

LEGAL DESCRIPTION:

LOTS 9 AND 10, BLOCK 114, MAP OF THE TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE STATE OF FLORIDA IN OR BOOK 624, PAGE 160, AS FOLLOWS: THE WEST 5 FEET OF LOTS 9 AND 10, BLOCK 114, DELRAY BEACH, FORMERLY LINTON, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PALM BEACH COUNTY PUBLIC RECORDS.

ALSO LESS A PARCEL OF LANE IN LOT 10, BLOCK 114, DELRAY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 3, PALM BEACH COUNTY PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT ON THE SOUTH LINE OF LOT 10, LOCATED 5 FEET EASTERLY FROM THE SW CORNER OF SAID LOT 10, RUN EASTERLY ALONG SAID SOUTH LINE FOR 14.84 FEET; THENCE RUN NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 15 FEET FOR 23.40 FEET THROUGH A CENTRAL ANGLE OF 89°23'00" TO A POINT ON A LINE PARALLEL TO AND 5 FEET EASTERLY FROM THE WEST LINE OF SAID LOT 10; THENCE RUN SOUTH 01°08'35" EAST ALONG SAID PARALLEL LINE FOR 14.84 FEET TO THE POINT OF BEGINNING

POSSIBLE ENCROACHMENTS:

(OWNERSHIP OF ITEMS BELOW NOT RESEARCHED BY THIS FIRM)

- 1. CONCRETE PARKING AND DRIVEWAYS EXTEND INTO PUBLIC RIGHT OF WAYS OF NE 2ND STREET AND 16' ALLEY.
2. 3' WOOD FENCE RUNS ALONG THE SOUTH LINE OF LOT 10.
3. OVERHEAD WIRES RUN TO BUILDINGS WITHOUT BENEFIT OF UTILITY EASEMENTS.
4. WOOD POWER POLE LIES NORTH OF NORTH LINE LOT 9.
5. TRAFFIC SIGNS LIE WITHIN PROPERTY BOUNDARY WITHOUT BENEFIT OF EASEMENT.
6. 6' WOOD FENCE RUNS SOUTH OF NORTH LINE OF LOT 9.

LAND TABULATIONS:

PROPERTY AREA: 0.364 ACRES±
BUILDING AREA: TOTAL=3518 SF±
PARKING SPACES: MARKINGS NOT VISIBLE

FEMA FLOOD ZONE DETERMINATION

FLOOD ZONE "X"
PANEL # 12099C0979F
EFFECTIVE 10/05/2017
COMMUNITY # 125102 - CITY OF DELRAY BEACH

ADDITIONAL INFORMATION

STREET ADDRESS
605 NE 2ND STREET
DELRAY BEACH, FL 33483
PARCEL CONTROL NUMBER
12-43-46-16-01-114-0090

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN ARE GRID, WITH A DIRECT INVERSE BETWEEN PUBLISHED COORDINATES OF FLORIDA DEPARTMENT OF TRANSPORTATION MONUMENT "806-93-05-C06" AND "SR806A-93-18-C3" HAVING A BEARING OF N06°13'23"E. ALL OTHER BEARINGS ARE RELATIVE THEREUNTO, WITH THE SOUTH LINE OF BLOCK 114 HAVING A MEASURED BEARING OF S89°16'15"W (S89°28'25"W PER LEGAL DESCRIPTION).
2. ALL COORDINATES AND DIMENSIONS ARE CALCULATED, WITH UNITS IN U.S. SURVEY FEET (12 METERS = 39.37 FEET), UNLESS SHOWN OTHERWISE.
3. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK USED: FDOT CONTROL POINT "806-93-05-C06", ELEV.=12.86"
4. ONLY ABOVE GROUND IMPROVEMENTS LOCATED.
5. NO PHYSICAL EVIDENCE OF LAND USE INDICATING A CEMETERY, WASTE DUMP, LANDFILL, RECENT EARTHWORK CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED ON PREMISES AT THE TIME OF FIELDWORK.
6. NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE TO THIS FIRM, AND NO EVIDENCE OF RECENT STREET CONSTRUCTION WERE OBSERVED AT THE TIME OF FIELDWORK.
7. NO TITLE SEARCH WAS PERFORMED BY THIS FIRM, LEGAL DESCRIPTION PROVIDED BY CLIENT. THERE MAY BE EXISTING EASEMENTS OR OTHER ENCROACHMENTS IN PUBLIC RECORDS NOT SHOWN HEREON.
8. ALL RECORDING INFORMATION SHOWN HEREON IS IN REFERENCE TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
9. ACCURACY OF SURVEY CONTROL VERIFIED BY REDUNDANT MEASUREMENTS EXCEEDS THAT OF COMMERCIAL/HIGH RISK LINEAR (1 FOOT IN 10,000 FEET), AS PER FLORIDA RULE 5J-17.051.
10. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1:120 OR SMALLER

