

**LEGEND/ABBREVIATIONS**

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- L - ARC LENGTH
- R - RADIUS
- BLDG - BUILDING
- CB - CATCH BASIN
- CD - CHORD DISTANCE
- CLF - CHAIN LINK FENCE
- CONC - CONCRETE
- CPP - CONCRETE POWER POLE WITH LIGHT
- DE - DRAINAGE EASEMENT
- DIP - DUCTILE IRON PIPING
- EHH - ELECTRIC HAND HOLD
- EOP - EDGE OF PAVEMENT
- FF ELEV - FINISHED FLOOR ELEVATION
- FIRC - FOUND IRON ROD WITH CAP
- FR - FIBER OPTIC RISER
- LB - LICENSED BUSINESS
- MPP - METAL POWER POLE
- NAVD-88 - NORTH AMERICAN VERTICAL DATUM OF 1988
- NO I.D. - NO IDENTIFICATION
- OHU - OVERHEAD UTILITY LINES
- O.R.B. - OFFICIAL RECORD BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- P.I.P.D. - PLANNED INDUSTRIAL PARK DEVELOPMENT
- PNT - POINT OF NON-TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- PT - POINT OF TANGENCY
- PVC - POLYVINYL CHLORIDE PIPING
- RCP - REINFORCED CONCRETE PIPING
- SAN MH - SANITARY MANHOLE
- TYP - TYPICAL
- UE - UTILITY EASEMENT
- WPP - WOOD POWER POLE WITH LIGHT
- WV - WATER VALVE
- N - NORTHING WHEN USED WITH COORDINATES
- E - EASTING WHEN USED WITH COORDINATES
- ⊗ - SEWER VALVE
- ⊕ - GATE VALVE (WATER)
- ⊖ - WATER METER
- ⊙ - SINGLE SUPPORT SIGN
- ⊛ - FIRE HYDRANT
- - PRM - INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH ALUMINUM DISK STAMPED "PRM C&W LB3591" UNLESS OTHERWISE NOTED
- △ - DENOTES HORIZONTAL CONTROL POINT
- ✱ - INDICATES SECTION CORNER
- ✱ - INDICATES 1/4 SECTION CORNER

**NOTES  
COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNIT = US SURVEY FEET  
 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED  
 SCALE FACTOR = 1.000042973  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
 NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

**SURVEYOR'S NOTES AND REPORT:**

1. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2. 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.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT AND MATCHES THE DESCRIPTION IN THE TITLE COMMITMENT.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 00°56'56" WEST ALONG THE EAST LINE OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. COORDINATES SHOWN HEREON MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT) IN U.S. SURVEY FEET.
6. PLOTTABLE MATTERS CONTAINED IN THE ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT/ORDER NUMBER: 16-21-0159, COMMITMENT DATE: MARCH 14, 2023 AT 8:00 AM AND CERTIFICATE OF TITLE DATED JANUARY 14TH 2022 PREPARED BY DUNAY MISKEL BACKMAN, ARE REFLECTED ON THE SURVEY SHOWN HEREON.
7. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL BOUNDARIES.
8. THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY FROM SOUTH CONGRESS AVENUE, A PUBLIC RIGHT-OF-WAY.
9. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION.
10. AT THE TIME OF THIS SURVEY THERE WERE BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
11. AT THE TIME OF THIS SURVEY THERE WAS PARKING ON THE SUBJECT PROPERTY.
12. AT THE TIME OF THE SURVEY THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
13. FLOOD ZONE X, COMMUNITY NUMBER 12099C, PANEL NUMBER 0979F, COMMUNITY NUMBER 125102, PANEL 0979, EFFECTIVE DATE OCTOBER 5, 2017.
14. SITE ADDRESS: 1155 SOUTH CONGRESS AVENUE, DELRAY BEACH, FLORIDA.
15. ADJACENT LAND OWNERS SHOWN HEREON WERE OBTAINED FROM THE PALM BEACH COUNTY PROPERTY APPRAISER'S WEB-SITE ON MAY 12, 2023.
16. THE PARCEL IS A CONTIGUOUS PARCEL THAT ABUTS THE PUBLIC RIGHT OF WAY OF SOUTH CONGRESS AVENUE, WITHOUT ANY GAPS, GORES OR OVERLAPS
17. ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88)
18. SURVEYOR UNABLE TO VERIFY PARKING TABULATION AS SOME OF THE STRIPING IS MISSING.
19. ZONING: SPECIAL ACTIVITY DISTRICT (SAD) PER CITY OF DELRAY BEACH ORDINANCE 32-22

