

SURVEY NOTES:

1. THE LAND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE INSTRUMENT OF RECORD.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST, HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
6. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 20, ACCORDING TO TOWN OF LINTON PLAT AS RECORDED IN PLAT BOOK 1, ON PAGE 3, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID NORTH LINE BEARS SOUTH 89°18'39" WEST.
7. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
8. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, 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.
9. THE OWNERSHIP OF FENCES, PERIMETER WALLS, PONDS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
10. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID ELEVATIONS ARE DERIVED FROM NATIONAL GEODETTIC SURVEY (NGS) BENCHMARK PID# AD2692 "14.33", ELEVATION = 12.78' AND NGS BENCHMARK PID# AD2701 "2233", ELEVATION = 16.02'.
11. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (83/NSRS11) TRANSVERSE MERCATOR, FLORIDA EAST ZONE WHICH WAS ESTABLISHED VIA MULTIPLE REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON THE PROJECT CONTROL POINTS. THE HORIZONTAL COORDINATE VALUES FROM THE RTK GPS OBSERVATIONS WERE PROCESSED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FDOT) FLORIDA PERMANENT REFERENCE NETWORK. THE RELATIVE POSITIONAL PRECISION FOR THE CONTROL ON THIS SURVEY (ADJACENT TO THEMSELVES) ACHIEVED A RELATIVE ACCURACY OF 0.03". THE FEATURE LOCATIONS SHOWN HEREON HAVE AN EXPECTED HORIZONTAL ACCURACY OF ± 0.1". THIS SURVEY MEET THE ACCURACY FOR ITS EXPECTED USE.
12. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ± 0.03" FOR HARD SURFACE ELEVATIONS AND 0.1 FOOT FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ± 0.1".
13. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/10 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
14. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1" = 10' OR SMALLER.
15. ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
16. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12099C0979F EFFECTIVE DATE OCTOBER 5, 2017, THIS PROPERTY LIES IN ZONE X ANNUAL CHANCE OF FLOOD HAZARD, BASE FLOOD ELEVATION (NONE). LINES IMPORTED FROM PALM BEACH COUNTY GIS FILE.

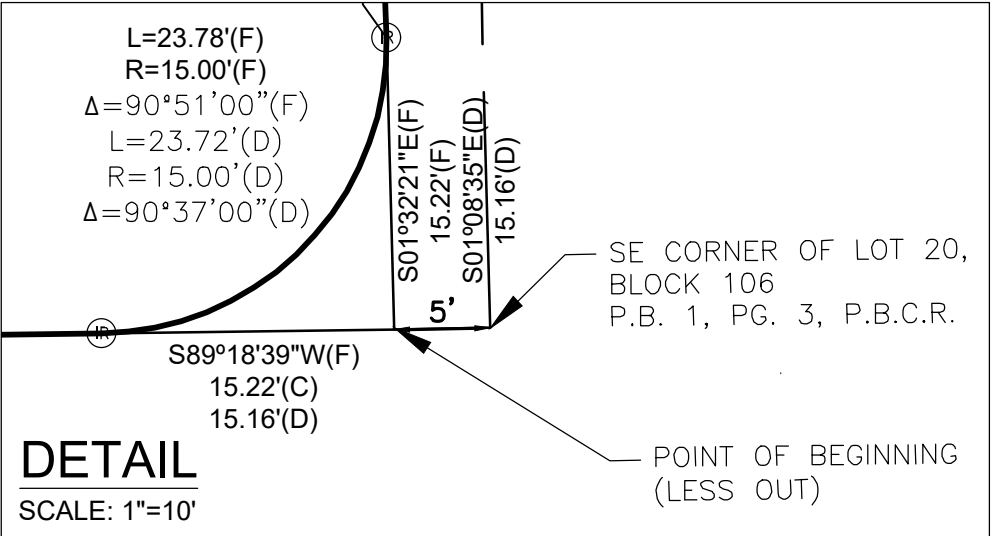
LEGAL DESCRIPTION:

