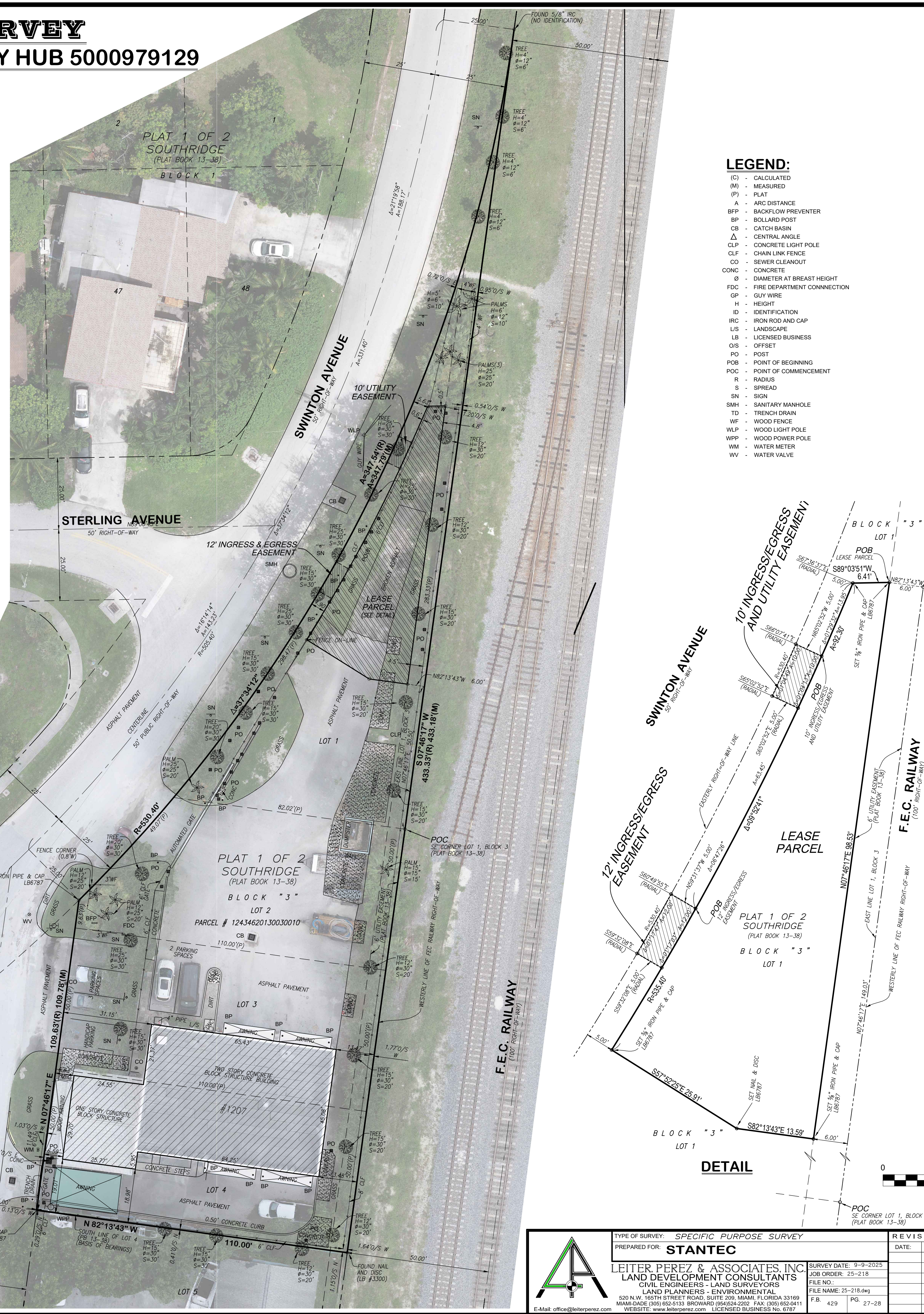
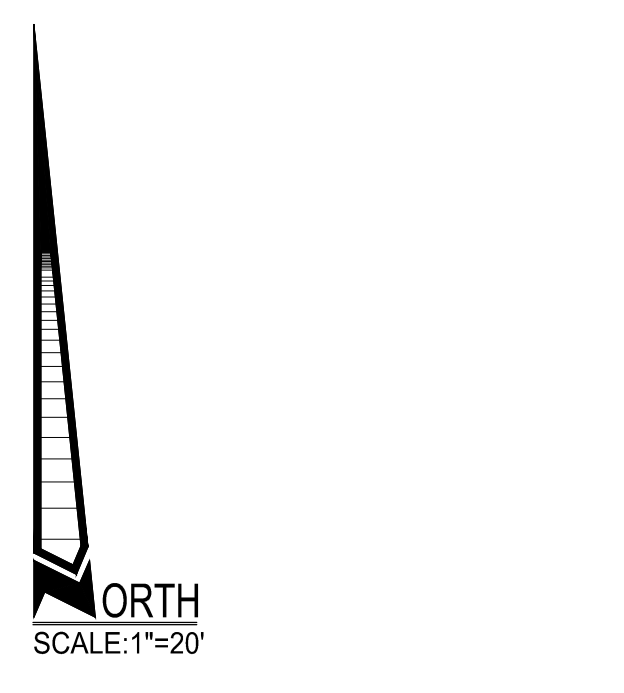