SCHEDULE B-II ITEMS

AS TO COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 23089051, DATED 09/28/2023 AT 8:00 AM

Table with 3 columns: #, DESCRIPTION, NOTES. Contains 10 items regarding title insurance, encroachments, and other survey-related matters.

ABBREVIATIONS LEGEND

Legend table mapping abbreviations like NSR, APAS, AIG, NP, DNA, NOTSH to their descriptions.

ABBREVIATIONS LEGEND

- POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
IP = IRON PIPE
IR4 = 1/2" IRON ROD (#4 REBAR)
IR5 = 5/8" IRON ROD (#5 REBAR)
CM = CONCRETE MONUMENT
PK = PARKER-KALON NAIL
MAG = MAGNETIC NAIL
FND = FOUND
O/S = OFFSET
TYP = TYPICAL
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT
BM = BENCHMARK
EL OR ELEV = ELEVATION
FFE = FINISHED FLOOR ELEVATION
SF = SQUARE FEET
AC = ACRES
FNC = FENCE
OLF = CHAIN LINK FENCE
EOW = EDGE OF WATER
UE = UTILITY EASEMENT
CATV OR TV = CABLE TELEVISION
ATT = AMERICAN TELEPHONE AND TELEGRAPH
FP&L = FLORIDA POWER AND LIGHT COMPANY
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
CBS = CONCRETE BLOCK CONSTRUCTION
S/T = SEPTIC TANK
D/F = DRAINFIELD
PP = POWERPOLE
O/H = OVERHEAD
MH = MANHOLE
CB = CATCH BASIN
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
F/H OR HYD = FIRE HYDRANT
WM = WATER METER
EOP = EDGE OF PAVEMENT
BOC = BACK OF CURB
R/W = RIGHT OF WAY
R/R = RAILROAD
C/L OR CL = CENTERLINE
P/L OR PL = PROPERTY LINE
(P) = PLAT DATA
(L) = LEGAL DESCRIPTION DATA
(M) = MEASURED DATA
(C) = CALCULATED DATA
(FDOT) = F.D.O.T. R/W MAP DATA
SEC = SECTION
TWP = TOWNSHIP
RGE = RANGE
R = RADIUS
L = LENGTH
Δ = CENTRAL ANGLE
CHD = CHORD
CHBG = CHORD BEARING
NR = NON-RADIAL
PT = POINT OF TANGENCY
PC = POINT OF CURVATURE
PRC = POINT OF REVERSE CURVATURE
PCC = POINT OF COMPOUND CURVATURE
STA = STATION
FIELD BOOK = FIELD BOOK
PB = PLAT BOOK
OR = OFFICIAL RECORDS BOOK
PG = PAGE
PSM = PROFESSIONAL SURVEYOR AND MAPPER
LB = PROFESSIONAL SURVEYING AND MAPPING BUSINESS

TREE ABBREVIATIONS

- ØIN = DIAMETER AT BREAST HEIGHT(INCHES)
CP = CABBAGE PALM
RPALM = ROYAL PALM
PALM = OTHER PALM
BO = BLACK OLIVE
OAK = OAK TREE
BB = BOTTLE BRUSH
TAB = TABELAJA
UCAL = EUCALYPTUS
FIG = STRANGLER FIG
FIC = FIGUS
GL = GUMBO LIMBO
PINE = PINE TREE
SCHEF = SCHEFFLERA
UNK = UNKNOWN TREE