**DESCRIPTION: (O.R.B. 3296, PAGE 1670)**

THE NORTH 800 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 425 FEET OF THAT PART OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING WEST OF THE WEST RIGHT OF WAY LINE OF THE SEABOARD AIRLINE RAILWAY; LESS AND NOT INCLUDING THE NORTH 855 FEET AND THE SOUTH 253 FEET THEREOF; LESS RIGHT OF WAY FOR S. CONGRESS AVENUE, LESS AND EXCEPT THAT PORTION TAKEN IN THAT CERTAIN STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 5134, PAGE 1316 AND IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 5827, PAGE 1631, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO DESCRIBED AS

A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PLAT OF LINTON SQUARE, AS RECORDED IN PLAT BOOK 50, PAGES 100 AND 111 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°47'27" WEST ALONG THE NORTH LINE THEREOF, ALSO BEING THE SOUTH LINE OF THE NORTH 1655 FEET OF SAID SECTION 19, A DISTANCE OF 367.61 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SOUTH CONGRESS AVENUE, A PUBLIC RIGHT-OF-WAY (WIDTH VARIES) RECORDED IN OFFICIAL RECORD BOOK 5827, PAGE 1631 OF SAID PUBLIC RECORDS; THENCE NORTH 00°31'53" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 447.98 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 89°08'07" WEST, A RADIAL DISTANCE OF 5,792.58 FEET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°30'38", A DISTANCE OF 253.82 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 5,666.58 FEET AND A CENTRAL ANGLE OF 00°59'39"; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE ALONG THE ARC, A DISTANCE OF 98.33 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 855 FEET OF SAID SECTION 19; THENCE NORTH 88°47'27" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 374.02 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THAT 100 FOOT RIGHT-OF-WAY OF THE SEABOARD COAST LINE RAILROAD; THENCE SOUTH 00°51'53" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 800.01 FEET TO THE POINT OF BEGINNING.

FEE PROPERTY CONTAINING 293,785 SQUARE FEET, 6.7444 ACRES, MORE OR LESS.  
 PROPOSED RIGHT-OF-WAY DEDICATION TO PALM BEACH COUNTY CONTAINING 1,780 SQUARE FEET/0.0409 ACRES, MORE OR LESS  
 AREA OF PROPERTY TO BE PLATTED 292,005 SQUARE FEET/6.7035 ACRES, MORE OR LESS.  
 SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

**CERTIFICATE:**

TO:  
 MAPLE MULTI-FAMILY LAND SE, L.P.  
 CHICAGO TITLE INSURANCE COMPANY  
 DELRAY APARTMENTS VENTURE, L.L.C., A DELAWARE 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 THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(a), 7(b)(1), 7(c), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 14, 16, 17 AND 19 (\$1,000,000) OF TABLE A THEREOF.  
 THE FIELDWORK WAS COMPLETED ON MAY 12, 2023.

