

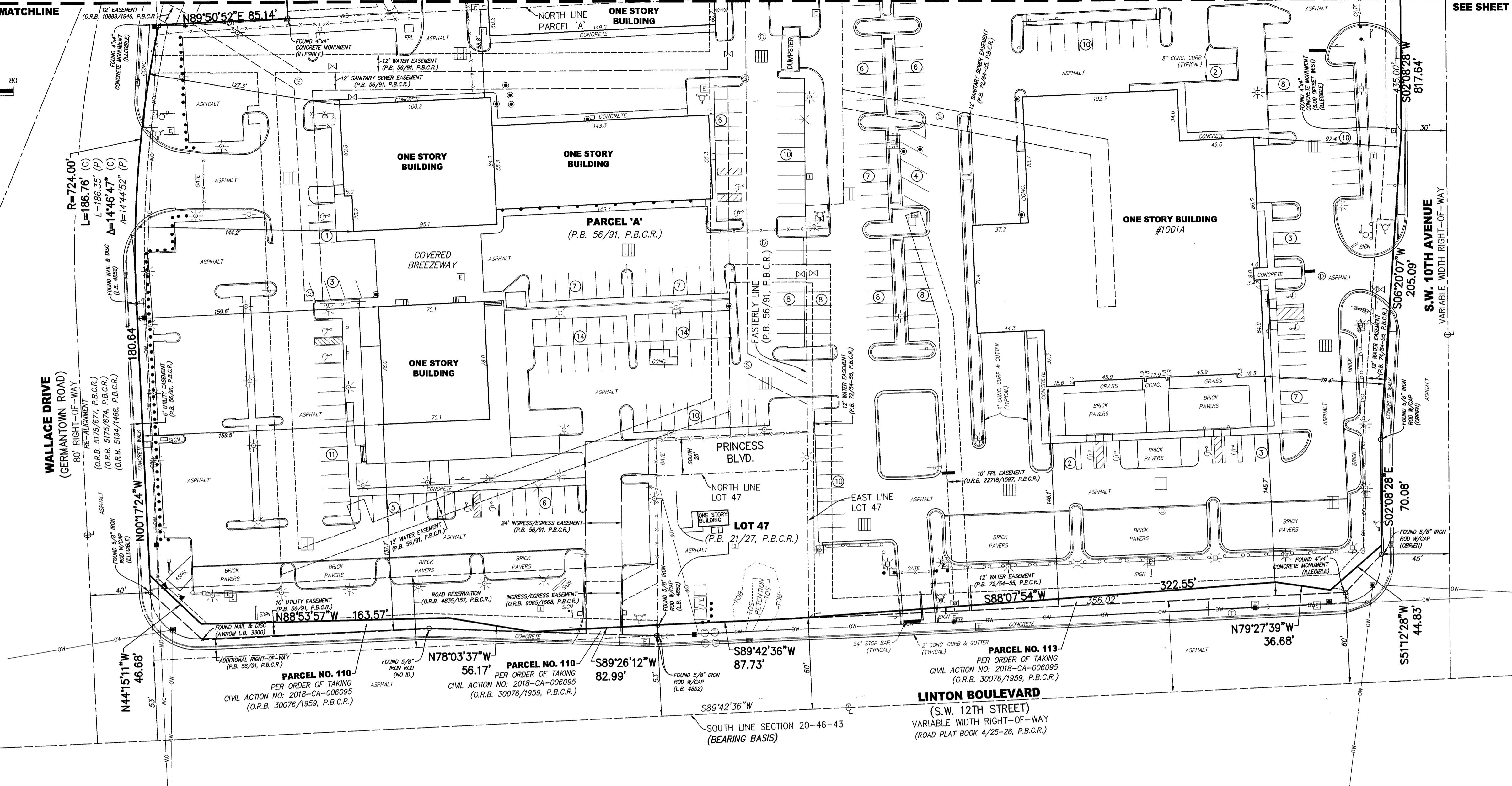
A graphic scale and north arrow. The scale is a horizontal line with tick marks. The text "GRAPHIC SCALE IN FEET" is above the scale, and "SCALE: 1" = 40'" is below it. The north arrow is a circle with a crosshair and the word "NORTH" written vertically below it.

