

PLANNING AND ZONING BOARD

CITY OF DELRAY BEACH

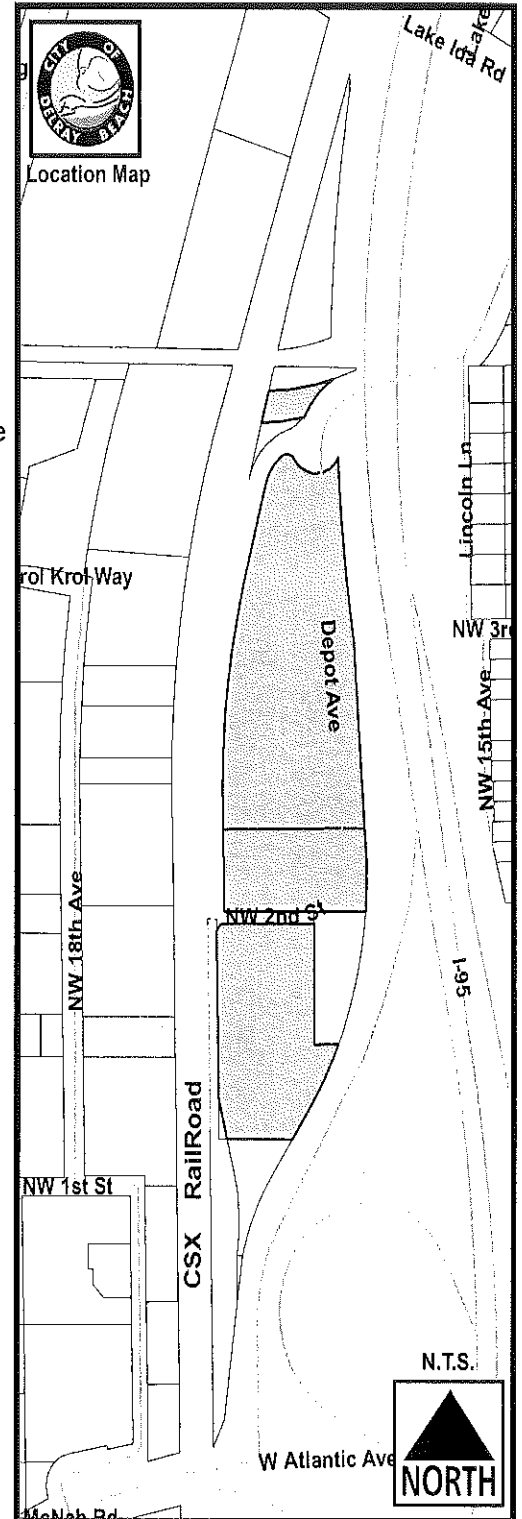
---STAFF REPORT---

MEETING DATE: December 19, 2016
ITEM: Certification of Final Plat for Historic Depot Square Replat, a multiple family project consisting of 284 dwelling units.

RECOMMENDATION: Recommend Approval to the City Commission

GENERAL DATA:

Agent..... Marisha M. Kreitman, P.S.M.
Applicant..... Alta Delray Station, LLC
Location..... Between the CSX Railroad and Interstate 95, south of Lake Ida Road
Property Size..... 12.34 Acres
Future Land Use Map..... CMR (Commerce)
Current Zoning..... MIC (Mixed Industrial and Commercial)
Adjacent Zoning....North: MIC
 South: MIC
 East: R-1-A (Single Family Residential)
 West: MIC
Existing Land Use..... Currently under construction
Proposed Land Use..... Multiple Family Project Known as Depot Square Apartments with 284 Dwelling Units
Water Service..... Existing on site
Sewer Service..... Existing on site



ITEM BEFORE THE BOARD

The item before the Board is to recommend to the City Commission the certification of the final plat for a residential development being platted as **Historic Depot Square Replat**. The property is located between the CSX railroad and Interstate 95 rights-of-way, south of Lake Ida Road and measures 12.34 acres.

This plat is being processed pursuant to LDR Section 2.4.5(J), Major Subdivisions.

BACKGROUND

At its meeting of March 20, 2007, the City Commission approved an LDR text amendment establishing the Interstate 95/CSX Railroad Corridor Overlay District, which allows multiple family residential developments in the MIC zoning district up to 24 dwelling units per acre as a conditional use, provided at least 25% of the units are workforce housing units.