DATE OF PLAT OR MAP: JUNE 28, 2023

Point #	SIZE & TYPE	Point #	SIZE & TYPE
500	8" SABLE PALM	520	14" SABLE PALM
501	10" SABLE PALM	521	16" SABLE PALM
502	10" SABLE PALM	522	15" SABLE PALM
503	40" ARECA CLUSTER	523	15" SABLE PALM
504	18" SABLE PALM	524	16" SABLE PALM
505	9" SABLE PALM	525	14" SABLE PALM
506	10" SABLE PALM	526	12" SABLE PALM
507	8" SABLE PALM	527	14" SABLE PALM
508	11" SABLE PALM	528	6" DRACAENA TREE
509	8" SABLE PALM	529	8" SABLE PALM
510	16" SABLE PALM	530	8" SABLE PALM
511	11" SCRUB OAK	531	15" SABLE PALM
512	16" SABLE PALM	532	12" SABLE PALM
513	16" SABLE PALM	533	15" SABLE PALM
514	16" SABLE PALM	534	13" SABLE PALM
515	15" SABLE PALM	535	15" SABLE PALM
516	15" SABLE PALM	536	15" SABLE PALM
517	10" SABLE PALM	537	7" SCRUB OAK
518	15" SABLE PALM	538	24" ARECA CLUSTER
519	15" SABLE PALM	539	45" ARECA CLUSTER

Point #	SIZE & TYPE	Point #	SIZE & TYPE
540	8" SABLE PALM	560	8" OAK
541	9" SABLE PALM	561	18" MAHOGANY
542	9" SABLE PALM	562	10" SABLE PALM
543	14" SABLE PALM	563	6" OAK
544	18" SABLE PALM	564	16" SABLE PALM
545	12" SABLE PALM	565	16" SABLE PALM
546	11" BLACK OLIVE	566	14" OAK
547	7" SABLE PALM	567	20" SABLE PALM
548	6" SCRUB OAK	568	20" SABLE PALM
549	15" SABLE PALM	569	7" OAK
550	16" SABLE PALM	571	12" MAHAGANY
551	7" SCRUB OAK	580	27" MAHAGANY
552	20" SABLE PALM	581	30" MAHAGANY
553	28" SABLE PALM	582	28" SHEFFALERA
554	6" SCRUB OAK	583	9" CARROTWOOD
555	10" SABLE PALM	584	9" CARROTWOOD
556	20" SABLE PALM	585	15" SABLE PALM
557	6" OAK	586	16" SABLE PALM
558	16" SABLE PALM	587	12" SABLE PALM
559	6" OAK	588	17" SABLE PALM

Point #	SIZE & TYPE	Point #	SIZE & TYPE	Point #	SIZE & TYPE
589	12" SABLE PALM	609	17" SABLE PALM	629	14" SABLE PALM
590	5" SCRUB OAK	610	15" SABLE PALM	630	15" SABLE PALM
591	5" SCRUB OAK	611	14" SABLE PALM	631	8" SABLE PALM
592	12" SCRUB OAK	612	11" SABLE PALM	632	12" SABLE PALM
593	4" SCRUB OAK	613	7" SCRUB OAK	633	12" SABLE
594	4" CARROTWOOD	614	16" SABLE PALM		
595	4" SCRUB OAK	615	10" GUMBO LIMBO		
596	4" SCRUB OAK	616	15" SABLE PALM		
597	6" SCRUB OAK	617	15" SABLE PALM		
598	5" SCRUB OAK	618	5" SCRUB OAK		
599	5" SCRUB OAK	619	15" SABLE PALM		
600	5" SCRUB OAK	620	14" GUMBO LIMBO		
601	44" SCRUB OAK	621	8" SCRUB OAK		
602	12" SABLE PALM	622	15" SABLE PALM		
603	12" SABLE PALM	623	16" SABLE PALM		
604	4" SCRUB OAK	624	11" SABLE PALM		
605	12" ACACIA	625	16" SABLE PALM		
606	14" SABLE PALM	626	12" SABLE PALM		
607	16" SABLE PALM	627	12" SABLE PALM		
608	16" SABLE PALM	628	12" SABLE PALM		