EE SHEET 2 OF 2

The logo for AVIROM & ASSOCIATES, INC. is a circular emblem. The outer ring contains the company name "AVIROM & ASSOCIATES" at the top and "INC." at the bottom. The inner circle features a stylized compass or surveying instrument. The text "SURVEYING & MAPPING" is positioned above the compass, and "50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com" is to the right of the compass. At the bottom of the inner circle, the text "ESTABLISHED 1981" is written vertically.

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

BOUNDARY SURVEY						
BILL WALLACE NISSAN, TRACT 'C' WALLACE		REVISIONS				
SCALE:	1" = 40'	DATE	F.B. / PG.	BY	CK'D	REVISIONS
DATE:	06/10/2019					
BY:	W.R.E.					
CHECKED:	J.T.D.					
F.B.	1930	PG.	13-14			
SHEET:	1 OF 2					



REVIEWER'S REPORT:

Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.

The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by First American Title Insurance Company, Title Commitment No. 1002-269665-RTT, commitment date January 22, 2019 8:00 AM, and Title Commitment issued by First American Title Insurance Company, Title Commitment No. 1002-269664-RTT, commitment date January 18, 2019 8:00 AM. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avirom & Associates, Inc. did not research the public records for easement rights-of-way, ownership or other instruments of record.

The land description shown hereon is in accord with the Title Commitment.

No underground improvements were located.

Bearings, distances and/or angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are based on the south line of Section 20-46-43 having a bearing of S89°42'36"W.

The property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 125102 0979 F, dated 10/05/2017.

Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.

This map is intended to be displayed at a scale of 1:480' (1" = 40').

Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in the survey were field measured to a horizontal positional accuracy of 0.10'.

Abbreviation Legend: A/C = Air conditioner; Δ = Central Angle; C = Calculated; CL = Centerline; CON = Concrete; D.B. = Deed Book; F.B. = Field Book; F.D.O.T. = Florida Department of Transportation; F.P.L. = Florida Power & Light Company; ID. = Identification; L = Arc Length; L.B. = Licensed Business; O.R.B. = Official Records Book; OW = Overhead Wires; P = Per Plat; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.R.M. = Permanent Reference Monument; R = Radius; T.O.P. = Top of Bank; T.O.S. = Top of Slope; W/GAP = With Surveyor's Gap.

LAND DESCRIPTION:

Parcel A, BILL WALLACE NISSAN, according to the map or plat thereof as recorded in Plat Book 56, Page 91, Public Records of Palm Beach County, Florida, less and except that part condemned by the State of Florida Department of Transportation, described in Order of Taking, recorded August 22, 2018 in Official Records Book 30076, page 1959, of the Public Records of Palm Beach County, Florida.

TRACT C of WALLACE DODGE, according to the map plat thereof as recorded in Plat Book 72, Page 54 of the Public Records of Palm Beach County, Florida.

44

WALLACE DODGE REPLAT, according to the map or plat thereof as recorded in Plat Book 74, Pages 9 and 10 of the Public Records of Palm Beach County, Florida.

feet thereof.

TOGETHER WITH:

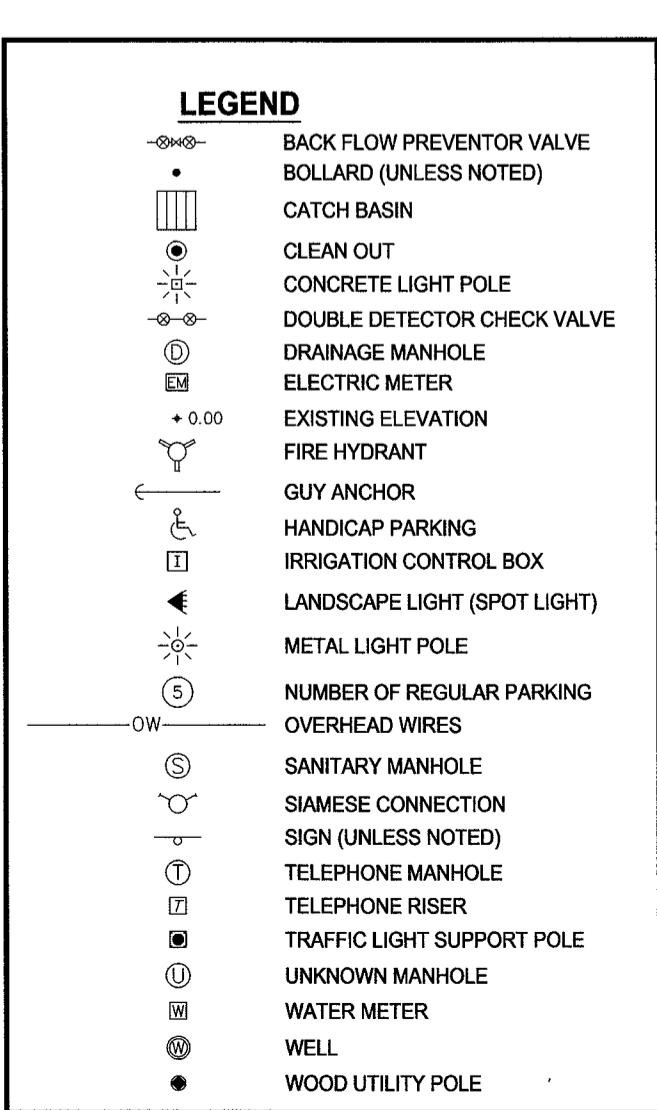
The South 25 feet of Princess Boulevard, as same is shown on SANDS O'SEA, Plat Book 21, Page 27, Public Record of Palm Beach County, Florida, bounded on the West by the East line of the Plat of Bill Wallace Nissan, Plat Book 56, Page 91, Public Records of Palm Beach County, Florida, and bounded on the East by the northerly prolongation of the East line of said Lot 47.

LESS AND EXCEPT that part condemned by the State of Florida Department of Transportation, described in Order of Taking, recorded August 22, 2018 in Official Records Book 30076, Page 1959, of the Public Records of Palm Beach County, Florida.