At its meeting of September 17, 2007, the Planning and Zoning Board considered a conditional use request for a mixed use that consisted of 90,135 square feet of office area and 296 multiple family dwelling units and recommended approval to the City Commission. The City Commission approved the conditional use on October 2, 2007.

At its meeting of March 26, 2008, the Site Plan Review and Appearance Board (SPRAB) approved the site plan for the mixed use project mentioned above. This project was never constructed.

At its meeting of June 3, 2014, the City Commission approved the conditional use request for the current multiple family development proposal. The Depot Square Apartment development consists of 284 dwelling units. The development is subject to Article 4.7 (Family/Workforce Housing), which requires that a minimum of 25% of the units be designated as workforce housing units. The development proposal includes the relocation of Depot Road from its current location along Interstate 95 to the west side of the property along the CSX railroad right-of-way.

At its meeting of June 25, 2014, the SPRAB approved the site plan for the residential development consisting of 284 dwelling units. The development is currently under construction.

The City Commission considered and approved the extension of the Conditional Use approval at its meeting of June 7, 2016. At its meeting of June 12, 2016, the SPRAB approved the site plan extension.

At its meeting of November 21, 2016, the Planning and Zoning Board recommended approval 5 to 1 of the preliminary plat.

PLAT DESCRIPTION

The subdivision is a replat of the Historic Depot Square subdivision to reflect the current development approval. The previous subdivision plat of Historic Depot Square subdivision was associated with a mixed use development that consisted of office and residential. The current plat reflects the residential only project that was approved on June 25, 2014. Nearly all of the easement locations have been changed due to the revised development proposal including the parcel line boundaries.

The project consists of a multiple family development with 284 dwelling units located between the CSX Railroad and Interstate 95, south of Lake Ida Road.

The plat includes numerous abandonments of existing easements and dedication of new easements together. The new plat also includes the graphical relocation of NW 2nd Street. The previous plat incorrectly noted the location of NW 2nd Street. The revised plat now shows the correct location of NW 2nd Street, which was done by separate instrument.

PLAT ANALYSIS

Pursuant to Section 3.1.1 of the Land Development Regulations, prior to approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information in the application, the staff report, or minutes. Findings shall be made by the Board to approve or deny the development application. These findings relate to Future Land Use Map, Concurrency and Consistency with the Comprehensive Plan, and Compliance with the Land Development Regulations.

Section 3.1.1(A) - Future Land Use Map: The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Future Land Use Map.

Section 3.1.1(A) - Future Land Use Map:

The subject property has a Future Land Use Map (FLUM) designation of CMR (Commerce) and a zoning designation of MIC, which are consistent with one another. Based upon the above, a positive finding can be made with respect to consistency with the Future Land Use Map.

Section 3.1.1(B) – Concurrency: Pursuant to Section 3.1.1(B) Concurrency as defined pursuant to Objective B-2 of the Future Land Use Element of the Comprehensive Plan must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

During the conditional use process, the City Commission made a positive finding of concurrency with respect to water and sewer, streets and traffic, drainage, parks and recreation, open space, solid waste, and schools.

Section 3.1.1(C) - Consistency: Pursuant to Section 3.2.1 (Basis for Determining Consistency), the performance standards set forth in Section 3.2.3 (Standards for Site Plan and/or Plat Actions) shall be the basis upon which a finding of overall consistency is to be made.

As described in Appendix "A", a positive finding for consistency can be made as it relates to Standards for Plat Actions.

Section 3.1.1(D) - Compliance with the Land Development Regulations:

- **LDR Section 4.3.4(K) (Development Standards Matrix):**

Open space, building setbacks and building height, pursuant to MIC zoning district regulations, were addressed with approval of the site plan for the project. A positive finding can be made that the project has complied with the development standards.

● **LDR Section 5.1.3(A) (Plat Required):**

A positive finding can be made with respect to this LDR Section as a Replat has been submitted and is before the Board for consideration.

Comprehensive Plan Policies:

A review of the objectives and policies of the Comprehensive Plan was conducted with Site Plan approval and all applicable objectives or policies along with a discussion on how they were addressed is attached as Appendix "C".