**SCHEDULE B SECTION II EXCEPTIONS**

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2023 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
3. STANDARD EXCEPTIONS:
  - A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
  - B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
  - C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
  - D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND.
5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
6. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
7. INTENTIONALLY DELETED (PER SURVEY)
8. INTENTIONALLY DELETED (DETERMINED THAT ROADS WERE NEVER A STATE ROAD RIGHT-OF-WAY)
9. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED APRIL 10, 1981, IN OFFICIAL RECORDS BOOK 3499, PAGE 18, (AFFECTS AS SHOWN)
10. INTENTIONALLY DELETED
11. INTENTIONALLY DELETED
12. INTENTIONALLY DELETED
13. ORDINANCE NO. 32-22 RECORDED \_\_\_\_\_ IN OFFICIAL RECORDS BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

UPDATE SURVEY	5-12-2023
ADDED UPDATED TITLE	7-13-2022
ADDED FPL EASEMENT	6-7-2022
ADD FFE FOR ADJACENT BUILDINGS	5-5-2022
ADD TOPOGRAPHY	1-12-2022
REVISIONS	
FILE NAME	9605 SURVEY FOR PLAT PERSON 1
DATE	
BY	

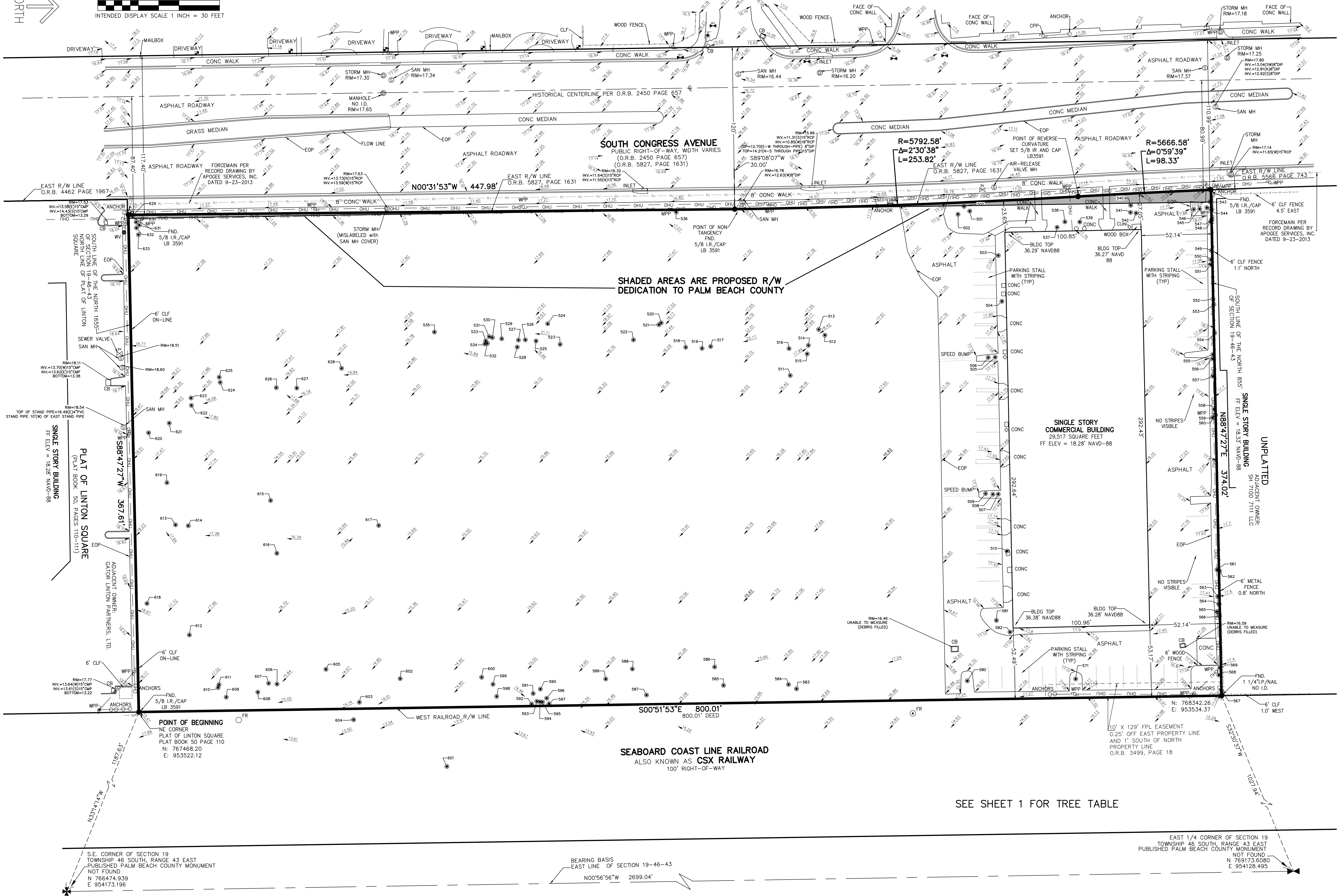
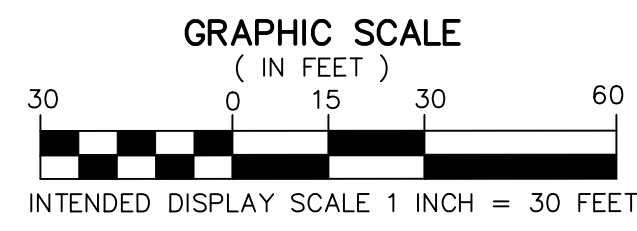
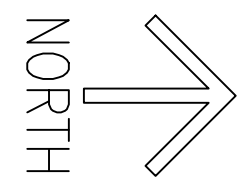
**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561) 392-1991

