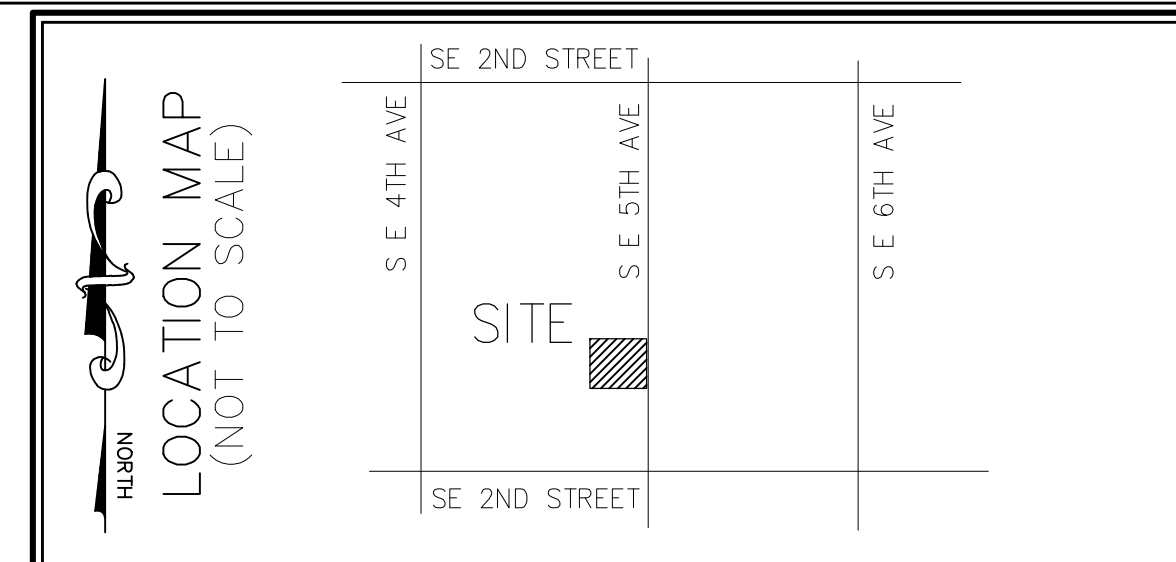
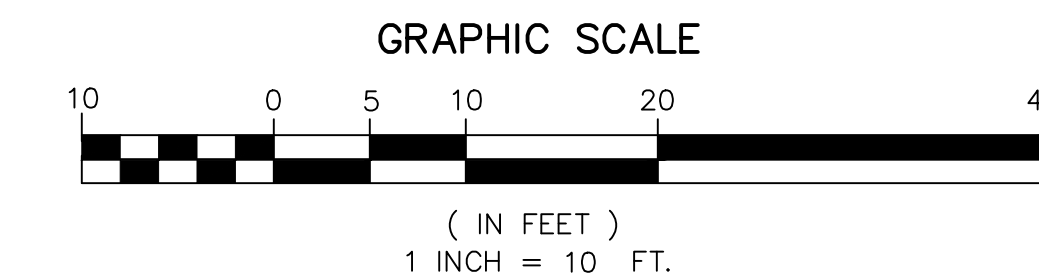


SCHEDULE B-II EXCEPTIONS		
CHICAGO TITLE INSURANCE COMPANY: COMMITMENT NO. 11332679: DATE AUGUST 14, 2023		
Exception	Instrument Book & Page	Affect on Property
6	PLAT BOOK 1, PAGE 3	DOES AFFECT, NOT PLOTTED, NO SPECIFIC EASEMENTS



