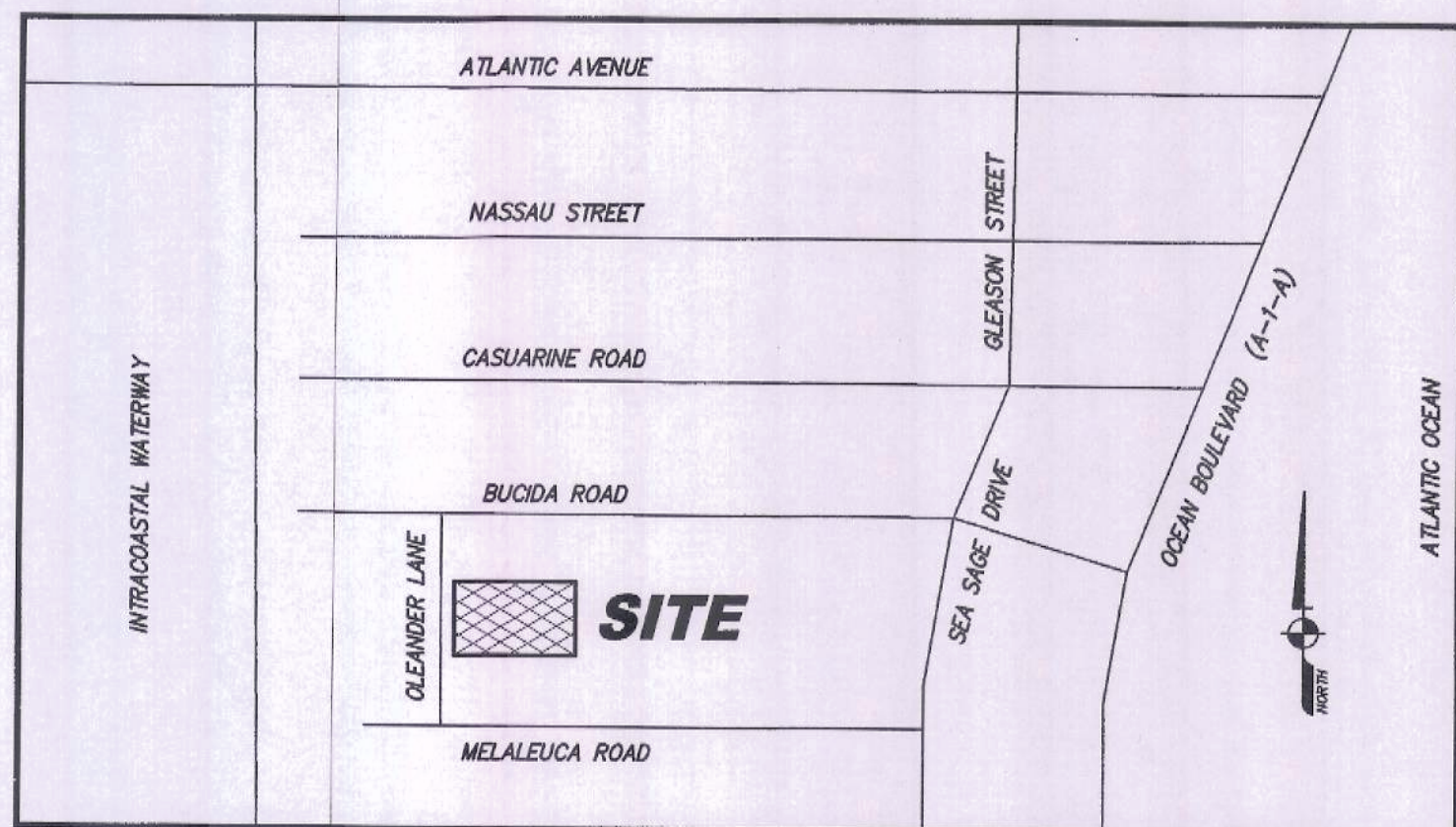
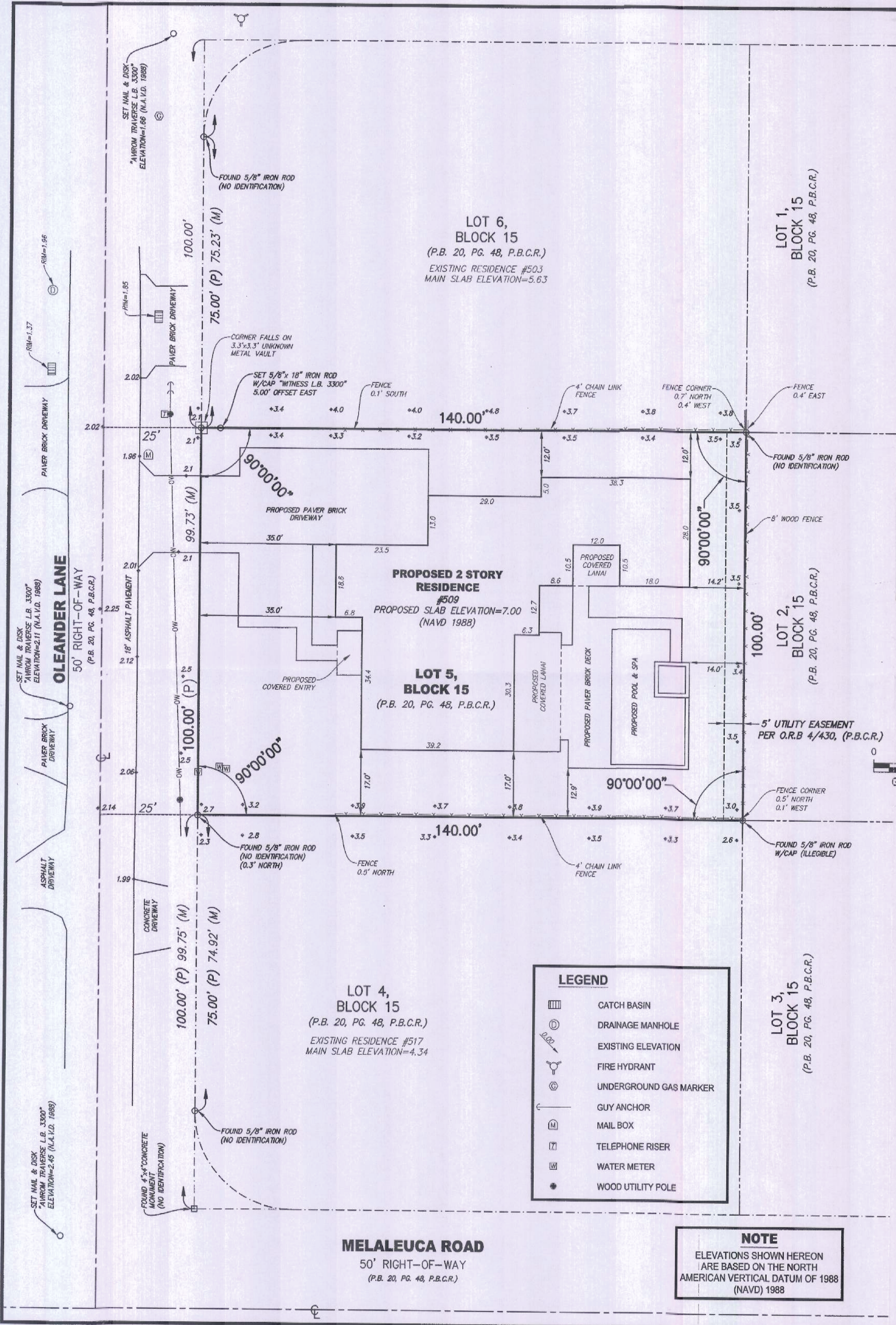