# BOUNDARY SURVEY

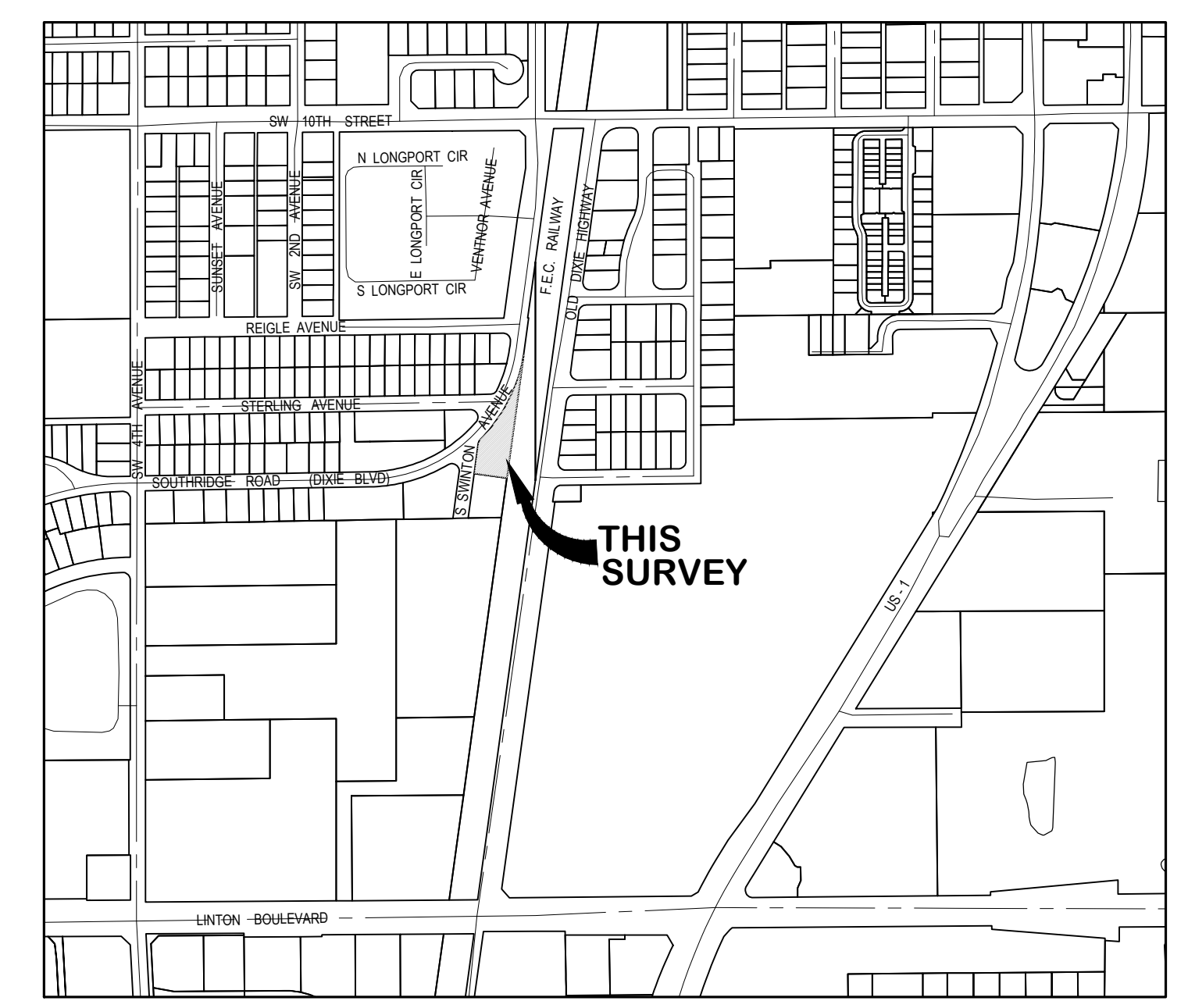
## VERIZON SITE DELRAY HUB 5000979129



- LEGEND:**
- (C) - CALCULATED
  - (M) - MEASURED
  - (P) - PLAT
  - A - ARC DISTANCE
  - BFP - BACKFLOW PREVENTER
  - BP - BOLLARD POST
  - CB - CATCH BASIN
  - Δ - CENTRAL ANGLE
  - CLP - CONCRETE LIGHT POLE
  - CLF - CHAIN LINK FENCE
  - CO - SEWER CLEANOUT
  - CONC - CONCRETE
  - Ø - DIAMETER AT BREAST HEIGHT
  - FDC - FIRE DEPARTMENT CONNECTION
  - GP - GUY WIRE
  - H - HEIGHT
  - ID - IDENTIFICATION
  - IRC - IRON ROD AND CAP
  - LIS - LANDSCAPE
  - LB - LICENSED BUSINESS
  - OS - OFFSET
  - PO - POST
  - POB - POINT OF BEGINNING
  - POC - POINT OF COMMENCEMENT
  - R - RADIUS
  - S - SPREAD
  - SN - SIGN
  - SMH - SANITARY MANHOLE
  - TD - TRENCH DRAIN
  - WF - WOOD FENCE
  - WLP - WOOD LIGHT POLE
  - WPP - WOOD POWER POLE
  - WM - WATER METER
  - WV - WATER VALVE

**FEMA FLOOD ZONE**

Community No.: 125102  
 Community Name: City of Delray Beach  
 Panel No.: 0979  
 Suffix: G  
 Map Number: 12099C0979G  
 Flood Zone: X  
 Date of Map Panel: 12/20/2024  
 Date of Firm Index: 12/20/2024



**VICINITY MAP**  
 IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
 CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA  
 NOT TO SCALE

**LEASE PARCEL LEGAL DESCRIPTION:**

A PORTION OF LOT 1, BLOCK 3, OF PLAT 1 OF 2 SOUTHRIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13 AT PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**12' INGRESS/EGRESS AND UTILITY EASEMENT LEGAL DESCRIPTION:**