ASSESSMENT AND CONCLUSION

The proposed plat is consistent with the Zoning and Future Land Use Map designation for the subject property. Positive findings can be made with respect to LDR Section 2.4.5(J) (Major Subdivisions), LDR Section 3.1.1 (Required Findings for Land Use and Land Development Applications), Section 3.2.3 (Standards for Site Plan and/or Plat Actions) and the Goals, Objectives and Policies of the Comprehensive Plan.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move a recommendation of approval to the City Commission to certify the final plat for **Historic Depot Square Replat**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(J) (Major Subdivisions), Section 3.2.3 (Standards for Site Plan and/or Plat Actions) and Section 3.1.1 (Required Findings for Land Use and Land Development Applications) of the Land Development Regulations, subject to conditions.
- C. Deny the certification of final plat with basis stated.

STAFF RECOMMENDATION

Move a recommendation of approval to the City Commission to certify the Final Plat for **Historic Depot Square Replat**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(J) (Major Subdivisions), Section 3.2.3 (Standards for Site Plan and/or Plat Actions) and Section 3.1.1 (Required Findings for Land Use and Land Development Applications) of the Land Development Regulations.

Attachments:

- Appendix A – Standards for Plat Action
- Appendix B – Comprehensive Plan Policies
- Location Map
- Aerial Map

- Plat
- Survey
- Site Plan

**APPENDIX - A
STANDARDS FOR PLAT ACTIONS**

A. Building design, landscaping, and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.

Not applicable _____
Meets intent of standard X
Does not meet intent _____

B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists, and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.

Not applicable _____
Meets intent of standard X
Does not meet intent _____

C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.

Not applicable _____
Meets intent of standard X
Does not meet intent _____

D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.

Not applicable _____
Meets intent of standard X
Does not meet intent _____

E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.

Not applicable _____
Meets intent of standard X
Does not meet intent _____

F. Property shall be developed in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.

Not applicable _____
Meets intent of standard X
Does not meet intent _____

G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile, and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.

Not applicable _____
Meets intent of standard X
Does not meet intent _____

H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.

Not applicable _____
Meets intent of standard X
Does not meet intent _____

I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.

Not applicable _____
Meets intent of standard X
Does not meet intent _____

J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

Not applicable _____
Meets intent of standard X
Does not meet intent _____

**APPENDIX - B
COMPREHENSIVE PLAN POLICIES**

Future Land Use Element Objective A-1: Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil, topographic, and other applicable physical considerations, is complimentary to adjacent land uses, and fulfills remaining land use needs.

When the LDR text was amended to include residential uses in the MIC zoning district, the City Commission essentially found that residential is compatible with the surrounding industrial uses for this property. Therefore, the proposed project is consistent with this policy.

Transportation Element Policy A-1.5: New residential projects over 25 units and nonresidential projects over 10,000 square feet adjacent to existing or future Palm Tran bus stops shall provide an easement and install a city-approved bus shelter on site. If the project is not adjacent to a bus stop, or a bus shelter already exist, a contribution shall be made to the City in-lieu of providing the bus shelter on site.

There is an existing bus stop east of the southeast corner of Lake Ida Road and Depot Avenue. Thus, the applicant will be required to install a city-approved bus shelter at this bus stop and this is attached as a condition of approval.

Open Space and Recreation Element Policy A-3.1: Tot lots and recreation areas serving children from toddlers to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area and for infill projects having fewer than 25 units.

In response to this requirement the applicant has provided a tot lot, cyber café, kid's room, outdoor pool table, and putting green. Based on the variety of recreational amenities that can be utilized by all age groups of children, the project is consistent with this policy.

Housing Element Policy B-2.2: The development of new adult oriented communities within the City is discouraged. New housing developments shall be designed to accommodate households having a range of ages, especially families with children, and shall be required to provide three (3) and four (4) bedroom units and activity areas for children ranging from toddlers to teens. This requirement may be waived or modified for residential development located in the downtown area and for infill projects having fewer than 25 units.

This residential development is proposed as a rental community. The mix of units includes 77 one-bedroom units, 162 two-bedroom units, and 45 three-bedroom units. There are no four bedroom units proposed within the development. Given the location of the development in an industrial area, it is acknowledged that larger families may not find the locale appropriate.

Housing Policy A-11.3: In evaluating proposals for new development or redevelopment, the City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.

Given the location of the development within an industrial area, this development will not have a direct impact on the stability of nearby residential neighborhoods. The introduction of residential uses into an industrial area is likely to create conflicts between long established industrial uses and new residential occupants. However, future residents will be coming to live in an area that is industrially intensive and no changes to these existing uses are warranted or are appropriate.

