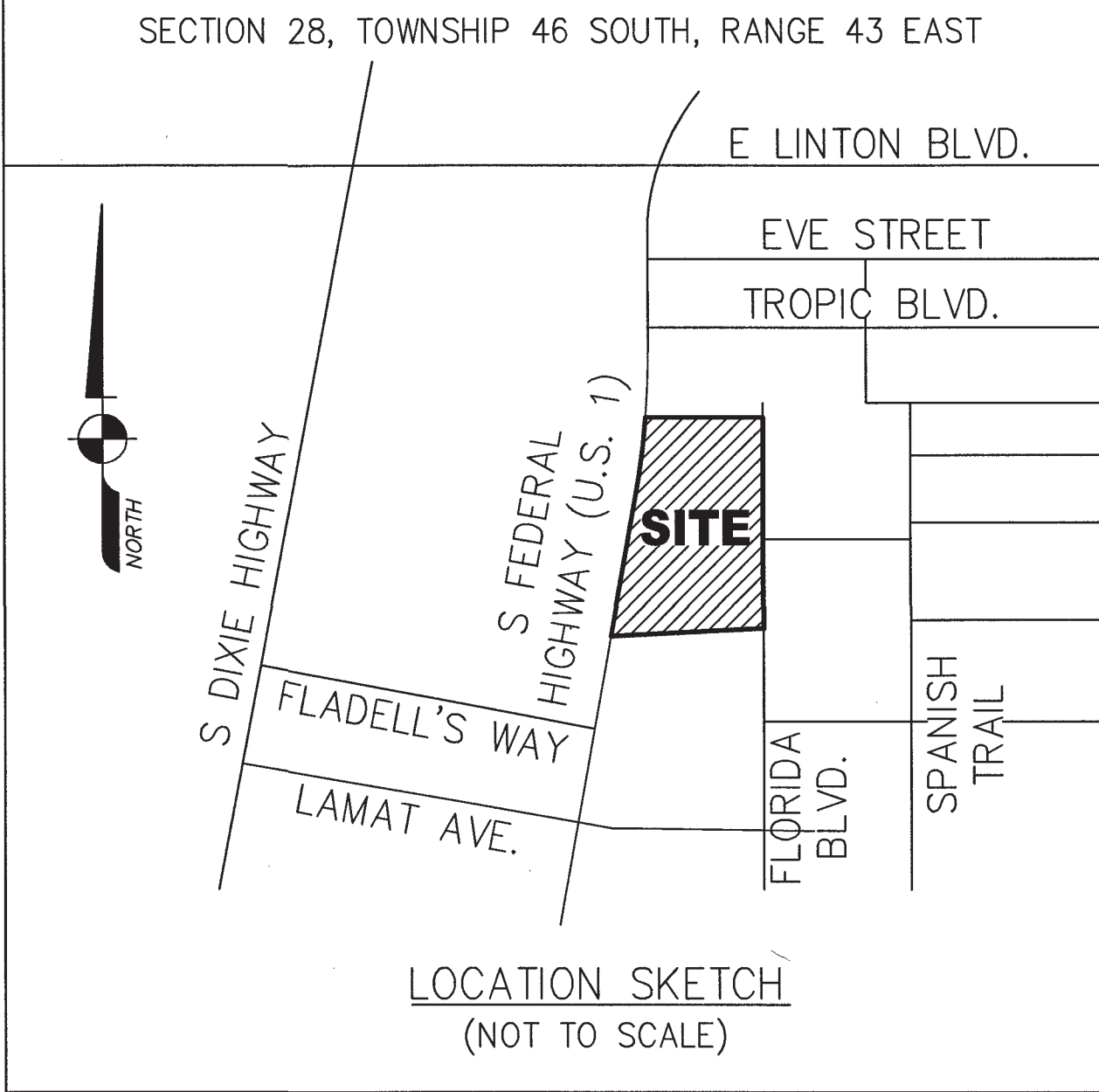
Said lands situate in the City of Delray Beach, Palm Beach County, Florida and containing 133,740 square feet (3.070 acres) more or less.

