



SITE SPECIFIC LEGEND:  
 (5) = NUMBER OF PARKING SPACES

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	5,779.65'	01°33'32"	157.25'	N08°34'59"E 157.25'
C2	5,779.65'	02°16'50"	230.04'(M) 230.06'(D)	S10°30'10"W 230.02'

NOTES ON SCHEDULE B2 TITLE EXCEPTIONS

- 1-11. **Standard exceptions. Not plottable.**  
 12. **Ordinance No. 36-75** recorded in Official Records Book 2676, Page 498, of the Public Records of Palm Beach County, Florida. **Affects the subject property, blanketed ordinance, not plottable.**  
 13. **Ordinance No. 36-75** recorded in Official Records Book 2676, Page 498, of the Public Records of the County Deed to Charles E. Wilson and Janet L. Wilson, his wife, recorded in Official Records Book 2447, Page 1676, of the Public Records of Palm Beach County, Florida, in an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals, and metals that are or may be in, or on, under the said land and an undivided one-half interest in all the petroleum that is or may be in, or on, under said land with the privilege to mine and develop the same, and all the right, title and interest therein, together with all the right, title and interest therein of the said Charles E. Wilson and Janet L. Wilson, as tenants in common, by and through the State of Florida. **Affects the subject property, blanketed conditions, not plottable.**  
 14. **Standard exception. Not plottable.**

**SURVEY NOTES:**

- 1.) Lands shown hereon reflect all pertinent easements and/or rights of way contained in Old Republic National Title Insurance Company, Commitment for Title Insurance; Commitment Number: RAFL-50113; Commitment Date: May 20, 2024 at 12:00 AM; See "Notes on Schedule B2 Title Exceptions"
- 2.) Area of subject property = 54,466 square feet (1,2504 acres).
- 3.) No underground improvements are located.
- 4.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measured unless otherwise shown.
- 5.) This firm's "Certificate of Authorization" number is "LB 6838".

## REVISIONS:

07/19/2024 certifications and description
07/19/2024 certifications
2/25/25 annotate abandoned r/w

# BOUNDARY SURVEY

DESCRIPTION

Parcel 1:  
A parcel of land lying in the Southeast Quarter (S.E. 1/4) of the Southwest Quarter (S.W. 1/4) of Section 4, Township 46 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

Commencing at the intersection of the South line of said Section 4 and the West right-of-way line of State Road No. 5 (U.S. Highway No. 1) as shown in Road Plat Book 2, Page 158, Public Records of Palm Beach County, Florida; thence Northerly along said West right-of-way line a distance of 22.75 feet to the intersection of the West right-of-way line of said Section 4 and of S.W. 77.75 feet Easement; thence Northerly, along the arc of said circle, being also said West right-of-way line of State Road No. 5, a distance of 157.25 feet; thence Northerly, making an angle with the chord of the preceding course of 87°06'53", measured from South to West a distance of 180.98 feet to the intersection of the West right-of-way line of said Section 4 and of S.W. 77.75 feet Easement; thence Northerly, making an angle with the preceding course of 87°54'23" measured from East to North a distance of 23.85 feet; thence Northerly making an angle with the preceding course of 88°56'24" measured from South to West, a distance of 50.01 feet; thence Southerly making an angle with the preceding course of 91°03'36" measured from North to South, a distance of 50.03 feet to the center line, making an angle with the preceding course of 87°54'23" measured from North to East, a distance of 50.03 feet to the POINT OF BEGINNING.

### Parcel 2:

A parcel of land lying in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 4, Township 46 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

Commencing at the intersection of the South U.S. said Section 4 and the West right of way line of State Road No. 5, U.S. (Highway No. 1) is shown on Road Plat Book 21, page 158, Public Records of Palm Beach County, Florida, a distance of 22.75 feet to the beginning of a curve concave to the East, said curve having a radius of 5,579.85 feet; thence Northeasterly, along the arc of said curve, being also said West right of way line of State Road No. 5, a distance of 100.98 feet to the intersection with the East right of way line of said road with the chord of the preceding curve of 87,806.53" measured from State Road No. 5, a distance of 100.98 feet to an intersection with the East right of way line of Old Dixie Highway, said intersection being 200.00 feet Northeasterly of the intersection of the East right of way line of said road with the chord of said curve of Old Dixie Highway; thence Northeasterly along said East right of way line of Old Dixie Highway, a distance of 207.85 feet to an intersection with the line parallel to and 200 feet Southerly (measured at right angles) from the East right of way line of said road, being also said East right of way line of State Road No. 5, a distance of 200.00 feet to the Point of Beginning, being also said East right of way line of State Road No. 5, thence Southwesterly along said curve concave to the East, being also said East right of way line of State Road No. 5, a distance of 230.06 feet to the Point of Beginning.

TOGETHER WITH a parcel of land in the Southeast Quarter of the Southwest Quarter of Section 4, Township 46 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

BEGINNING at the intersection of the Easterly right of way line of the Dixie Highway with a line parallel to, and 200 feet Southerly (measured at right angles) from the South line of Delray Beach Estates, according to the Plat thereof recorded in Plat Book 21, Page 13, Public Records of Palm Beach County, Florida; thence Easterly along said parallel line 193.75 feet, more or less, to a point in the Westerly right of way line of State Road No. 5 (U.S. Highway No. 1); thence Westerly to a point in the Easterly right of way line of said Dixie Highway 25 feet Northerly, measured along said right of way line, from the point of beginning, thence Southerly along said Easterly right of way line 25 feet to the Point of Beginning.

**CERTIFIED TO:** 2004 N Federal Hwy, LLC, a Florida limited liability company; Old Republic National Title Insurance Company; Riverside Abstract, LLC  
**PROPERTY ADDRESS:** 2004 N Federal Hwy., Delray Beach, FL 33483  
**FLOOD ZONE:** X (FIRM 125102-12099C0977F 10/05/2017)

## BOUNDARY SURVEY

This survey is not valid without embossed survey seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No.  
MICHAEL J. MILLER #4034

CRD. FILE                      Y231000

SCALE: 1" = 20'

DRAWN BY: PICAR

FIELD WK: J W / F

FIELD DATE: 10/23/20

# MILLER LAND SURVEYING

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REF: O-64/

PREV. Y231000

JOB NO Y240

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