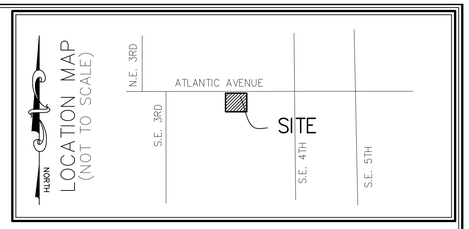
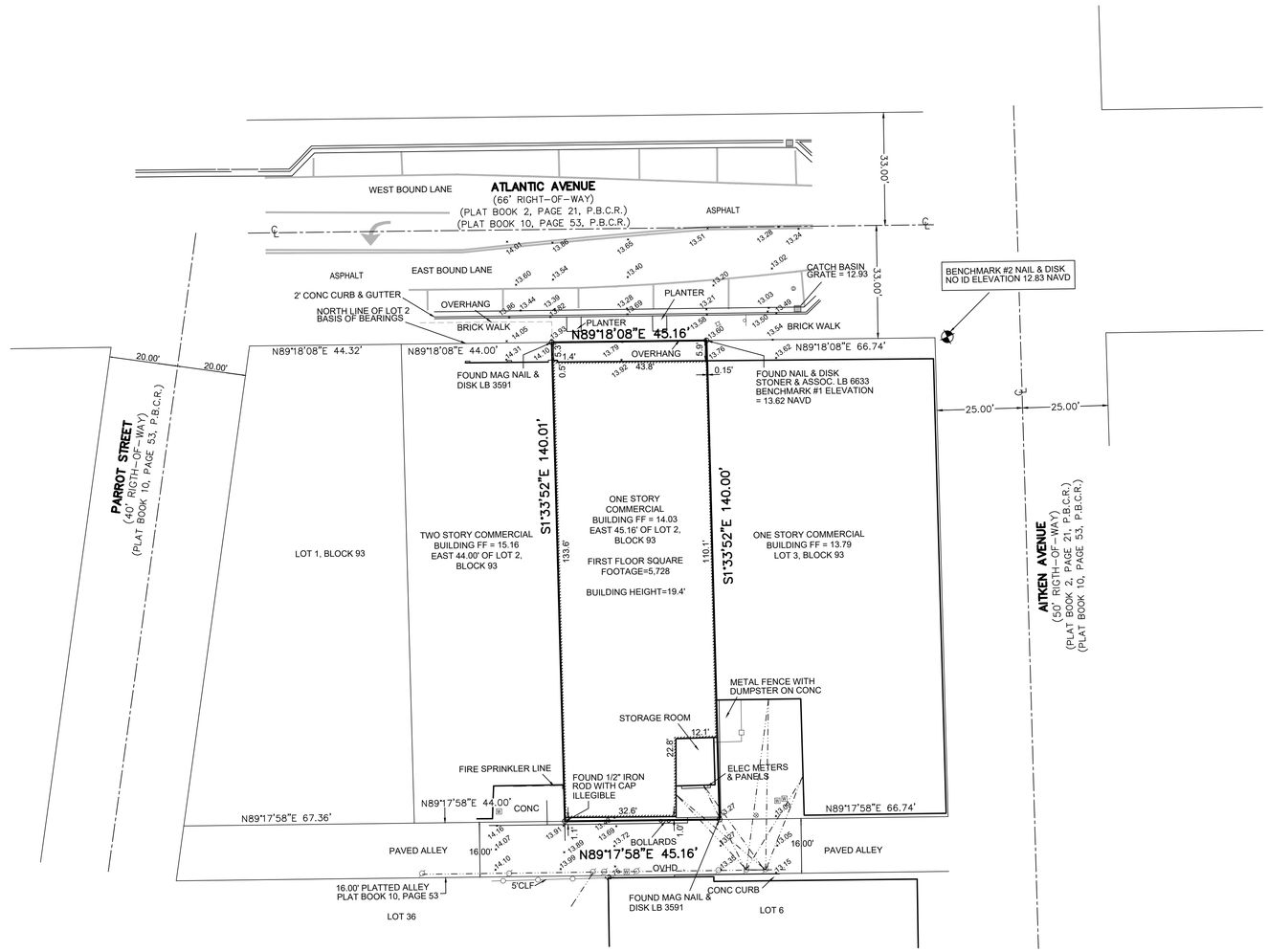
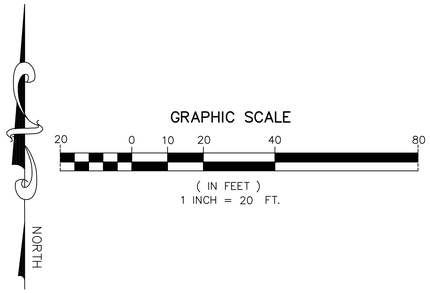