NOT VALID WITHOUT SHEETS 1 AND 2

SUMMARY TABLE FOR: CERTIFICATE OF TITLE (SEE SURVEYOR'S REPORT #2)		
CERTIFICATE OF TITLE FOR KIA DELRAY FOR PARCEL ID NO. 12-43-46-28-07-021-0010		
RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	ACTION TAKEN
O.R.B. 30774/1185	YES, both Parcels 1 & 2	Deed of overall land
P.B. 14/9	YES, both Parcels 1 & 2	As shown
D.B. 1063468	YES, both Parcels 1 & 2	Not plottable
D.B. 1153517	YES, both Parcels 1 & 2	As shown
O.R.B. 34441/132	YES, only Parcel 2	Not plottable
O.R.B. 4377/239	YES, only Parcel 1	As shown
O.R.B. 4481/1479	YES, both Parcels 1 & 2	As shown
O.R.B. 5354/1896	YES, only Parcel 1	As shown
O.R.B. 30747/1091	NO	Not shown. Offsite
O.R.B. 32919/1277	YES, both Parcels 1 & 2	As shown
O.R.B. 32926/133	YES, both Parcels 1 & 2	As shown

TREE LEGEND	
	Button Wood
	Palm
	Unknown Species
	Denotes 12" Diameter Trunk (Typical)

LEGEND	
	BACK FLOW PREVENTOR VALVE
	BENCHMARK
	BOLLARD (UNLESS NOTED)
	CATCH BASIN
	CLEAN OUT
	CONCRETE LIGHT POLE
	CONCRETE UTILITY POLE
	CONCRETE UTILITY POLE WITH LIGHT
	ELECTRIC METER
	ELECTRIC SERVICE BOX
	ELECTRIC SERVICE PANEL
	EXISTING ELEVATION
	FIRE HYDRANT
	GREASE TRAP
	GUY ANCHOR
	HAND HOLE
	HANDICAP PARKING
	IRRIGATION CONTROL BOX
	IRRIGATION CONTROL VALVE
	MAIL BOX
	MONITORING WELL
	NUMBER OF REGULAR PARKING
	OVERHEAD WIRES
	SANITARY MANHOLE
	SIGN (UNLESS NOTED)
	TELEPHONE RISER
	UNKNOWN UTILITY SERVICE BOX
	UNDERGROUND UTILITY MARKER
	VAULT
	WATER METER
	WATER VALVE
	WOOD UTILITY POLE
	WOOD UTILITY POLE WITH LIGHT
	YARD DRAIN



SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Certificate of Title for KIA Delray for Parcel ID No. 12-43-46-28-07-021-0010 signed and certified on September 19, 2024. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avirom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
- The land description shown hereon is in accord with lands described in Warranty Deed recorded in Official Records Book 30774, Page 1181 of the Public Records of Palm Beach County, Florida.
- No underground improvements were located.
- Distances shown hereon are in accord with the plat of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the east line of Block 37, having a bearing of S031°58'59"E.
- The property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12099C0987F, Community No. 125102, dated 10/5/2017.
- Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
- Benchmark Description: Florida Department of Transportation Benchmark# B03, Elevation = 14.54 feet (NAVD 1988).
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- The common name of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
- This map is intended to be displayed at a scale of 1" = 20'.
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
- Adjacent property owner information shown hereon was obtained from the Palm Beach County Property Appraiser's website.
- Address: 2255 S. Federal Highway, Delray Beach, Florida.
- Abbreviation Legend: ALTA = American Land Title Association; ASPH. = Asphalt; BLVD. = Boulevard; (C) = Calculated; Δ = Central Angle; C = Centerline; C.M. = Concrete Monument; C.M.P. = Corrugated Metal Pipe; COR. = Corner; CONC. = Concrete; D = Per Deed; D.B. = Deed Book; F.B. = Field Book; F.D.O.T. = Florida Department of Transportation; F.F. = Finished Floor; F.P.L. = Florida Power & Light Company; G.U.E. = General Utility Easement; INV. = Invert; L = Arc Length; L.B. = Licensed Business; NAVD = North American Vertical Datum; N/D = Nail & Disk; NSPS = National Society of Professional Surveyors; O.R.B. = Official Records Book; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PGS. = Pages; P.L.S. = Professional Land Surveyor; P.R.M. = Permanent Reference Monument; P/O = Portion of; P.V.C. = Polyvinyl Chloride; P.U.E. = Public Utility Easement; R = Radius; R.P.B. = Road Plat Book; S.F. = Square Feet; TYP. = Typical; W/ = With; W/CAP = With Surveyors Cap.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 12/19/2024

John T.
Doogan,
P.L.S.

Digitally signed
by John T.
Doogan, P.L.S.
Date: 2025.02.28
09:57:58 -05'00'

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / WWW.AVIROMSURVEY.COM

ESTABLISHED 1984

SCALE: 1" = 20'

DATE: 09/25/2023

BY: S.K.