SPECIFICATION

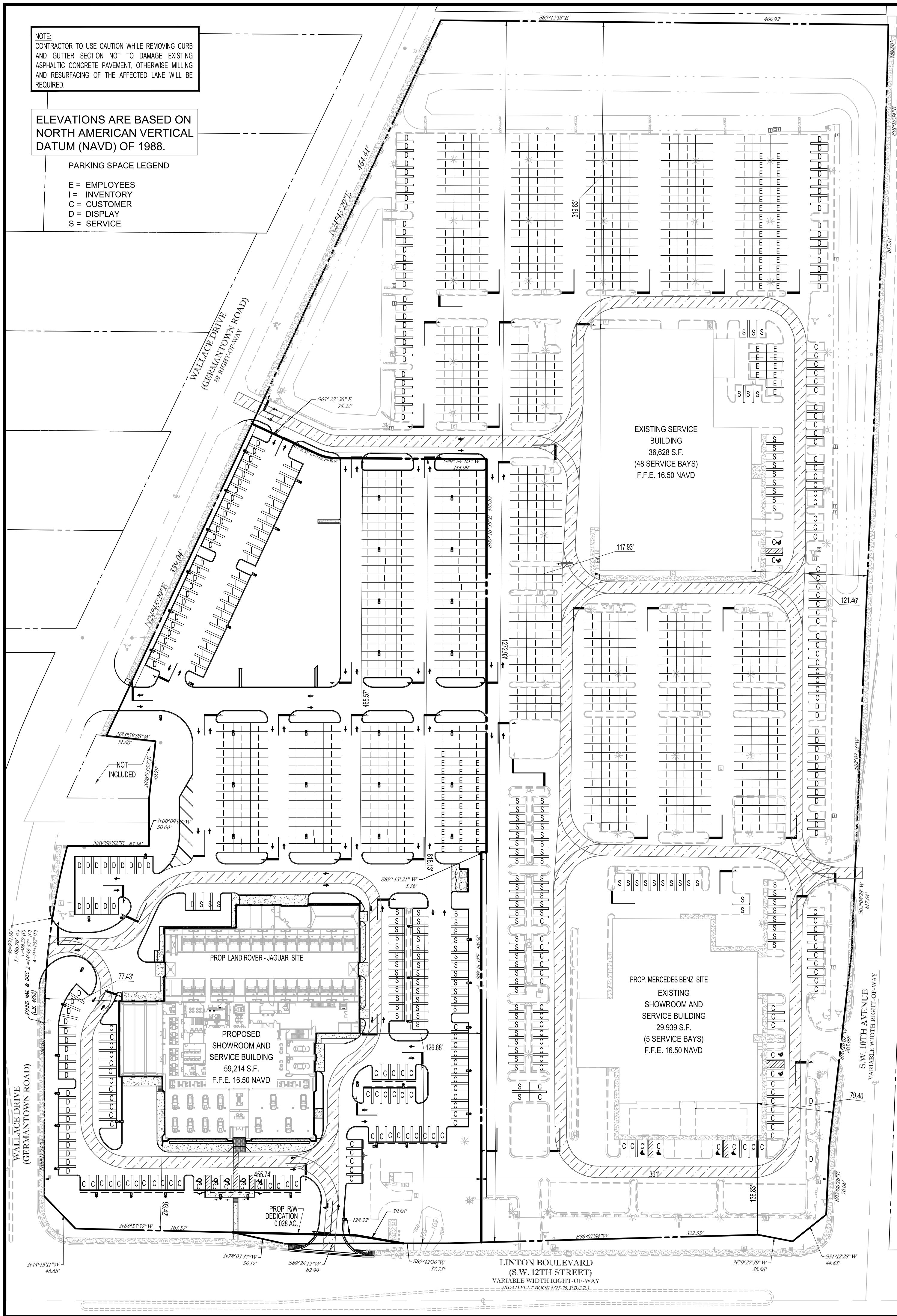
I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 473, Florida Statutes.

Date: 6/10/2019 
JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300



SUMMARY TABLE FOR: SCHEDULE B, SECTION 2 EXCEPTIONS TITLE COMMITMENT NO. 1002-269664-RTT (SEE SURVEYOR'S REPORT #2)			
EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA	
o. 9 P.B. 21/27	Yes	As Shown	
o. 10 P.B. 72/54	Yes	As Shown	
o. 11 P.B. 74/9	Yes	As Shown	
o. 12 D.B. 680/577 O.R.B. 1138/410 O.R.B. 4835/157	Yes Yes Yes	Not Plottable Not Plottable Not Plottable	
o. 13 O.R.B. 3033/816	Yes	Not Plottable	
o. 14 O.R.B. 5140/1276	Yes	Abandonment	
o. 15 O.R.B. 5748/1180	Yes	Not Plottable	
o. 16 O.R.B. 6643/1204	Yes	Not Plottable	
o. 17 O.R.B. 8173/658	Yes	Abandonment	
o. 18 O.R.B. 8522/184	Yes	Unity of Title	
o. 19 O.R.B. 9065/1672	Yes	Not Plottable	
o. 20 O.R.B. 10889/1946	Yes	As Shown	
o. 21 O.R.B. 16805/1227	Yes	As Shown	
o. 22 O.R.B. 17341/98	Yes	As Shown	
o. 23 O.R.B. 22009/1889	Yes	As Shown	
o. 24 O.R.B. 22392/365	Yes	As Shown	
o. 25 O.R.B. 22596/1195	Yes	As Shown	
o. 26 O.R.B. 22718/1594	Yes	As Shown	
o. 27 O.R.B. 22718/1597	Yes	As Shown	