LEGEND

FND.	– FOUND		– ANCHOR
F.P.L.	– FLORIDA POWER & LIGHT		– CABLE BOX
P.B.	– PLAT BOOK		– CATCH BASIN
PG.	– PAGE		– CLEANOUT
O.R.B.	– OFFICIAL RECORDS BOOK		– DRAINAGE MANHOLE
R/W	– RIGHT–OF–WAY		– ELECTRIC BOX
NO ID	– NO IDENTIFICATION		– FIRE HYDRANT
CONC	– CONDRETE		– HANDICAP PARKING
			– LIGHT POLE
			– POWER POLE
			– SANITARY MANHOLE
			– SIGN
			– VALVE
			– WATER METER



MAP OF DELRAY RE–SUBDIVISION OF BLOCK 93,
TOWN OF LINTON PLAT
(PLAT BOOK 10, PAGE 53, P.B.C.R.)



NOTES

1. 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.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS–OF–WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF LOT 2. BEARING NORTH 89° 18'08" EAST.
5. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT AND IT MATCHES THE TITLE COMMITMENT.
6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. 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.
8. FLOOD ZONE: "X"; FLOOD INSURANCE RATE MAP NO. 12099C 0000 F; COMMUNITY NO. 125102; DATE: OCTOBER 5, 2017.
9. BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY BENCHMARK "17.163 (SRD)". ELEVATION = 15.617 NAVD 88.
10. PROPERTY ADDRESS: 310 EAST ATLANTIC AVENUE, DELRAY BEACH, FLORIDA
11. THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY FROM ATLANTIC AVENUE, A PUBLIC RIGHT–OF–WAY OWNED AND MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.
12. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION.
13. AT THE TIME OF THIS SURVEY THERE WAS A BUILDING EXISTING ON THE SURVEYED PROPERTY.
14. AT THE TIME OF THIS SURVEY THERE WAS NO PARKING ON THE SUBJECT PROPERTY.
15. 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.

DESCRIPTION

EAST 45.16 FEET OF LOT 2, BLOCK 93, RE–SUBDIVISION OF BLOCK 93, CITY OF DELRAY, FORMERLY LINTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PURSUANT TO THAT CERTAIN WARRANTY DEED RECORDED IN O.R. BOOK 283, PAGE 87, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, J.L. LOVE, SR. AND JESSIE C. LOVE, HIS WIFE, CONVEYED THE REAL PROPERTY TO THEIR FIVE CHILDREN MARY R. LOVE, JAMES L. LOVE, JR., JOHN R. LOVE, FRED W. LOVE, AND ROBERTA LOVE KENDALL. THE FIVE LOVE CHILDREN ARE DECEASED. THE GRANTOR IS AN HEIR OF JOHN R. LOVE.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 6322 SQUARE FEET, OR 0.145 ACRES, MORE OR LESS.

CERTIFICATE:

TO:
LELYN DELRAY PROPERTIES 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY
MACMILLAN & STANLEY, PLLC
OLD REPUBLIC NATIONAL TITLE INSURANCE 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 1–4, 7(a), 7(b)(1), 7(c), 8, 9, 10 11 (OBSERVED EVIDENCE ONLY), 13, 14, 16 AND 17 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON AUGUST 12, 2021.

DATE OF PLAT OR MAP: AUGUST 12, 2022

David Lindley — Digitally signed by David Lindley Date: 2022.08.12 15:40:00 -04'00'

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

CERTIFIED TO:

REVISIONS	DATE	BY

FILE NAME: 9604 ALTA

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

TOWN OF DELRAY
310 EAST ATLANTIC AVE.
ALTA/ACSM LAND TITLE SURVEY

DATE	08/12/2022
DRAWN BY	TMS
F.B./ PG.	elect
SCALE	1"=20'

JOB # 9604
SHT.NO. 1
OF 0 SHEETS