

BOUNDARY & TOPOGRAPHIC SURVEY

ALSO BEING AN

ALTA / NSPS LAND TITLE SURVEY

LOCATED AT

2650 N. FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA

AND

2612 N. FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA

SECTION 4-TOWNSHIP 46 SOUTH-RANGE 43 EAST

PALM BEACH COUNTY, FLORIDA

(SHEET 1 OF 2)

SURVEYORS CONCERNS FROM FIELD OBSERVATIONS:

THE ITEMS LISTED BELOW ARE ENCROACHMENTS ONTO THE SUBJECT PROPERTY WITHOUT THE BENEFIT OF AN EASEMENT OR AGREEMENT OF RECORD.

1. OVERHEAD UTILITY LINES AND ONE WOOD POWER POLE ALONG THE BOUNDARY LINE OF LOTS 15 AND 16 RUNNING EAST AND WEST THROUGH THE SUBJECT PROPERTY.

2. GUY WIRE AND ANCHOR (2), WOOD POWER POLE, ALONG THE NORTH LINE OF LOT 17 NEAR THE N.E. CORNER OF LOT 17.

3. a. SANITARY MANHOLE @ THE N.W. CORNER OF THE SUBJECT PROPERTY. (THE LOCATION ACCORDING TO AS-BUILT PLAN APPEARS LIE UNDER A CONCRTE TE DRIVEWAY AS SHOWN ON THE ATTACHED SURVEY MAP)

b. SANITARY MANHOLE @ THE S.W. CORNER OF THE SUBJECT PROPERTY. (THE LOCATION WAS NOT CONFIRMED THROUGH FIELD LOCATION DUE TO MILLINGS AND / OR STABILIZED MATERIAL)

REFERENCED MATERIAL:

- BOUNDARY SURVEY PREPARED BY RENNER BURGESS LAND SURVEYING, DATED 10-06-21 AS FURNISHED BY CLIENT.
- FDOT DISTRICT 4 - STATE OF FLORIDA STATE ROAD DEPARTMENT - SECTION NO. 9301-205, STATE ROAD 5, PALM BECH COUNTY, FL, (SHEET 3 WITH A LAST REVISION DATE OF 10-20-2015)
- THE UNDER LYING PLAT OF DELRAY BEACH ESTATES, PLAT BOOK 21, PAGE 13, PALM BEACH COUNTY, FLORIDA.
- LAND BOUNDARY INFORMATION SYSTEM BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. (LABINS.COM)
- PLAT OF JENNINGS SUBDIVISION, PLAT BOOK 90, PAGE 134, PALM BEACH COUNTY, FLORIDA.
- PURCHASED AS-BUILT PLANS FROM THE CITY OF DELRAY BEACH - GIS WATER, SEWER AND DRAINAGE ATLAS ALONG OTHER ASSOCIATED MAPS.

FLOOD ZONE NOTE:

LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12099C0977F (CITY OF DELRAY BEACH 125102), DATED OCTOBER 05, 2017 AND IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM 1988.

TREE NOTE:

CRAIG D. WATSON, P.S.M. ACCEPTS NO RESPONSIBILITY FOR THE IDENTIFICATION OF THE TREE SPECIES SHOWN HEREON. EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY TREES SHOWN, HOWEVER, TREE IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF THIS SURVEYOR. THE TREE SPECIES AS LISTED HEREON IS FOR INFORMATION PURPOSES ONLY AND SHOULD BE CONFIRMED BY A CERTIFIED ARBORIST. NOTE: NO TREES ON SITE AT THE TIME OF SURVEY. (DECORATIVE PALM TREES NOT LOCATED)

HORIZONTAL AND VERTICAL CONTROL NOTE:

1. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY MAP ARE BASED ON THE FLORIDA STATE COORDINATE SYSTEM, EAST ZONE 83/90 NORTH AMERICAN DATUM, 2011 ADJUSTED, DERIVING A BEARING OF S16°48'37"W ALONG THE WEST R-O-W LINE OF U.S. HIGHWAY NO. 1 - AS SHOWN ON SURVEY.

2. ELEVATIONS SHOWN, ALONG WITH THE SITE BENCHMARKS ARE BASED ON A PALM BEACH COUNTY BRASS DISK STAMPED 'DOGE', ELEVATION = 15.80' (NAVD 88).