LOCATION SKETCH
(NOT TO SCALE)

SUMMARY TABLE FOR:
SCHEDULE B, SECTION 2 EXCEPTIONS
TITLE COMMITMENT NO. 587239 (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 8 P.B. 20/48	YES	AS SHOWN
No. 9 O.R.B. 4/430	YES	AS SHOWN
No. 10 O.R.B. 154/357	YES	NOT PLOTTABLE

SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original raised 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 Title Commitment issued by Old Republic National Title Insurance Company, Title Commitment No. 587239, effective date April 20, 2018. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Aviom & 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 the Title Commitment.
- No underground improvements were located.
- Angles and distances shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted.
- The property described hereon lies within Flood Zone AE (EL=6, NAVD 1988), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Map No. 12099C 0979F, dated October 5, 2017.
- Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
- Benchmark Description: National Geodetic Survey Benchmark M 315, PID AD2689, Disk set in top of Concrete Monument stamped "M 315 1970", Elevation=5.21 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.
- Property Address: 509 Oleander Lane, Delray Beach, Florida.
- This map is intended to be displayed at a scale of 1:240 (1" = 20').
- Abbreviation Legend: CL = Centerline; F.B. = Field Book; ID. = Identification; L.B. = Licensed Business; M = Measured; NAVD = North American Vertical Datum; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; W/CAP = With Surveyors Cap.

LAND DESCRIPTION:

Lot 5, Block 15, SEAGATE SECTION A, according to the Plat thereof as recorded in Plat Book 20, Page 48, of the Public Records of Palm Beach County, Florida.

Said lands lying in the City of Delray Beach, Palm Beach County, Florida and containing 14,000 square feet (0.3214 acres) more or less.

CERTIFICATION:

TO: 509 Oleander, LLC
Old Republic National Title Insurance Company
Padula Bennardo Levine, LLC

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: 8/30/18

DAVID ERIC BREAU, Jr., P.L.S.
Florida Registration No. 5957
AVIOM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS	DATE	F.B. / PG.	BY	CKD
REVISE SURVEY PER O.R.B. 4/430	06/06/2018	N/A	J.S.B.	M.O.A.
VERIFY AND OBTAIN ADDITIONAL ELEVATIONS	07/10/2018	1928/45	J.S.B.	D.E.B.
PLOT PLAN	08/27/2018	N/A	J.S.B.	D.E.B.

BOUNDARY SURVEY	1067-2
LOT 5, BLOCK 15	SCALE: 1" = 20'
SEAGATE SECTION A	DATE: 05/29/2018
509 OLEANDER LANE	BY: J.S.B.
(P.B. 20, PG. 48, P.B.C.R.)	CHECKED: D.E.B.
CITY OF DELRAY BEACH	F.B. 1928 PG. 20-28
PALM BEACH COUNTY, FLORIDA	SHEET: 1 OF 1

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