Transportation Element Policy D-2.2: Bicycle parking and facilities shall be required on all new development and redevelopment. Particular emphasis is to be placed on development within the TCEA Area.

The development proposal provides bicycle racks throughout the property together with a secured storage room in building #1. Based on the above, the policy has been met within the proposed development.

Depot Square Apartments



Depot Square Apartments

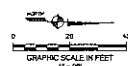


HISTORIC DEPOT SQUARE REPLAT

BEING A REPLAT OF TRACTS "A-1", "A-3", "B-1", "B-2" AND "C", HISTORIC DEPOT SQUARE, AS RECORDED IN PLAT BOOK 114, PAGES 197 THROUGH 199 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST SAID LANDS SITUATE AND BEING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 THIS PLAT WAS FILED FOR)
 RECORD AT _____ M.)
 THIS _____ DAY OF)
 A.D. 2016 AND DULY RECORDED)
 IN PLAT BOOK _____ ON)
 PAGES _____ THROUGH _____)
 SHARON R. BOCK)
 CLERK AND COMPTROLLER)
 BY: _____)
 DEPUTY CLERK)

SHEET 2 OF 7

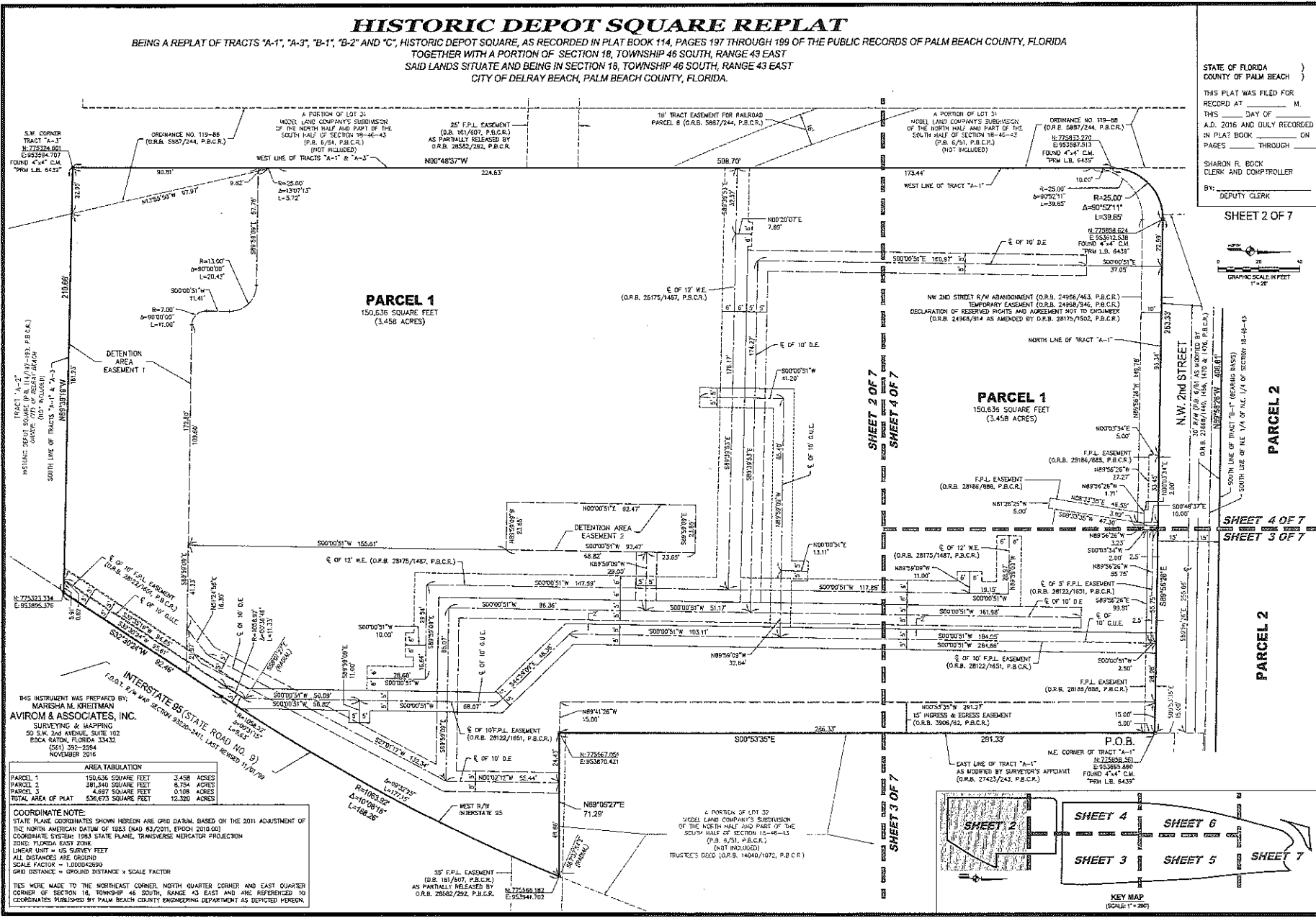


PARCEL 2

PARCEL 2

PARCEL 2

PARCEL 2

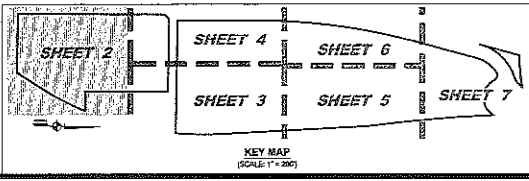


THIS INSTRUMENT WAS PREPARED BY:
 MARISHA M. KREITMAN
AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2584
 NOVEMBER 2016

AREA TABULATION			
PARCEL 1	150,636 SQUARE FEET	3.458 ACRES	
PARCEL 2	391,340 SQUARE FEET	8.974 ACRES	
PARCEL 3	4,897 SQUARE FEET	0.108 ACRES	
TOTAL AREA OF PLAT	546,873 SQUARE FEET	12.540 ACRES	

COORDINATE NOTE:
 STATE PLANE COORDINATES SHOWN HEREON ARE GRID DATA, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011, EPOCH 2010.00)
 COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 ZONE: FLORIDA EAST ZONE
 LINEAR UNIT = US SURVEY FEET
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.00042699
 GRID DISTANCE = GROUND DISTANCE x SCALE FACTOR

THESE WERE MADE TO THE NORTHEAST CORNER, NORTH QUARTER CORNER AND EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND ARE REFERENCED TO COORDINATES PUBLISHED BY PALM BEACH COUNTY ENGINEERING DEPARTMENT AS DEPICTED HEREON.