- ☉ = COMMON TREE TYPES (E.G., OAK)
☿ = SPECIMEN TREE (E.G., TROPICAL HARDWOODS)
☼ = NEEDLE BEARING TREE (E.G., PINE OR CYPRESS)
☽ = CABBAGE PALM
☼\* = OTHER PALM

SYMBOLS LEGEND

- ☉ = WOOD UTILITY POLE
☼ = CONC. UTILITY POLE
☼ = LIGHT POLE
☼ = GUY WIRE ANCHOR
☼ = FIRE HYDRANT
☼ = WATER VALVE
☼ = WATER METER
☼ = WIRE PULL BOX
☼ = SEWER VALVE
☼ = SEWER MANHOLE
☼ = DRAINAGE MANHOLE
☼ = DISABLED PARKING
☼ = TRAFFIC DIRECTION
☼ = SPOT ELEVATION

SURVEYOR'S CERTIFICATION:

- 1. DOWNTOWN SECOND STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY
2. CONSTRUCTION LOAN SERVICES II, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
3. CAY TITLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY
4. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B, 8, 9, 13, 14, 16, 17, 18, 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 01/27/2022. DATE OF PLAT OR MAP: 04/24/2022

WILLIAM J WRIGHT, P.S.M.
LICENSE NO. 6868, STATE OF FLORIDA
ELECTRONIC VERSION OF THIS SURVEY SIGNED AND SEALED BY WILLIAM J WRIGHT, P.S.M., ON DATE SHOWN, USING AN SHA-1 AUTHENTICATION CODE. THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PAPER COPIES OF THIS SURVEY NOT VALID WITHOUT ORIGINAL INK SIGNATURE AND RAISED SEAL.