LEGEND

- | | | | |
|--------|--------------------------------------|-----------------------|-----------------------|
| FND. | - FOUND | ANCHOR | ANCHOR |
| F.P.L. | - FLORIDA POWER & LIGHT | CABLE BOX | CABLE BOX |
| P.B. | - PLAT BOOK | CATCH BASIN | CATCH BASIN |
| P.C. | - PAGE | CLEANOUT | CLEANOUT |
| O.R.B. | - OFFICIAL RECORDS BOOK | DRAINAGE MANHOLE | DRAINAGE MANHOLE |
| R/W | - RIGHT-OF-WAY | ELECTRIC BOX | ELECTRIC BOX |
| CONC | - CONCRETE | FIRE HYDRANT | FIRE HYDRANT |
| CC | - CURB CUT | HANDICAP PARKING | HANDICAP PARKING |
| A/C | - AIR CONDITIONER | LIGHT POLE | LIGHT POLE |
| MH | - MANHOLE | POWER POLE | POWER POLE |
| NAVD | - NORTH AMERICAN VERTICAL DATUM (88) | SANITARY MANHOLE | SANITARY MANHOLE |
| PRM | - PERMANENT REFERENCE MONUMENT | SIGN | SIGN |
| | | WALVE | WALVE |
| | | WATER METER | WATER METER |
| | | BIKE LANE | BIKE LANE |
| | | STREET LIGHTING VAULT | STREET LIGHTING VAULT |



NOTES

- THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LOT LINE OF LOT 16, BLOCK 102, P.B. 1, PAGE 3, BEARING SOUTH 89°20'28" WEST.
- THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
- UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FLOOD ZONE: "X"; FLOOD INSURANCE RATE MAP NO. 12099C 0979 F; COMMUNITY NO. 125102; DATE: OCTOBER 5, 2017.
- BENCHMARK ORIGIN DESCRIPTION: PALM BEACH ENGINEERING DEPARTMENT BENCHMARK "LWS" WITH A PUBLISHED ELEVATION OF 16.579 (NAVD).
- PROPERTY ADDRESS: 142 & 152 S.E. 5TH AVENUE, DELRAY BEACH, FLORIDA 33483
- THE SURVEYOR HAS REVIEWED CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 11332679 AND ALL LOCATABLE EASEMENT ARE PLOTTED HEREON.

DESCRIPTION

LOT 15, LESS THE EAST 10 FEET THEREOF, BLOCK 102, OF TOWN OF DELRAY (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 3.

LOT 16, LESS THE EAST 10 FEET THEREOF, BLOCK 102, OF TOWN OF DELRAY (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 3.

ALSO BEING DESCRIBED AS:
 BEGIN AT THE SOUTHWEST CORNER OF LOT 16, BLOCK 102 OF THE PLAT OF CITY OF DELRAY BEACH (FORMERLY TOWN OF LINTON) AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 122.40 FEET TO THE NORTHWEST CORNER OF LOT 15 OF SAID BLOCK 102, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 15, BLOCK 102, A DISTANCE OF 125.00 FEET TO THE EAST RIGHT OF WAY LINE OF S.E. 5TH AVENUE, SAID POINT BEING 10 FEET WEST OF THE EAST LINE OF SAID LOTS 15 AND 16 OF BLOCK 102, THENCE SOUTH ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 122.40 FEET TO THE SOUTH LINE OF LOT 16, BLOCK 102 AND BEING 10 FEET WEST OF THE SOUTHWEST CORNER OF SAID LOT 16, BLOCK 102, THENCE WEST ALONG SAID SOUTH LINE OF LOT 16, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 15308 SQUARE FEET, OR 0.351 ACRES, MORE OR LESS.