CHECKED: J.T.D.

F.B./PG. 2189/24-36

SHEET: 1 OF 2

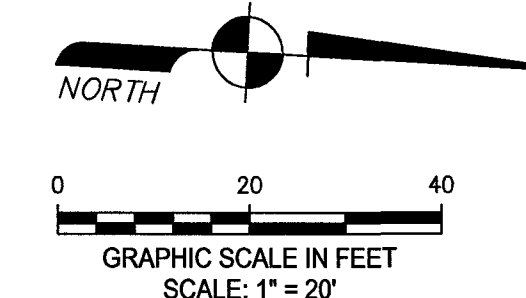
JOB #:

12882

BOUNDARY SURVEY
2255 S. FEDERAL HIGHWAY
LOTS 1-18 & 28-46, BLOCK 37 & A PORTION OF LOTS 1 & 4, BLOCK 21
& A PORTION OF FREDERICK BOULEVARD & AVENUE B
DEL-RATON PARK (P.B. 14, PGS. 09-10, P.B.C.R.)
LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SEE SHEET 1 OF 2

S FEDERAL HIGHWAY (U.S. 1)
STATE ROAD NO. 5 (R.P.B. 2/73-75, P.B.C.R.)
120' RIGHT-OF-WAY

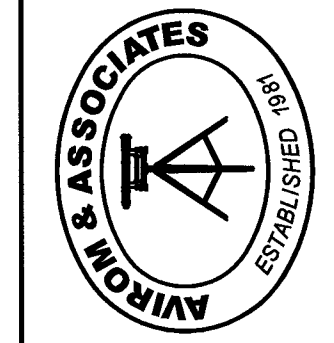


NOTE
ELEVATIONS SHOWN HEREON
ARE BASED ON THE NORTH
AMERICAN VERTICAL DATUM OF 1988
(NAVD 1988)

- LEGEND**
- BACKFLOW PREVENTOR VALVE
 - BENCHMARK
 - ROLLAD (UNLESS NOTED)
 - CATCH BASIN
 - CLEAN OUT
 - CONCRETE LIGHT POLE
 - CONCRETE UTILITY POLE
 - CONCRETE UTILITY POLE WITH LIGHT
 - ELECTRIC METER
 - ELECTRIC SERVICE BOX
 - ELECTRIC SERVICE PANEL
 - EXISTING ELEVATION
 - FIRE HYDRANT
 - GREASE TRAP
 - GUY ANCHOR
 - HAND HOLE
 - HANDICAP PARKING
 - IRRIGATION CONTROL VALVE
 - MAIL BOX
 - MONITORING WELL
 - NUMBER OF REGULAR PARKING
 - OVERHEAD WIRES
 - SANITARY MANHOLE
 - SIGN (UNLESS NOTED)
 - TELEPHONE RISER
 - UNKNOWN UTILITY SERVICE BOX
 - UNDERGROUND UTILITY MARKER
 - VAULT
 - WATER METER
 - WATER VALVE
 - WOOD UTILITY POLE
 - WOOD UTILITY POLE WITH LIGHT
 - YARD DRAIN

- TREE LEGEND**
- Button Wood
 - Palm
 - Unknown Species
 - Denotes 12" Diameter Trunk (Typical)

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FORT LAUDERDALE, FLORIDA 33301
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REVISIONS	DATE	F.B./P.G.	BY	CKD	REVISIONS	DATE	F.B./P.G.	BY	CKD
1	09/25/2023	18/20/78	J.T.D.	J.T.D.	ISSUED FOR PERMIT				
2	12/10/2024	18/20	J.T.D.	J.T.D.	REVISED FOR CONSTRUCTION				
	12/10/2024				COLLECT OFFICE FLOOR ELEVATION				
			</						

BOUNDARY SURVEY
2255 S. FEDERAL HIGHWAY
LOTS 1-18 & 29-46; BLOCK 37 & A PORTION OF LOTS 1 & 4, BLOCK 21
& A PORTION OF DELAY 7 TOWNHOMES & AVENUE B
DEL-RATON PARK (P.B. 14, PGS. 09-10, P.B.C.R.)
LYING IN SECTION 28, TOWNSHIP 48 SOUTH, RANGE 43 EAST
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SCALE: 1" = 20'
DATE: 09/25/2023
BY: S.K.
CHECKED: J.T.D.
F.B.P.G.: 2188/24-38
SHEET: 2 OF 2

NOT VALID WITHOUT SHEETS 1 AND 2