NAVD88

JOB No. 21-0719
Sheet No. 1 OF 2

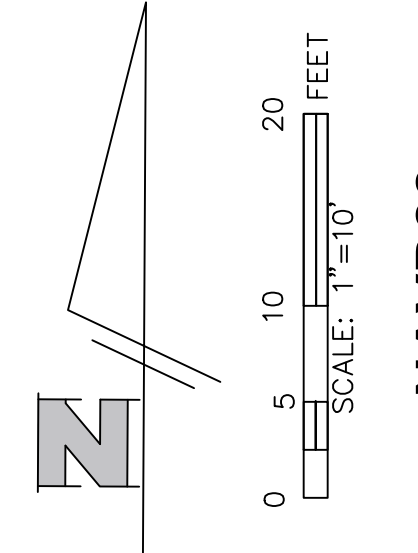
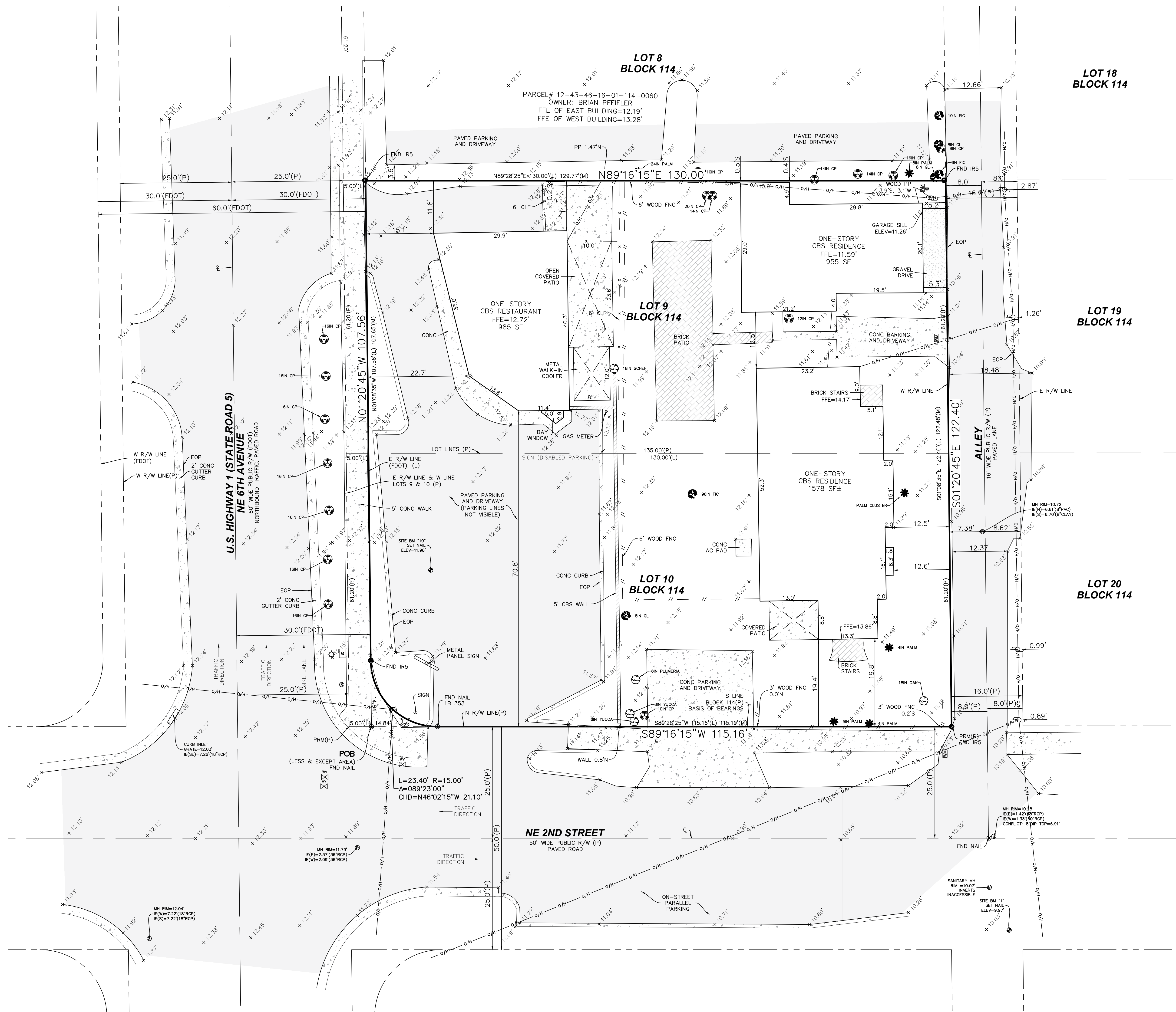
WrightPSM, LLC
PROFESSIONAL SURVEYING AND MAPPING
1248 SE 12TH AVE DEERFIELD BEACH, FL 33441
info@wrightpsm.com (772) 538-1858 www.wrightpsm.com
CERTIFICATE OF AUTHORIZATION NO. LB 8186

ALTA BOUNDARY SURVEY FOR
DOWNTOWN SECOND STREET, LLC

Scale
Checked
Drawn WJW

By: F.B.&P.G.
Date of Survey: 08/23/2021
Date of Survey: 01/27/2022
Date of Survey: 08/30/2023
Date of Survey: 10/24/2023

Description: ALTA BOUNDARY & TOPO
UPDATE & REVISION FOR PLATTING
DRAWING REVISION - UPDATE TITLE INFO
DRAWING REVISION - UPDATE TITLE INFO



NAV888

JOB No. 21-0719  
 Sheet No. 2 OF 2

WrightPSM, LLC  
 PROFESSIONAL SURVEYING AND MAPPING  
 1248 SE 12TH AVE DEERFIELD BEACH, FL 33441  
 info@wrightpsm.com (772) 536-1858 www.wrightpsm.com  
 CERTIFICATE OF AUTHORIZATION NO. LB 8186

ALTA BOUNDARY SURVEY FOR  
**DOWNTOWN SECOND STREET, LLC**

Scale 1" = 10'  
 Drawn WAW  
 Checked

Description SEE SHEET 1  
 By F.B.&P.G. Date of Survey