A 12 FOOT WIDE EASEMENT LYING IN A PORTION OF LOT 1, BLOCK 3, OF PLAT 1 OF 2 SOUTHRIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13 AT PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**10' INGRESS/EGRESS AND UTILITY EASEMENT LEGAL DESCRIPTION:**

A 10 FOOT WIDE EASEMENT LYING IN A PORTION OF LOT 1, BLOCK 3, OF PLAT 1 OF 2 SOUTHRIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13 AT PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**10' INGRESS/EGRESS AND UTILITY EASEMENT LEGAL DESCRIPTION:**

A 10 FOOT WIDE EASEMENT LYING IN A PORTION OF LOT 1, BLOCK 3, OF PLAT 1 OF 2 SOUTHRIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13 AT PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**10' INGRESS/EGRESS AND UTILITY EASEMENT LEGAL DESCRIPTION:**

A 10 FOOT WIDE EASEMENT LYING IN A PORTION OF LOT 1, BLOCK 3, OF PLAT 1 OF 2 SOUTHRIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13 AT PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**10' INGRESS/EGRESS AND UTILITY EASEMENT LEGAL DESCRIPTION:**

A 10 FOOT WIDE EASEMENT LYING IN A PORTION OF LOT 1, BLOCK 3, OF PLAT 1 OF 2 SOUTHRIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13 AT PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARENT TRACT LEGAL DESCRIPTION:**