WETLAND NOTE:

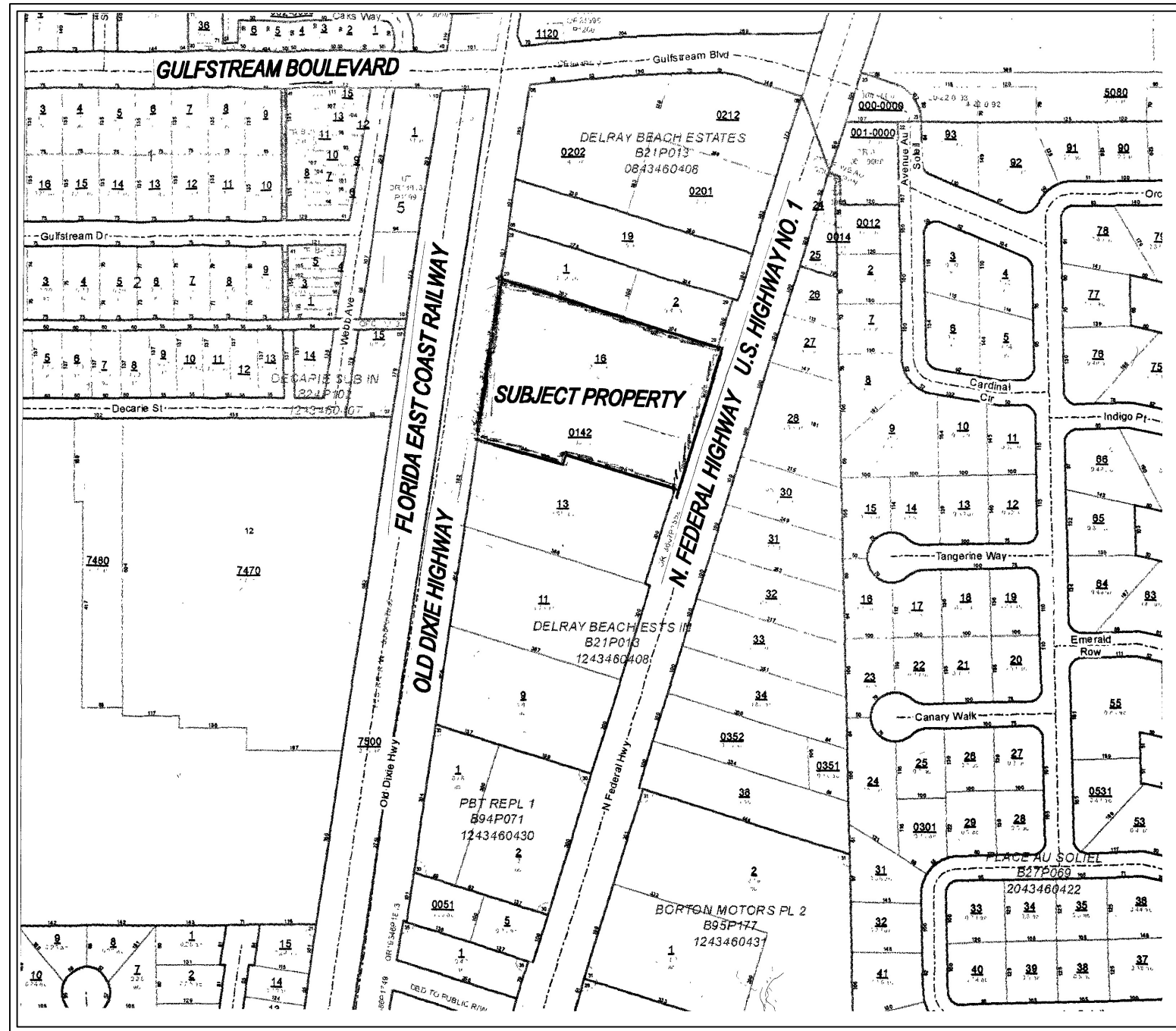
LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.

SURVEYOR'S NOTES:

- NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM ASBUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
- NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
- THE BEARING BASE OF THIS SURVEY IS ALONG THE WEST R-O-W LINE OF U.S. HIGHWAY NO. 1 (SEE SURVEYOR'S HORIZONTAL NOTE BELOW).
- ALL BEARINGS AND DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
- REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF CRAIG WATSON AND ASSOCIATES, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- THE EXPECTED USED OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "COMMERCIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
- ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, IN SURVEY FEET.