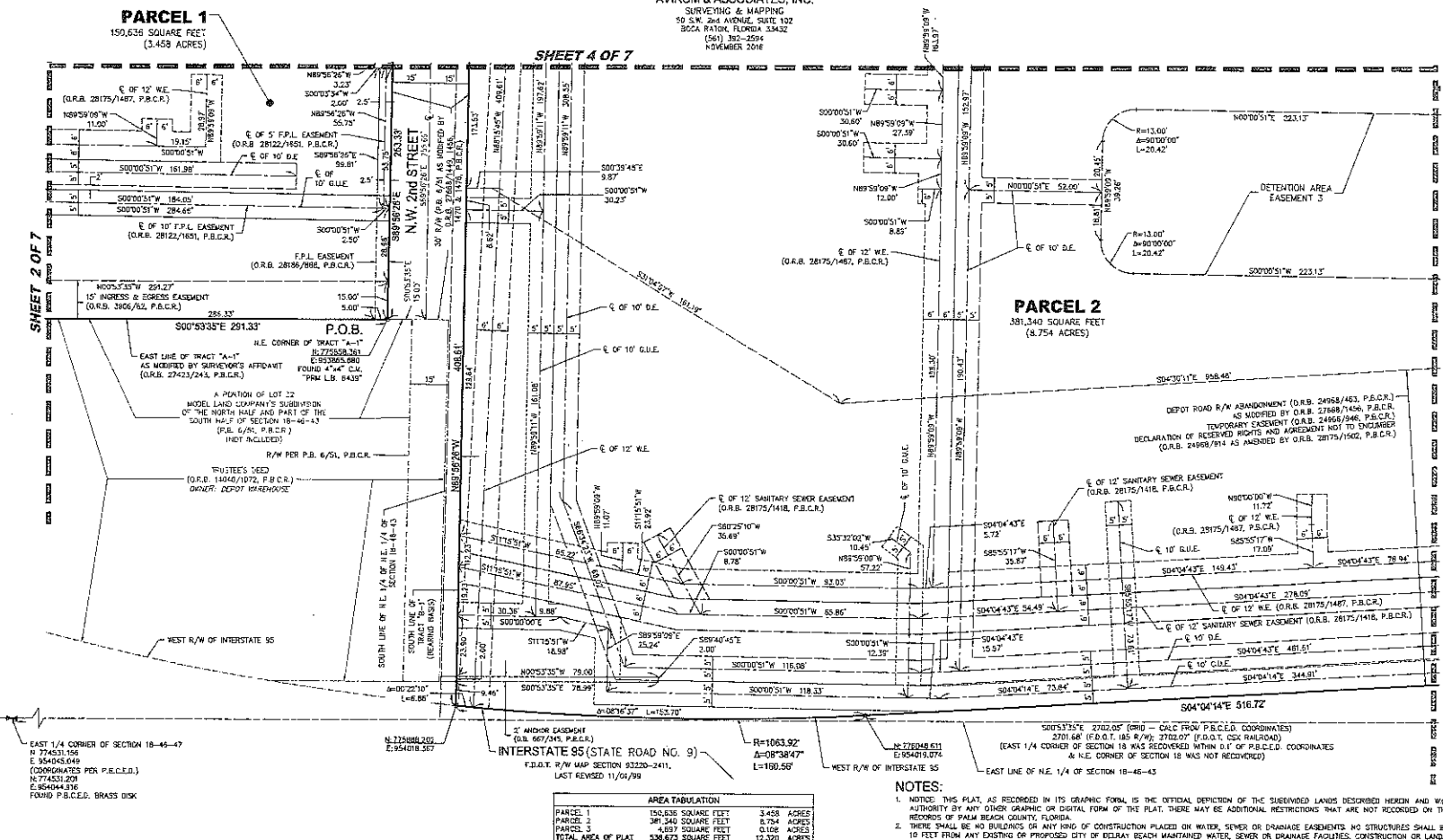
HISTORIC DEPOT SQUARE REPLAT

BEING A REPLAT OF TRACTS "A-1", "A-3", "B-1", "B-2" AND "C"; HISTORIC DEPOT SQUARE, AS RECORDED IN PLAT BOOK 114, PAGES 197 THROUGH 199 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST SAID LANDS SITUATE AND BEING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY
MARISHA M. KREITMAN
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 382-2924
NOVEMBER 2018

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 201____ AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THROUGH _____
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: _____
DEPUTY CLERK

SHEET 3 OF 7

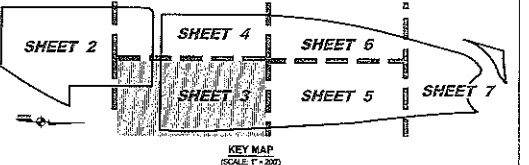


AREA TABULATION

PARCEL 1	150,636 SQUARE FEET	3.458 ACRES
PARCEL 2	381,340 SQUARE FEET	8.754 ACRES
PARCEL 3	4,937 SQUARE FEET	12.320 ACRES
TOTAL AREA OF PLAT	536,913 SQUARE FEET	12.320 ACRES

COORDINATE NOTE:
STATE PLANE COORDINATES SHOWN HEREIN ARE GRID DATUM, BASED ON THE 2011 ADJUSTMENT OF THE NAD 83 DATUM OF 1983 (NAD 83/2011, EPOCH 2010.00)
COORDINATE SYSTEM: NAD 83 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
ZONE: FLORIDA EAST ZONE
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.00004260
GRID DISTANCE = GROUND DISTANCE x SCALE FACTOR
YES: MORE MAIL TO THE NORTHEAST CORNER, NORTH QUARTER CORNER AND EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND ARE REFERENCED TO COORDINATES PUBLISHED BY PALM BEACH COUNTY ENGINEERING DEPARTMENT AS DEPICTED HEREON.

