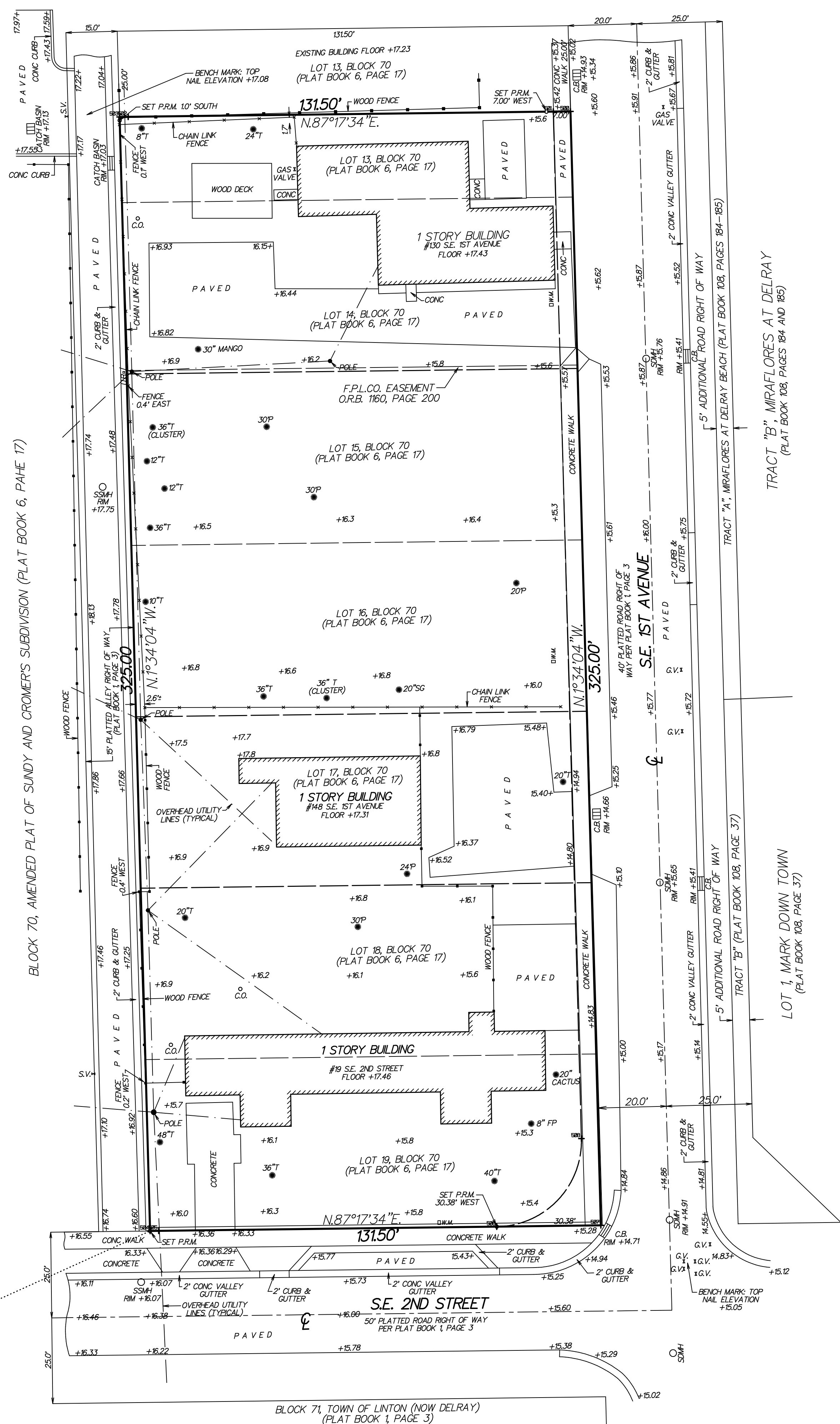


WEST QUARTER CORNER
SECTION 16/46/43
(PREVIOUSLY FOUND
PALM BEACH COUNTY
BRASS DISK)

2653.64' N1°32'34"W
WEST LINE OF SW QUARTER
OF SECTION 16/46/43
(BASIS OF BEARING)

S.W. CORNER OF SECTION
16/46/43 (FOUND PALM BEACH
COUNTY BRASS DISK)



- LEGEND:**
- CL = CENTERLINE
 - WM = WATER METER
 - G.V. = WATER GATE VALVE
 - CONC = CONCRETE
 - SSMH = SANITARY SEWER MANHOLE
 - C.O. = SANITARY SEWER CLEAN OUT
 - S.V. = SEWER VALVE
 - C.B. = CATCH BASIN
 - SDMH = STORM DRAIN MANHOLE
 - P.R.M. = PERMANENT REFERENCE MONUMENT
(4"x4" CONCRETE MONUMENT STAMPED
LB 8447)

+17.08 = ELEVATION BASED ON NORTH
AMERICAN VERTICAL DATUM 1988. SOURCE:
"FLORIDA GEOLOGICAL BENCH MARK B-98"
FLOOD ZONE: X
COMMUNITY PANEL NO. 125102
MAP NO.: 12089C0979F
EFFECTIVE DATE: OCTOBER 5, 2017

NOTE: ALL BOUNDARY LINES AND ANGULAR
DIMENSIONS ARE PLAT AND SURVEY UNLESS
STATED OTHERWISE.