ALTA/NSPS LAND TITLE SURVEY  
 A PORTION OF SECTION 19  
 TOWNSHIP 46 SOUTH, RANGE 43 EAST  
 CITY OF DELRAY BEACH  
 PALM BEACH COUNTY, FLORIDA

DATE	8/17/2021
DRAWN BY	DL
F.B./ PG.	ELEC
SCALE AS SHOWN	

DAVID P. LINDLEY  
 REGISTERED LAND  
 SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 L.B. 3591

JOB #	9605
SHT. NO.	1
OF 2 SHEETS	



**SOUTH CONGRESS AVENUE**  
PUBLIC RIGHT-OF-WAY, WIDTH VARIES  
(O.R.B. 2450 PAGE 657)

SHADED AREAS ARE PROPOSED R/W  
DEDICATION TO PALM BEACH COUNTY

**SEABOARD COAST LINE RAILROAD**  
ALSO KNOWN AS CSX RAILWAY  
100' RIGHT-OF-WAY

SEE SHEET 1 FOR TREE TABLE

EAST 1/4 CORNER OF SECTION 19  
TOWNSHIP 46 SOUTH, RANGE 43 EAST  
PUBLISHED PALM BEACH COUNTY MONUMENT  
NOT FOUND  
N 769173.6080  
E 954128.495

DATE	5-12-2023	BY	
ADDED/UPDATED TITLE	7-13-2022	DATE	
ADDED FPL EASEMENT	6-7-2022	DATE	
ADD FPL FOR ADJACENT BUILDINGS	5-5-2022	DATE	
ADD TOPOGRAPHY	1-12-2022	DATE	
REVISIONS		DATE	
FILE NAME	9605 SURVEY FOR PLAT PERSON 1		

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ALTA/NSPS LAND TITLE SURVEY  
A PORTION OF SECTION 19  
TOWNSHIP 46 SOUTH, RANGE 43 EAST  
CITY OF DELRAY BEACH  
PALM BEACH COUNTY, FLORIDA

DATE 8/17/2021  
DRAWN BY DL  
F.B./PG. ELEC  
SCALE AS SHOWN

JOB # 9605  
SHT. NO. 2  
OF 2 SHEETS