- NOTES:**
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SHOWN LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES, CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
 - THERE SHALL BE NO TRESS OR SHRUBS PLACED ON WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS, LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
 - BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT, HISTORIC DEPOT SQUARE, BASED ON THE SOUTH LINE OF TRACT "B-1" HAVING A BEARING OF N89°59'26"W.
 - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
 - IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
 - DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
 - ABBREVIATION LEGEND: C = CALCULATED; E = CENTERLINE; Δ = CENTRAL ANGLE; D.B. = DEED BOOK; D.E. = DRAINAGE EASEMENT; F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION; F.P.A. = FLORIDA POWER & LIGHT COMPANY; G.U.E. = GENERAL UTILITY EASEMENT; L. = LAND; L.B. = LICENSED BUSINESS; M. = MEASURED; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.E.D. = PALM BEACH COUNTY ENGINEERING DEPARTMENT; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.O.B. = POINT OF BEGINNING; P.R.M. = PERMANENT RESIDENCE MONUMENT; P.S.M. = PROFESSIONAL SURVEYOR & MAPPER; R. = RADIUS; R/W = RIGHT-OF-WAY; W.E. = WATER EASEMENT.
Ø INDICATES SET A PERMANENT REFERENCE MONUMENT (P.R.M.), A 4"x4"x24" CONCRETE TOWHEM WITH BRASS DOR, L.B. 3340, UNLESS OTHERWISE STATED.
⊙ INDICATES SET A PERMANENT REFERENCE MONUMENT (P.R.M.), A 1/4" AND 1/2" STAMPER TOWHEM L.B. 3350, UNLESS OTHERWISE STATED.



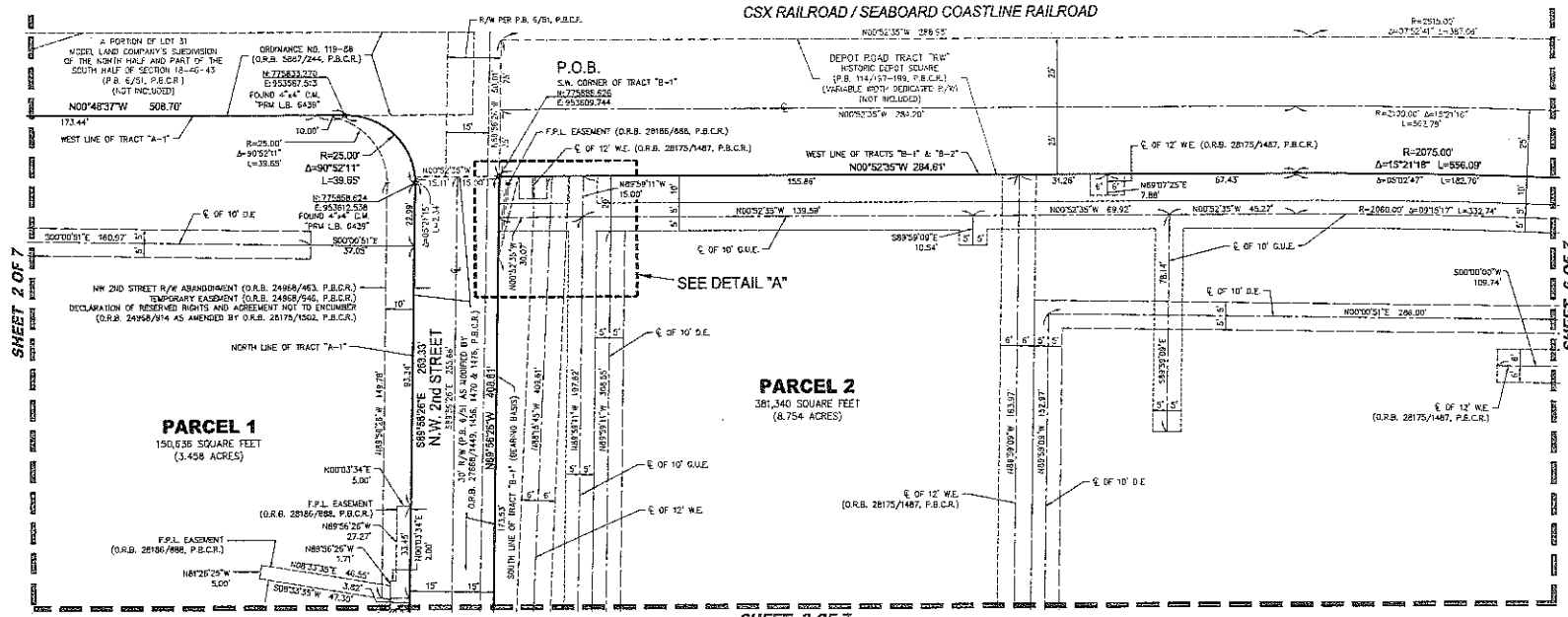
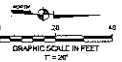
HISTORIC DEPOT SQUARE REPLAT