LOTS 19 AND 20, BLOCK 106, CITY OF DELRAY BEACH, FORMERLY CALLED TOWN OF LINTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS THE EAST 5 FEET THEREOF AND LESS A PORTION OF LOT 20, DESCRIBED AS FOLLOWS: FROM A POINT ON THE SOUTH LINE OF SAID LOT 20, LOCATED 5 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 20, RUN WESTERLY FOR 15.16 FEET THENCE RUN NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 15 FEET FOR 23.72 FEET, THROUGH A CENTRAL ANGLE OF 90°37'00" TO A POINT ON A LINE PARALLEL TO AND 5 FEET WESTERLY FROM THE EAST LINE OF SAID LOT 20; THENCE RUN SOUTH 01°08'35" EAST ALONG SAID PARALLEL LINE FOR 15.16 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN CITY OF DELRAY BEACH, FLORIDA AND CONTAINING 15,862 SQUARE FEET (0.364 ACRES) MORE OR LESS.

LEGEND:

A/C	AVENUE
(C)	CALCULATED MEASUREMENT
CONC.	CONCRETE
(D)	MEASUREMENT PER DEED
E	EAST
ELEV.	ELEVATION
(F)	FIELD MEASUREMENT
F.F.E.	FINISHED FLOOR ELEVATION
FL	FLORIDA
FND.	FOUND
GIS	GEOGRAPHIC INFORMATION SYSTEM
GPS	GLOBAL POSITIONING SYSTEM
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV.	INVERT
LB	FLORIDA LICENSED BUSINESS NUMBER
MAINT	MAINTENANCE
N	NORTH
NE	NORTHEAST
NO.	NUMBER
(P)	MEASUREMENT PER PLAT
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PG.	PAGE
P.I.	POINT OF INTERSECTION
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
SE	SOUTHEAST
UTD.	UNABLE TO DETERMINE
W.	WEST

