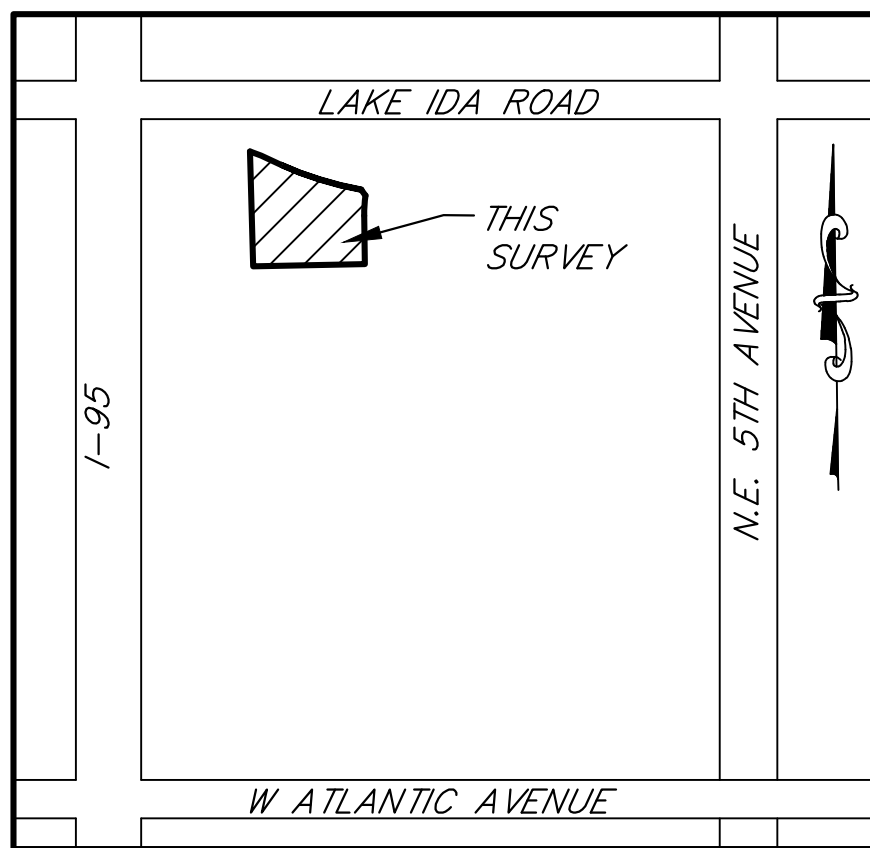


ALTA / NSPS LAND TITLE BOUNDARY SURVEY

THE FOLLOWING ITEMS ARE FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 116422453; ISSUING OFFICE FILE NUMBER: 655.9503974; COMMITMENT DATE: 03/07/2024 AT 8:00 A.M., SCHEDULE B-II EXCEPTIONS.

ITEM NO.	RECORDING DATA	DESCRIPTION	APPLIES?	PLOTTED?
6.	ORB 730, PG 235	R/W DEED	YES	NO
7.	PB 70, PG 1	PLAT MATTERS	YES	YES
8.	ORB 1659, PG 938	EASEMENTS	YES	YES
8.	ORB 6926, PG 974	EASEMENTS	YES	YES
8.	ORB 7119, PG 439	EASEMENTS	YES	YES
8.	ORB 7252, PG 661	RESOLUTION NO. 48-92	YES	YES
8.	ORB 9294, PG 705	RESOLUTION NO. R-96-630	NO	NO
9.	ORB 6495, PG 761	DECREE	YES	NO
10.	ORB 6495, PG 1554	TERMS, CONDITIONS, OTHER MATTERS	YES	NO
11.	ORB 7809, PG 612	R/W WARRANTY DEED	YES	YES
12.	ORB 8920, PG 1636	ORDER OF TAKING	YES	YES
13.	ORB 9326, PG 1603	EASEMENT DEED	YES	YES
14.	ORB 1659, PG 938	RESERVATIONS	YES	NO

BENCHMARK OF ORIGIN: PALM BEACH COUNTY BENCHMARK "LOWRY"
ELEVATION: 17.999'(NAVD'88)



LOCATION MAP
(NOT TO SCALE)