ALL DIMENSIONS SHOWN HEREON ARE BASED
ON THE STANDARD U.S. FOOT.

THIS SURVEY HAS ACHIEVED A MINIMUM LEVEL
OF CLOSURE OF 1 FOOT IN 10,000 FEET AS
REQUIRED FOR COMMERCIAL/HIGH RISK
PROPERTY CLOSURE WAS ACHIEVED BASED ON
A REDUNDANCY OF MEASUREMENTS FOR VERTICAL,
HORIZONTAL AND ANGULAR DIMENSIONS.

NO SUBSURFACE SEARCH WAS MADE FOR UTILITIES
OR UNDERGROUND FOOTERS

- T = TREE (TYPE UNKNOWN)
- P = PALM TREE (MEASURED IN HEIGHT)
- S.G. = SEA GRAPE

DESCRIPTION:
THE SOUTH HALF OF LOT 13 AND ALL OF LOTS 14
THROUGH 19, INCLUSIVE, BLOCK 70, AMENDED PLAT
OF SUNDY AND CROMER'S SUBDIVISION OF BLOCK 70
ORIGINAL TOWN OF LINTON, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 17,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
CONTAINING 42,735 SQUARE FEET OR 0.9811 ACRES
MORE OR LESS.

TITLE NOTE:
THIS SURVEY SHOWS ALL EASEMENTS AND RIGHTS OF WAY AS
SHOWN ON AMERICAN LAND TITLE ASSOCIATION TITLE
COMMITMENT, COMMITMENT NUMBER "JOHNSON PROPERTIES",
DATED FEBRUARY 28, 2023

- 6 PARCEL SUBJECT TO ALL MATTERS ON THE PLAT OF
AMENDED PLAT OF SUNDY AND CROMER'S SUBDIVISION
OF BLOCK 70 (PLAT BOOK 6, PAGE 17).
- 7 PARCEL SUBJECT TO ALL MATTERS CONTAINED ON THE
PLAT OF LINTON AS RECORDED IN PLAT BOOK 1, PAGE
3.
- 8 PARCEL SUBJECT TO ORDINANCE DESIGNATING
HISTORIC PRESERVATION DISTRICT AS RECORDED IN
O.R.B. 5734, PAGE 733. (NOT PLOTTABLE)
- 9 PARCEL SUBJECT TO EASEMENT TO FLORIDA POWER AND
LIGHT CO. AS RECORDED IN O.R.B. 160, PAGE 200.
(PLOTTED AND SHOWN HEREON) NOTE: EASEMENT IS
BEING ABANDONED AND WAITING FINAL APPROVAL FROM
F.P.L.
- 10 PARCEL SUBJECT TO RESERVATIONS PER DEED BOOK
734, PAGE 529. (NOT PLOTTABLE)
- 11 PARCEL SUBJECT TO RESERVATION TO STATE OF
FLORIDA PER DEED BOOK 711 PAGE 2. (NOT
PLOTTABLE)

CERTIFIED TO:
STEPHEN R. GLADSTONE, P.A.
PARADISE BANK, A FLORIDA BANKING CORPORATION
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
PADULA BERNARDO LEVINE, LLP

MAP OF BOUNDARY SURVEY
SITE ADDRESS: 130, 134 AND 148 S.E.
1ST AVENUE AND 19 S.E. 2ND STREET
DELRAY BEACH, FLORIDA 33444
PARCEL I.D. NO'S.: 12-43-46-B4-070-0130 (#130)
PARCEL I.D. NO'S.: 12-43-46-B4-070-0150 (#134)
PARCEL I.D. NO'S.: 12-43-46-B4-070-0170 (#148)
PARCEL I.D. NO'S.: 12-43-46-B4-070-0180 (#19)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE
AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA
ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL PRESSED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

PAUL D. ENGLE
SURVEYOR & MAPPER #5708

ENGLE LAND SURVEYING LLC
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION #LB8447
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE
955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445
(561) 276-4501 732-3279 FAX 276-2390

DATE OF SURVEY JULY 20, 2023	SCALE 1" = 20'
FIELD BOOK ELS D-3 64	ORDER NO. 23-020b