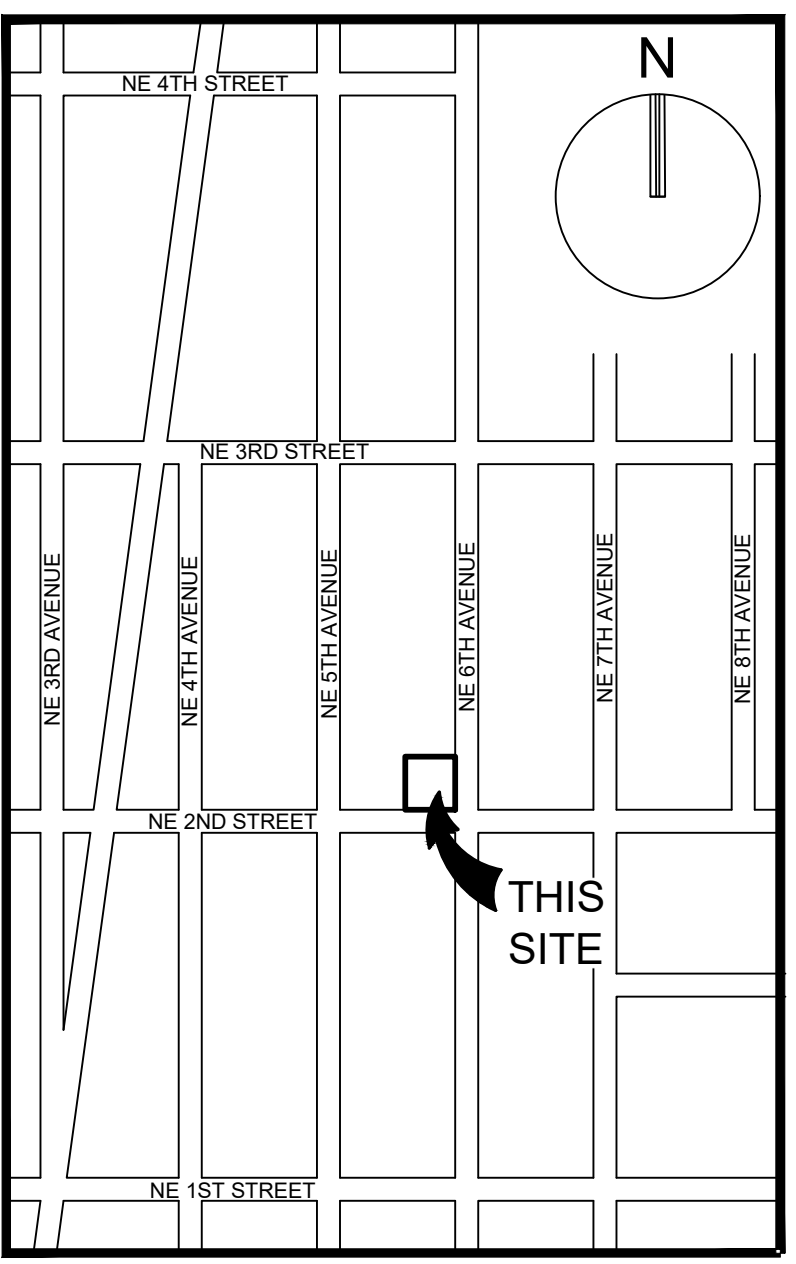


CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON AUGUST 2, 2023 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA
(FOR THE FIRM)



POINT	TREE	DI(AIN.)
100	PALM	8"
101	PALM	8"
102	PALM	8"
103	PALM	8"
104	PALM	8"
105	PALM	8"
106	PALM	8"
107	PALM	8"
108	PALM	8"
109	PALM	8"
110	OAK	16"
111	OAK	14"
112	OAK	14"
113	BOTTLEBRUSH	10"
114	OAK	12"
115	PALM	15"
116	BOTTLEBRUSH	6"
117	BOTTLEBRUSH	6"
118	BOTTLEBRUSH	12"
119	OAK	15"
120	OAK	15"
121	PALM	10"
122	PALM	10"
123	PALM	10"
124	PALM	10"
125	OAK	16"
126	PALM	12"
127	OAK	12"
128	OAK	22"
129	PALM	12"
130	PALM	12"
131	PALM	10"
132	OAK	12"
514	PALM	6
521	PALM	12
560	MAHOGANY	18
561	TREE	6
562	PALM	12
568	PALM	7
571	MAHOGANY	12
641	TREE	4

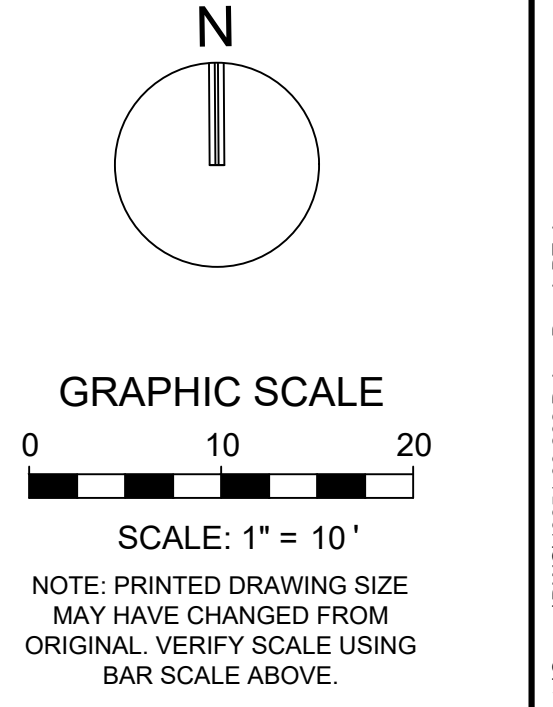
KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB9860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE
1	ADDITIONAL TOPO	11/15/2024
2	ADDITIONAL TOPO	05/11/2025

DATE: 08/02/23
DRAWN BY: FS
CHECKED BY: LS
FIELD BOOK: 1116



DOWNTOWN SIXTH AVENUE LLC
202 NE 6TH AVE
DELRAY BEACH, FL 33483

BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NUMBER 1 OF 1
PROJECT NUMBER 13651.00