LEGEND

A/C = AIR CONDITIONER
C.B.S. = CONCRETE BLOCK STRUCTURE
C = CALCULATED
CH = CHORD
CL = CENTERLINE
C/S = CONCRETE SLAB
CONC. = CONCRETE
D.E. = DRAINAGE EASEMENT
Δ = DELTA (CENTRAL ANGLE)
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
L = ARC LENGTH
L.B. = LICENSED SURVEY BUSINESS
LS = LICENSED SURVEYOR
M = MEASURED
NO ID. = NO IDENTIFICATION
N/A = NOT APPLICABLE
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988
NAD'83 = NATIONAL GEODETIC DATUM OF 1983
P = PLAT
P.B.C. = PALM BEACH COUNTY
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.K. = PARKER KALON COMPANY
D = DEED
0.00'± = SPOT ELEVATION
P.R.C. = POINT OF REVERSE CURVATURE
R.C. = RADIUS
R = RADIUS
R/W = RIGHT OF WAY
U.E. = UTILITY EASEMENT
CL.F. = CHAIN LINK FENCE
ISADA = ITS SUCCESSORS AND/OR ASSIGNS
ATIMA = AS THEIR INTEREST MAY APPEAR
P.R.M. = PERMANENT REFERENCE MONUMENT

— OHW — OVERHEAD WIRE LINE (OHW)
— CL.F. — CHAIN LINK FENCE (CL.F.)
— W.F. — WOOD FENCE (W.F.)
— M.F. — METAL FENCE (M.F.)
— P.F. — PLASTIC FENCE (P.F.)
— W.F. — WIRE FENCE (W.F.)
— T.O.B. — TOP OF BANK (T.O.B.)
— SWALE — SWALE

SYMBOL

☐ CATCH BASIN
☐ WATER METER
☐ UTILITY POLE
☐ LIGHT POLE
☐ FIRE HYDRANT
☐ CABLE BOX
☐ ELECTRIC BOX
☐ TELEPHONE BOX
☐ WATER VALVE
☐ IRRIGATION CONTROL VALVE
☐ ELECTRIC METER
☐ GAS METER
☐ SANITARY MANHOLE OR SEPTIC TANK
☐ WELL
— SIGN
☐ SANITARY BOX
☐ A/C
☐ ANCHOR
☐ ELECTRIC HAND HOLE
☐ LIGHTED CONCRETE UTILITY POLE
☐ CONCRETE UTILITY POLE
☐ BACKFLOW PREVENTER
☐ YARD DRAIN
☐ STORM MANHOLE

SURVEYOR'S NOTES:

- LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON.
- LANDS SHOWN HEREON WERE ABSTRACTED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 116422453; COMMITMENT EFFECTIVE DATE 03/07/2024 AT 8:00 A.M. FOR EASEMENTS, RIGHTS-OF-WAY OF RECORD, OTHER RESTRICTIONS AND/OR RESERVATIONS ARE SHOWN HEREON. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE.
- ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED.
- ROOF OVERHANGS NOT LOCATED.
- SURVEY MEETS ACCURACY STANDARD FOR COMMERCIAL SURVEYS (1 FOOT IN 10,000 FEET).
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.
- NO EVIDENCE OF RECENT EARTH MOVING WORK WAS OBSERVED DURING THE COURSE OF THIS SURVEY.
- NO EVIDENCE OF CHANGES IN STREET RIGHTS-OF-WAY OR SIDEWALK CONSTRUCTION WAS OBSERVED DURING THIS SURVEY.
- THE LOCATION OF IMPROVEMENTS IN PLOTTABLE OFFSITE EASEMENTS WERE NOT WITHIN THE SCOPE OF THIS SURVEY.
- SAID PARCEL CONTAINS A TOTAL AREA OF 226,016 SQUARE FEET (5.189 ACRES).

CERTIFICATION:

TO: DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, A FLORIDA PUBLIC BODY CORPORATE AND POLITIC
CHICAGO TITLE INSURANCE COMPANY
GOREN, CHEROF, DODDY AND EZROL, P.A.

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, 2, 3, 4, 6, 7(a), 8, 11, 13, 14, 16, 17, AND 18. OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 06, 2024.

DATE: 04/15/2024

JOHN E. KUJAR, PSM, LS 6711

ALTA / NSPS LAND TITLE SURVEY		SCALE: 1" = 30'
COMMUNITY PANEL# 125102-0977	FLOOD ZONE: "X"	BASE FLOOD EL.: N/A
DATE OF FIRM: 10/05/2017	BASIS OF BEARING: W/R/W LINE OF ROOSEVELT AVENUE, SAID LINE HAVING AN ASSUMED PLAT BEARING OF S00°47'38"E.	
PROPERTY ADDRESS: 1300 LAKE IDA ROAD, DELRAY BEACH, FL 33444		

NOTES/REVISIONS
DRAWN BY: A.A.
CHECKED BY: J.E.K.
PARTY CHIEF: HECTOR
SURVEY DATE: 04/06/24

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
DATE: 04/15/2024
JOHN E. KUJAR, PSM, STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 6711 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEALED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Baseline Land Survey LLC 1400 N.W. 1st COURT BOCA RATON, FL. 33432 Ph.(561) 417-0700	
JOB NO.: 24-03-036	LB-8229