NOT VALID WITHOUT SHEET 2 OF 2

LOCATION MAP - NOT TO SCALE



PROPERTY ACCESS NOTE:

THE SUBJECT PROPERTY HAS DIRECT ACCESS TO US HIGHWAY 1 (STATE ROAD 5) AND OLD DIXIE HIGHWAY, BOTH BEING PUBLIC RIGHT OF WAYS WITH NO GAPS, GORS OR OVERLAPS IN RELATIONSHIP TO THE SUBJECT PROPERTY.

PARKING INFORMATION: (EXISTING)

NO CURRENT DESIGNED LAYOUT FOR PARKING SPACES.
NOTE: SUBJECT PROPERTY AT THE TIME OF MAPPING IS BEING USED A NEW CAR STAGING AREA.

ZONING & BUILDING SETBACKS:

NO ZONING REPORT AND/OR LETTER WAS FURNISHED TO THE LAND SURVEYOR

ACERAGE:

- SUBJECT PROPERTY AS PER MONUMENTED OCCUPATION -
- 143,227.36 SQUARE FEET AND/OR 3.29 ACRES -

REVISIONS:

11-02-24 UP-DATE SURVEY
ADD NEW TITLE REPORT
SHEETS 1 AND 2

04-05-25 CROSS SECTIONS
ALONG NORTH PROPERTY LINE
SHEET 2 OF 2

LEGAL DESCRIPTION:

ALL OF LOTS 16 AND 17, TOGETHER WITH THE EAST 20.00 FEET OF THAT PORTION OF THE OLD DIXIE HIGHWAY ROAD RIGHT-OF-WAY LYING WEST OF AND ADJACENT TO LOTS 16 AND 17 CONTAINED IN RESOLUTION RECORDED IN O.R. BOOK 32712, PAGE 1464, OF DELRAY BEACH ESTATES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 13, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

ALL OF LOT 15 AND THAT PART OF LOT 14, DELRAY BEACH ESTATES, MORE PARTICULARLY DESCRIBED AS FOLLOW: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 14 AND RUN SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 14, A DISTANCE OF 20.25 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL TO AND 20 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF LOT 14 A DISTANCE OF 186 FEET TO A POINT; THENCE NORTHERLY AT RIGHT ANGLES TO THE PROCEEDING COURSE A DISTANCE OF 20 FEET TO A POINT IN THE NORTH LINE OF LOT 14; THENCE WESTERLY ALONG THE NORTH LINE OF LOT 14, A DISTANCE OF 189.2 FEET, MORE OR LESS, TO THE POINT OF THE BEGINNING; TOGETHER WITH THE EAST 20.00 FEET OF THAT PORTION OF THE OLD DIXIE HIGHWAY ROAD RIGHT-OF-WAY LYING WEST OF AND ADJACENT TO THE NORTH 20.00 FEET OF LOT 14 AND ALL OF LOT 15 CONTAINED IN RESOLUTION RECORDED IN O.R. BOOK 32712, PAGE 1464, OF DELRAY BEACH ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 13, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TITLE REPORT:

LANDS SHOWN HEREON WERE ABSTRACTED FOR RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY OF RECORD PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 12076075 WITH A SEARCH PERIOD FROM JANUARY 1, 1950 THROUGH OCTOBER 18, 2024. EASEMENTS AND/OR RIGHTS OF WAY OF RECORD PER TITLE REPORT THAT ARE PLOTTABLE ARE SHOWN ON THIS "ALTA/NSPS LAND TITLE SURVEY".

EXHIBIT C (EXCEPTIONS)