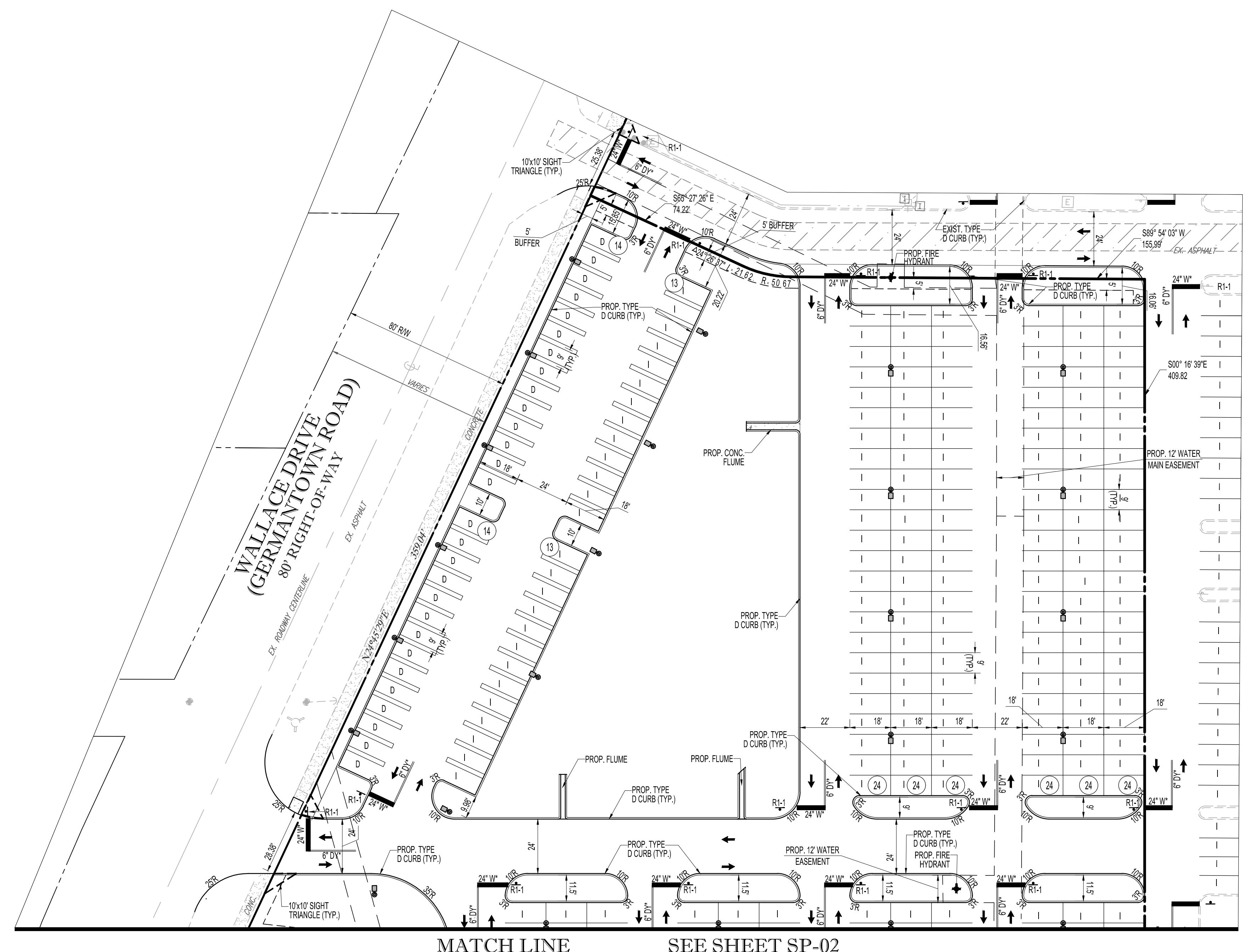
SUMMARY TABLE FOR: SCHEDULE B, SECTION 2 EXCEPTIONS TITLE COMMITMENT NO. 1002-269665-RTT (SEE SURVEYOR'S REPORT #2)			
EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA	
9 P.B. 56/91 O.R.B. 5354/1817	Yes Yes	As Shown Not Plottable	
10 P.B. 60/174 O.R.B. 9937/1470	No No		
11 P.B. 124/151	No		
12 D.B. 680/577 O.R.B. 1138/410 O.R.B. 4835/157	Yes Yes Yes	Not Plottable Not Plottable Not Plottable	
13 O.R.B. 2727/1032	Yes	Not Plottable	
14 O.R.B. 3033/816	Yes	Not Plottable	
15 O.R.B. 5090/106	Yes	As Shown	
16 O.R.B. 5397/1169	Yes	As Shown	
17 O.R.B. 9990/188	Yes	As Shown	
18 O.R.B. 6643/1204	Yes	As Shown	
19 O.R.B. 8173/658 O.R.B. 8171/663	Yes Yes	Abandonment Abandonment	
20 O.R.B. 8522/184	Yes	Unity of Title	
21 O.R.B. 9065/1668	Yes	As Shown	
22 O.R.B. 9937/1474	No		