LOTS 1, 2, 3 AND 4, BLOCK 3, OF PLAT 1 OF 2 SOUTHRIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13 AT PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- NOTES:**
1. PROPERTY ADDRESS: 1207 S SWINTON AVENUE, DELRAY BEACH, FL 33444
  2. PARCEL NUMBER: 12-43-46-20-13-003-0010 AS PER PALM BEACH COUNTY PROPERTY APPRAISER WEBSITE
  3. PARENT LEGAL DESCRIPTION SHOWN HEREON PROVIDED BY CLIENT AND INCLUDED IN THE REPORT OF TITLE, PREPARED BY US TITLE SOLUTIONS, DATED AUGUST 5, 2025.
  4. LEASE PARCEL, 12' INGRESS/EGRESS, AND 10' INGRESS/EGRESS AND UTILITY EASEMENT LEGAL DESCRIPTIONS PREPARED BY THIS FIRM.
  5. BEARINGS HEREON ARE BASED ON AN ASSUMED BEARING OF N82°13'43"W ALONG THE SOUTH LINE OF LOT 4, BLOCK 3, AS SHOWN ON THE PLAT OF PLAT 1 OF 2 SOUTHRIDGE, AS RECORDED IN PLAT BOOK 13, PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  6. NO ATTEMPT WAS MADE TO DETERMINE THE NATURE, SIZE, LOCATION AND DEPTH OF UNDERGROUND UTILITIES. THIS INFORMATION SHOULD BE OBTAINED FROM CONTRACTORS AS-BUILTS OR SUNSHINE "NO-CUTS".
  7. TOTAL AREA: THE PARENT TRACT CONTAINS 0.5341 ACRES OR 23,394 SQUARE FEET, MORE OR LESS. THE LEASE PARCEL CONTAINS 0.0469 ACRE OR 2,043 SQUARE FEET, MORE OR LESS. THE 12' INGRESS/EGRESS EASEMENT CONTAINS 0.0014 ACRE OR 60 SQUARE FEET, MORE OR LESS. THE 10' INGRESS/EGRESS AND UTILITY EASEMENT CONTAINS 0.0011 ACRE OR 50 SQUARE FEET, MORE OR LESS.
  8. ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
  9. DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORDED AND MEASURED UNLESS OTHERWISE STATED.
  10. RIGHT-OF-WAY LINES DO NOT REPRESENT AN OPINION OF OWNERSHIP BY THIS FIRM.
  11. LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM FOR EASEMENTS, RIGHTS-OF-WAY OR ANY OTHER MATTERS OF RECORD.
  12. SURVEYOR HAS NOT SHOWN ANY OFFICIAL ZONING CLASSIFICATION, VARIANCES, USES PERMITTED THEREUNDER, SETBACK, HEIGHT, BULK, DENSITY AND/OR PARKING REQUIREMENTS, REFERENCE TO BUILDING CODES, OR ZONING CODES, AS SAME MAY VARY DEPENDING ON CONSTRUCTION. ALL TO BE DETERMINED BY OTHERS.
  13. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
  14. IF SHOWN, FENCE AND WALL OWNERSHIP IS NOT DETERMINED. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
  15. AERIAL PHOTOGRAPH FLOWN 9/2025.
  16. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT TRACT.
  17. LAST DATE OF FIELD WORK PERFORMED ON 9/9/2025.

This item has been digitally signed and sealed by Geoffrey Letier, P.S.M. No. 6395 State of Florida, using a Digital Signature.  
 Printed copies of this document are not considered signed and sealed and the SMA authentication code must be verified on any electronic copies.

<p>LETTER PEREZ &amp; ASSOCIATES, INC.          LAND DEVELOPMENT CONSULTANTS          CIVIL ENGINEERS - LAND SURVEYORS          LAND PLANNERS - ENVIRONMENTAL</p>	TYPE OF SURVEY: SPECIFIC PURPOSE SURVEY PREPARED FOR: STANTEC	REVISIONS: DATE: JOB ORDER: DESCRIPTION: F.B. PG.	NOTES: 1. ELEVATIONS WHEN SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988. 2. THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS UNLESS OTHERWISE NOTED. 3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM. REGARDING MATTERS OF INTEREST, OTHER PARTIES' UNLAWFUL RIGHTS-OF-WAY, ETC. 4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE. 5. ALL IRON PIPES & NAILS AND DISCS SET BY THIS FIRM. SET WITH CAP OR DISC WITH LB# 672.
	SURVEY DATE: 9-9-2025 JOB ORDER: 25-218 FILE NO.: FILE NAME: 25-218.dwg F.B. 429 PG. 27-28	SURVEYOR'S CERTIFICATE: I, GEORFFREY LETIER, PROFESSIONAL SURVEYOR & MAPPER #6395 STATE OF FLORIDA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER OUR DIRECTION AND THAT THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 11-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.027 FLORIDA STATUTES. LETIER PEREZ & ASSOCIATES, INC. GEORFFREY LETIER, PRESIDENT	

LETTER PEREZ & ASSOCIATES, INC.  
 PROFESSIONAL SURVEYOR & MAPPER #6395  
 STATE OF FLORIDA

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 1 OF 1