- PROPERTY TAXES AND ASSESSMENTS FOR THE YEAR 2024 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE - NOT A SURVEY MATTER.
- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF DELRAY BEACH ESTATES, OF RECORD IN PLAT BOOK 21, PAGE 13, - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY MAP.
- REMOVAL AGREEMENT WITH PALM BEACH COUNTY IN REGARD TO THE CONSTRUCTION OF A CHAIN LINK FENCE RECORDED IN OFFICIAL RECORDS BOOK 3849, PAGE 1092, - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE.
- TERMS AND CONDITIONS CONTAINED IN THAT ANNEXATION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DELRAY BEACH AND THOMAS M. SCHWERIN AND JULIETTE M. SCHWERIN IN REGARD TO USE AND DEVELOPMENT RECORDED IN OFFICIAL RECORDS BOOK 8552, PAGE 1691, - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE, BLANKET IN NATURE.
- ORDINANCE NO. 1-1-94 OF THE CITY OF DELRAY BEACH IN REGARD TO THE ANNEXATION OF THE PROPERTY INTO THE CITY OF DELRAY BEACH RECORDED IN OFFICIAL RECORDS BOOK 8653, PAGE 842, - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE, BLANKET IN NATURE.
- ORDINANCE NO. 18-94 OF THE CITY OF DELRAY BEACH, FLORIDA, IN REGARD TO THE ANNEXATION OF THE PROPERTY INTO THE CITY OF DELRAY BEACH OF RECORD IN OFFICIAL RECORDS BOOK 8653, PAGE 857, - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE, BLANKET IN NATURE.
- TERMS AND CONDITIONS AS CONTAINED IN THAT CERTAIN RIGHT-OF-WAY DEED BY AND BETWEEN TRI-ED PROPERTIES LLC, AND THE CITY OF DELRAY BEACH, FLORIDA OF RECORD IN OFFICIAL RECORDS BOOK 13607, PAGE 1552, - DOES NOT AFFECT THE SUBJECT PROPERTY AND LIES LIES SOUTH AND ADJACENT TO SUBJECT PROPERTY.
- UNITY OF TITLE AS TO LOTS 13 AND 14, RECORDED IN OFFICIAL RECORDS BOOK 18268, PAGE 1116, - DOES NOT AFFECT THE SUBJECT PROPERTY AND LIES LIES SOUTH AND ADJACENT TO SUBJECT PROPERTY.
- NON-EXCLUSIVE EASEMENT AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 19650, PAGE 1338, - DOES NOT AFFECT THE SUBJECT PROPERTY AS SHOWN ON THE ATTACHED SURVEY MAP.
- EASEMENT AGREEMENT BY AND BETWEEN JAMES G O'NEILL AND THE CITY OF DELRAY BEACH OF RECORD IN OFFICIAL RECORDS BOOK 32712, PAGE 1353, - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY MAP. (NOTE: LIES WITHIN THE R-O-W OF OLD DIXIE HIGHWAY AND EXCEPTION #11)
- RESOLUTION 148-19 IN REGARD TO ABANDONMENT OF A PORTION OF THE OLD DIXIE HIGHWAY RIGHT OF-WAY OF RECORD IN OFFICIAL RECORDS BOOK 32712, PAGE 1464, - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY MAP.
- RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE PROPERTY UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. - NOT A SURVEY MATTER.

SURVEYOR'S CERTIFICATION:

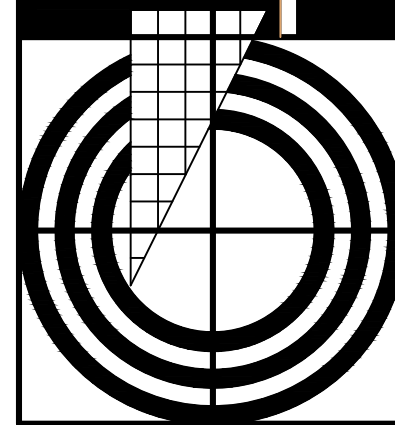
2650 NORTH FEDERAL HIGHWAY LLC, A FLORIDA LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, EFFECTIVE DATE OF FEBRUARY 23, 2021, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 10, 13, 14, 16 AND 19 OF TABLE 'A' THEREOF AND MEETS THE APPLICABLE CODES AS SET FORTH IN THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
THE FIELD WORK WAS COMPLETED ON MAY 28, 2022.
SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.


CRAIG D. WATSON
PROFESSIONAL SURVEYOR & MAPPER
NO. 5647 STATE OF FLORIDA

DATE	REVISIONS
SEE REVISION BOX (BOTTOM OF PAGE)	
OWNER: 2650 NORTH FEDERAL LLC 5850 CENTENNIAL BOULEVARD LAS VEGAS, NV 89149	PREPARED FOR: DIVERSIFIED GROUP 3083 WATERSIDE CIRCLE BOYTON BEACH, FLORIDA

CRAIG WATSON AND ASSOCIATES LLC
PROFESSIONAL SURVEYING & MAPPING
130 S INDIAN RIVER DRIVE · SUITE 202 · FORT PIERCE, FLORIDA 34950
O 772-334-0867 C 772-260-0249 EMAIL craigwatson@live.com