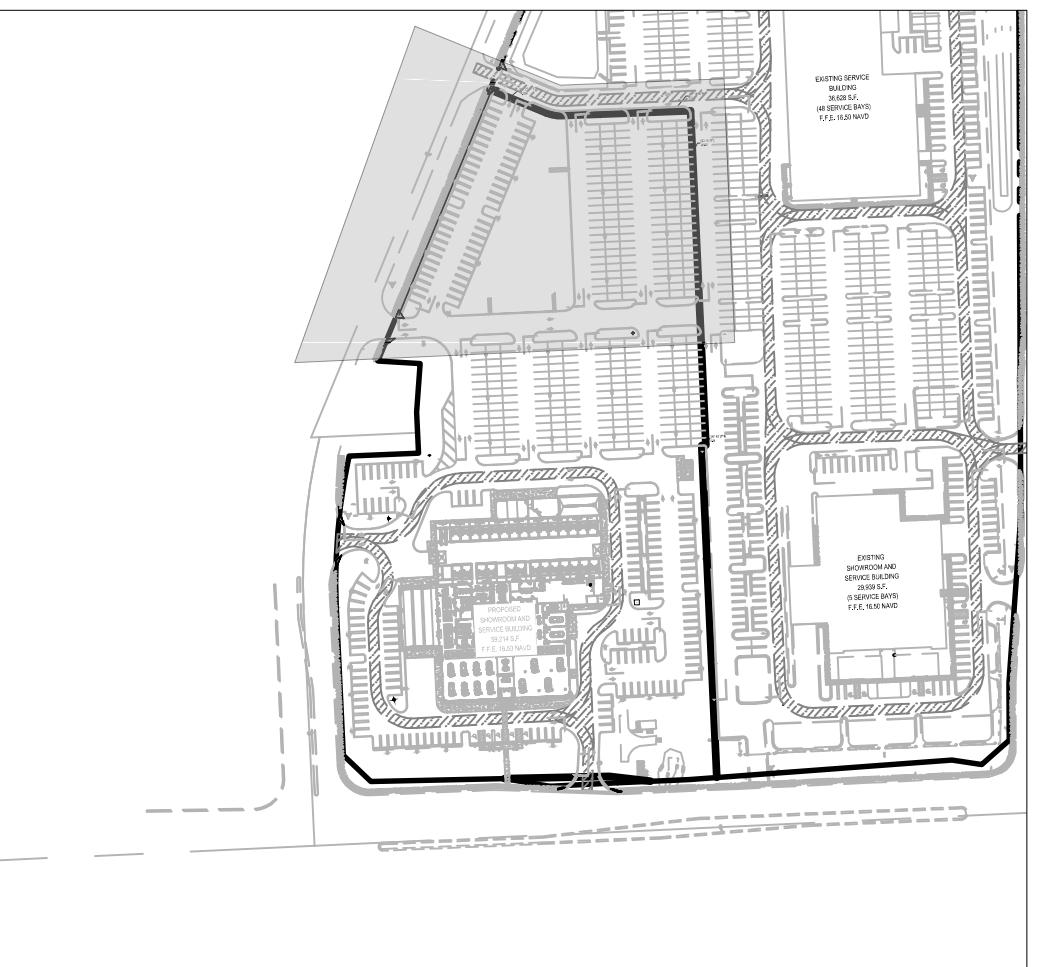
15 7.5 0

1" = 30'