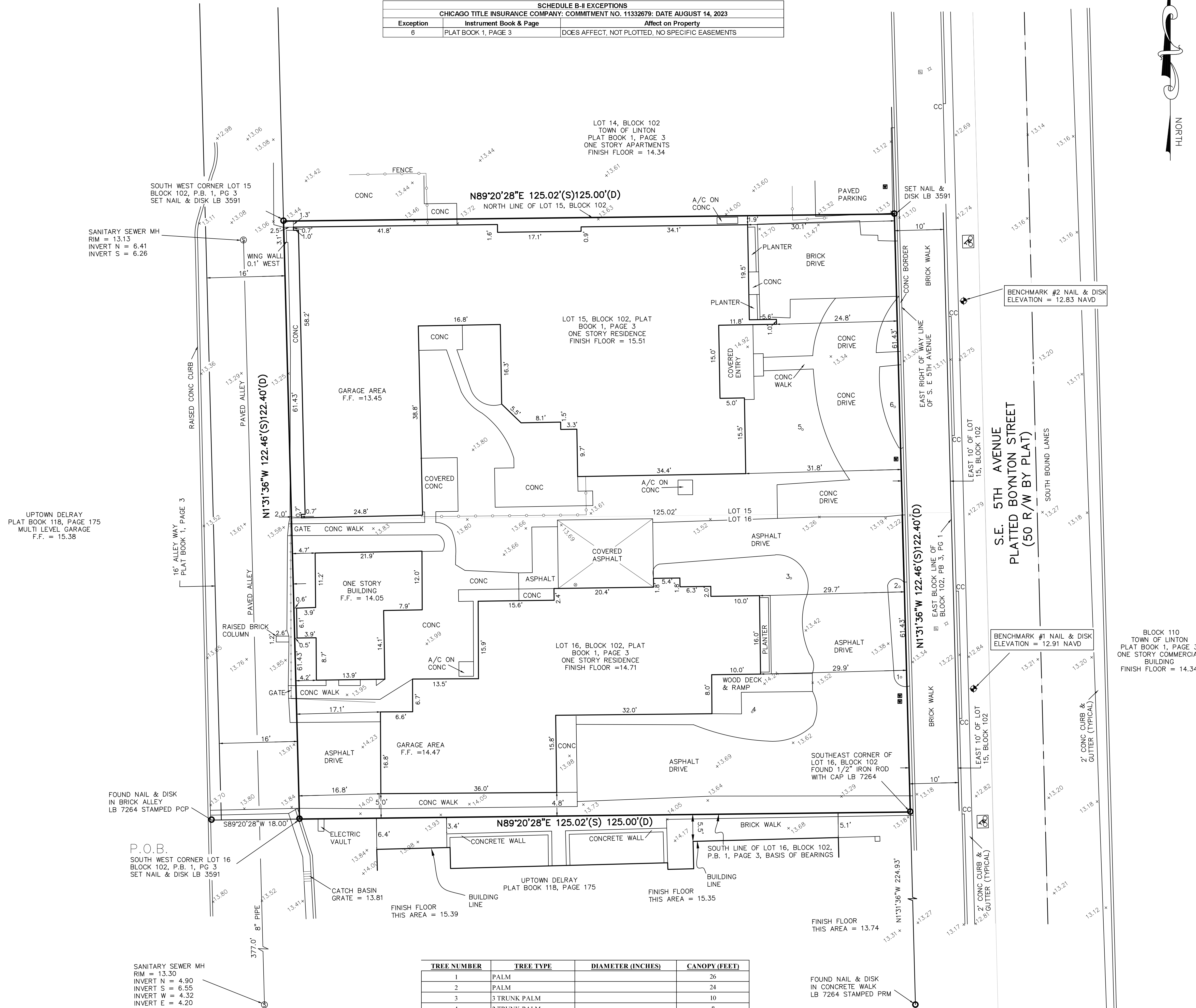
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HERON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON AUGUST 25, 2031. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

DAVID P. LINDLEY, PLS
 REG. LAND SURVEYOR #5005
 STATE OF FLORIDA - LB #3591

TREE NUMBER	TREE TYPE	DIAMETER (INCHES)	CANOPY (FEET)
1	PALM	26	26
2	PALM	24	24
3	3 TRUNK PALM	10	10
4	2 TRUNK PALM	8	8
5	PALM	18	18
6	PALM	24	24

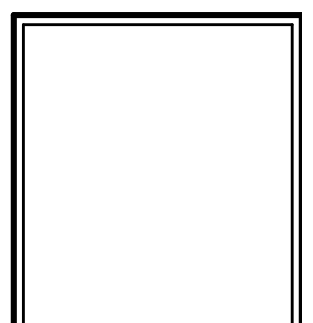


BY	
DATE	
REVISIONS	
FILE NAME	0000

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - SURVEYING
 LANDSCAPE ARCHITECTURE - SUITE 100
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

**142 & 152 SE 5TH AVE
 BOUNDARY SURVEY**

DATE 08-25-2023
 DRAWN BY TMS
 F.B./ PG. ELEC.
 SCALE 1"=10'



JOB # 10577
 SHT. NO.
1
 OF 1 SHEETS