2240 NE DIXIE HIGHWAY
JENSEN BEACH, FL 34957
CRAIGWATSON@LIVE.COM
PHONE: 772-334-0868
CELL: 772-260-0249

LAST FIELD DATE: 6-5-22
SCALE: 1" = 30'
DWG. BY: CDW
CHECKED BY: CDW
JOB NUMBER: 22096

SHEET NUMBER

1 OF 2

BOUNDARY & TOPOGRAPHIC SURVEY

ALSO BEING AN
ALTA / NSPS LAND TITLE SURVEY
LOCATED AT
2650 N. FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA
AND
2612 N. FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA
SECTION 4-TOWNSHIP 46 SOUTH-RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA
(SHEET 2 OF 2)
NOT VALID WITHOUT SHEET 1 OF 2

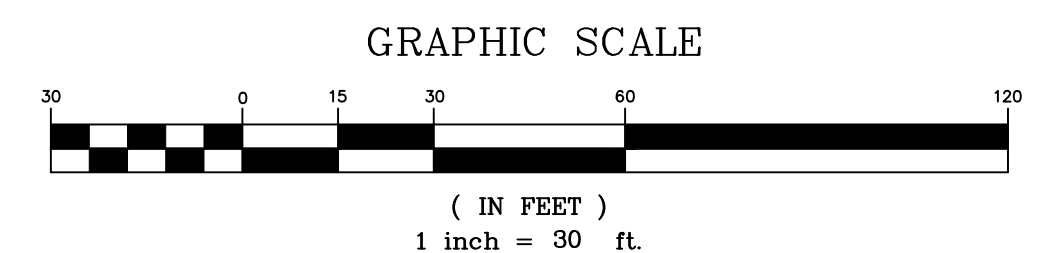


FLORIDA EAST COAST RAILWAY CO.
CENTERLINE (100' RW) AS PER RIGHT OF WAY & TRACK MAP
(MILE POST 314 - 316)

OLD DIXIE HIGHWAY
PLATTED AS DIXIE HIGHWAY
CENTERLINE - 80' WIDE RW AS PER DELRAY BEACH ESTATES PLAT BOOK 21, PAGE 13

U.S. HIGHWAY NO. 1 - N. FEDERAL HIGHWAY
(STATE ROAD NO. 5)
CENTERLINE - 100' WIDE RW AS PER
DELRAY BEACH ESTATES PLAT BOOK 21, PAGE 13
STATE OF FLORIDA STATE ROAD DEPARTMENT, SECTION NO. 8901-285

- ABBREVIATIONS:
- COVD = COVERED
 - CONC. = CONCRETE
 - X 10.00' = SPOT ELEVATION
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - P.B. = PULL BOX
 - W.P.P. = WOOD POWER POLE
 - C.L.P. = CONCRETE LIGHT POLE
 - INV. = INVERT
 - EL. = ELEVATION
 - F.F.E. = FINISH FLOOR ELEVATION
 - FL. = FLORIDA
 - F.O.P.B. = FIBER OPTIC PULL BOX
 - PSM = PROFESSIONAL SURVEYOR MAP
 - U.P.B. = UTILITY PULL BOX
 - R.O.W. = RIGHT OF WAY
 - D.W.P.P. = DEAD WOOD POWER POLE
 - E.P.B. = ELECTRIC PULL BOX
 - x 10.00' TC = TOP OF CURB
 - x 10.00' EP = EDGE OF PAVEMENT
 - x 10.00' G = GROUND
 - STA = STATION



NOT VALID WITHOUT SHEET 1 OF 2

REVISIONS:

- | | |
|----------|---|
| 11-02-24 | UP-DATE SURVEY
ADD NEW TITLE REPORT
SHEETS 1 AND 2 |
| 04-05-25 | CROSS SECTIONS
ALONG NORTH PROPERTY LINE
SHEET 2 OF 2 |

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CRAIG WATSON AND ASSOCIATES LLC PROFESSIONAL SURVEYING MAPPING			
130 S INDIAN RIVER DRIVE · SUITE 202 · FORT PIERCE, FLORIDA 34950 O 772-334-0867 C 772-260-0249 EMAIL craigwatson@live.com			
		2240 NE DIXIE HIGHWAY JENSEN BEACH, FL. 34957 CRAIGWATSON@LIVE.COM PHONE 772-334-0868 CELL 772-260-0249	
DATE: 6-5-22		SHEET NUMBER	
SCALE: 1" = 30'		2 OF 2	
DWG. BY: CDW			
CHECKED BY: CDW			
JOB NUMBER: 22096			