MATCH LINE

SEE SHEET SP-02



KEY



www.callsunshine.com

ANSWER

SPRAB SUBMITTAL

DATE:	08-10-15
CAD I.D.:	F170121-SITE PLAN LRJ
PROJECT:	
<p>LAND ROVER/ JAGUAR OF DELRAY BEACH 1111 W. LINTON BLVD. DELRAY BEACH</p> <hr/> <p>FOR</p> <hr/> <p>AUTONATION</p>	

AUTORATION

FLORIDA

MICHAEL A. TROXELL

PROFESSIONAL ENGINEER
August 16, 2019
FLORIDA LICENSE No. 50572
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

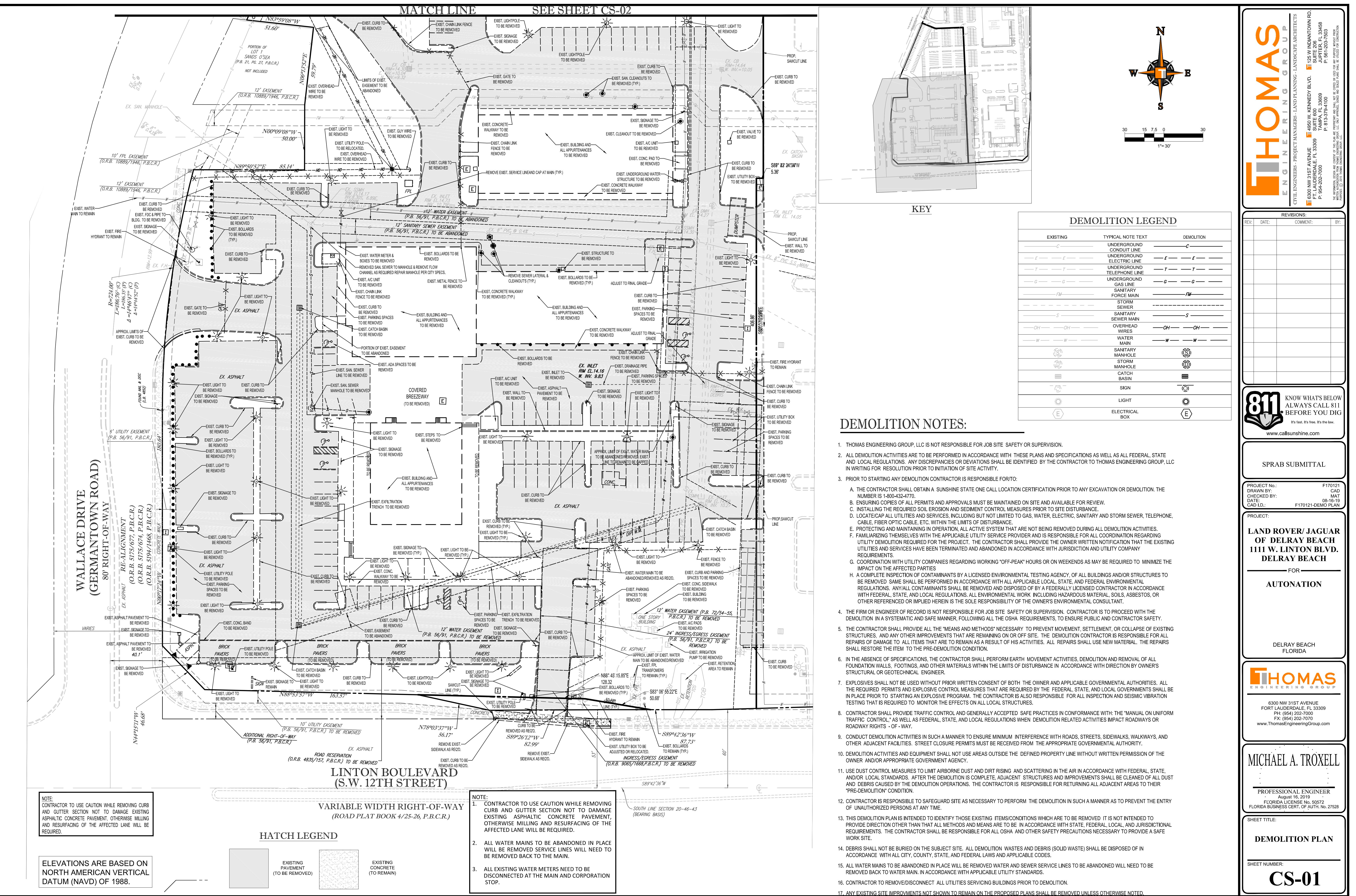
SHEET TITLE:

LANDROVER JAGUAR SITE PLAN

SHEET NUMBER:

SP-03

SI-05





1"=30'

THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTURE

6300 NW 31ST AVENUE
FT. LAUDERDALE, FL 33309
P: 954-202-7000

4950 W. KENNEDY BLVD.
SUITE 600
TAMPA, FL 33609
P: 813-379-4100

125 W INDIANTOW
SUITE 206
JUPITER, FL 33453
P: 561-203-7503

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. © 2015 THOMAS ENGINEERING GROUP, LLC.

REVISIONS:



KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

SPRAB SUBMITTAL

PROJECT: **LAND ROVER/ JAGUAR
OF DELRAY BEACH
1111 W. LINTON BLVD.
DELRAY BEACH**

FOR **AUTONATION**

The logo for HOMAS Engineering Group. It features the word "HOMAS" in a large, bold, orange sans-serif font. Above the "H", there is a stylized graphic element consisting of an orange square on top and a grey rectangle below it. Below "HOMAS", the words "ENGINEERING GROUP" are written in a smaller, grey, all-caps sans-serif font. A horizontal black line is positioned below the company name.

MICHAEL A. TROXELL

August 10, 2010
FLORIDA LICENSE No. 50572
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

DEMOLITION PLAN

SHEET NUMBER:

CS 02

DEMOLITION LEGEND		
EXISTING	TYPICAL NOTE TEXT	DEMOLITION
— C —	UNDERGROUND CONDUIT LINE	— C —
— E — — E —	UNDERGROUND ELECTRIC LINE	— E — — E —
— T — — T —	UNDERGROUND TELEPHONE LINE	— T — — T —
— G — — G —	UNDERGROUND GAS LINE	— G — — G —
— FM —	SANITARY FORCE MAIN	— FM —
— - - - -	STORM SEWER	— - - - -
— S —	SANITARY SEWER MAIN	— S —
— OH — — OH —	OVERHEAD WIRES	— OH — — OH —
— W — — W —	WATER MAIN	— W — — W —
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	SIGN	
	LIGHT	
	ELECTRICAL BOX	

OTE:
ONTRACTOR TO USE CAUTION WHILE REMOVING CURB
ND GUTTER SECTION NOT TO DAMAGE EXISTING
SPHALTIC CONCRETE PAVEMENT, OTHERWISE MILLING
ND RESURFACING OF THE AFFECTED LANE WILL BE
QUIRED.

ELEVATIONS ARE BASED ON
NORTH AMERICAN VERTICAL
DATUM (NAVD) OF 1988

CONTRACTOR TO USE CAUTION WHILE REMOVING
CURB AND GUTTER SECTION NOT TO DAMAGE
EXISTING ASPHALTIC CONCRETE PAVEMENT,
OTHERWISE MILLING AND RESURFACING OF THE
AFFECTED LANE WILL BE REQUIRED.

WATER MAINS TO BE ABANDONED IN PLACE
WILL BE REMOVED SERVICE LINES WILL NEED TO
BE REMOVED BACK TO THE MAIN.

EXISTING WATER METERS NEED TO BE
CONNECTED AT THE MAIN AND CORPORATION
OP.

HATCH LEGEND

EXISTING PAVEMENT (TO BE REMOVED)

EXISTING CONCRETE (TO REMAIN)

EXISTING PAVEMENT (TO BE MILLED AND RESURFACED)