BEING A REPLAT OF TRACTS "A-1", "A-3", "B-1", "B-2" AND "C", HISTORIC DEPOT SQUARE, AS RECORDED IN PLAT BOOK 114, PAGES 197 THROUGH 199 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST SAID LANDS SITUATE AND BEING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:
 MARSHALL M. KRUMHOLTZ
AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 20 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2544
 NOVEMBER 2016

STATE OF FLORIDA }
 COUNTY OF PALM BEACH }
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M
 THIS _____ DAY OF _____
 A.D. 2016 AND DULY RECORDED
 IN PLAT BOOK _____ ON
 PAGES _____ THROUGH _____
 SHARON R. BOCK
 CLERK AND COMPTROLLER
 BY: _____
 DEPUTY CLERK

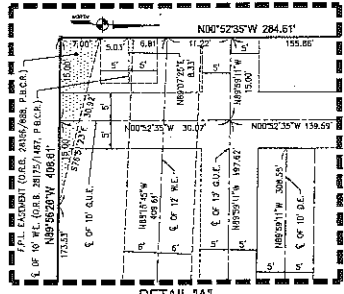
SHEET 4 OF 7



SHEET 3 OF 7

SHEET 2 OF 7

SHEET 6 OF 7



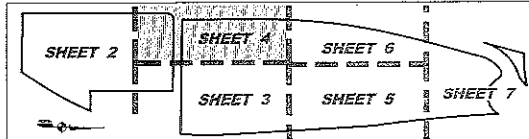
DETAIL "A"
 SCALE: 1" = 10'

NOTES:

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT, HISTORIC DEPOT SQUARE, BASED ON THE SOUTH LINE OF TRACT "B-1" HAVING A BEARING OF N89°52'51"W.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY USE HERETO GRANTED.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- ABBREVIATION LEGEND: C = CALCULATED; E = CENTERLINE; G.C. = GENERAL; D.B. = DEPOT ROAD; D.E. = DRAINAGE EASEMENT; F.D.D.T. = FLORIDA DEPARTMENT OF TRANSPORTATION; F.P.L. = FLORIDA POWER & LIGHT COMPANY; G.U.E. = GENERAL UTILITY EASEMENT; L. = LAND; L.B. = LICENSED BUSINESS; M.C. = MEASURED; D.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.E.D. = PALM BEACH COUNTY ENGINEERING DEPARTMENT; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.O.B. = POINT OF BEGINNING; P.R.M. = PERMANENT REFERENCE MONUMENT; P.S.M. = PROFESSIONAL SURVEYOR & MAPPER; R = RADIUS; R/W = RIGHT-OF-WAY; W.E. = WATER EASEMENT.
- INDICATES SET A PERMANENT REFERENCE MONUMENT (P.R.M.), A 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISK "L.B. 3300", UNLESS OTHERWISE STATED.
- INDICATES SET A PERMANENT REFERENCE MONUMENT (P.R.M.), A NAIL AND DISC STAMPED "P.R.M. L.B. 3300", UNLESS OTHERWISE STATED.

AREA TABULATION			
PARCEL 1	150,636 SQUARE FEET	3.458 ACRES	
PARCEL 2	381,340 SQUARE FEET	8.754 ACRES	
PARCEL 3	4,687 SQUARE FEET	0.106 ACRES	
TOTAL AREA OF PLAT	536,673 SQUARE FEET	12.320 ACRES	

COORDINATE NOTE:
 STATE PLANE COORDINATES SHOWN HEREON ARE GRID DATUM, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011, EPOCH 2010.00)
 COORDINATE SYSTEM: 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
 ZONE: FLORIDA EAST ZONE
 LINEAR UNIT = US SURVEY FOOT
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.00004296
 GRID DISTANCE = GROUND DISTANCE x SCALE FACTOR
 THIS MAP MADE TO THE NORTHEAST CORNER, NORTH QUARTER CORNER AND EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND ARE REFERENCED TO COORDINATES PUBLISHED BY PALM BEACH COUNTY ENGINEERING DEPARTMENT AS DEPICTED HEREON.



KEY MAP
 SCALE: 1" = 200'

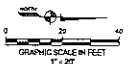
HISTORIC DEPOT SQUARE REPLAT

BEING A REPLAT OF TRACTS "A-1", "A-3", "B-1", "B-2" AND "C", HISTORIC DEPOT SQUARE, AS RECORDED IN PLAT BOOK 114, PAGES 197 THROUGH 199 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST SAID LANDS SITUATE AND BEING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

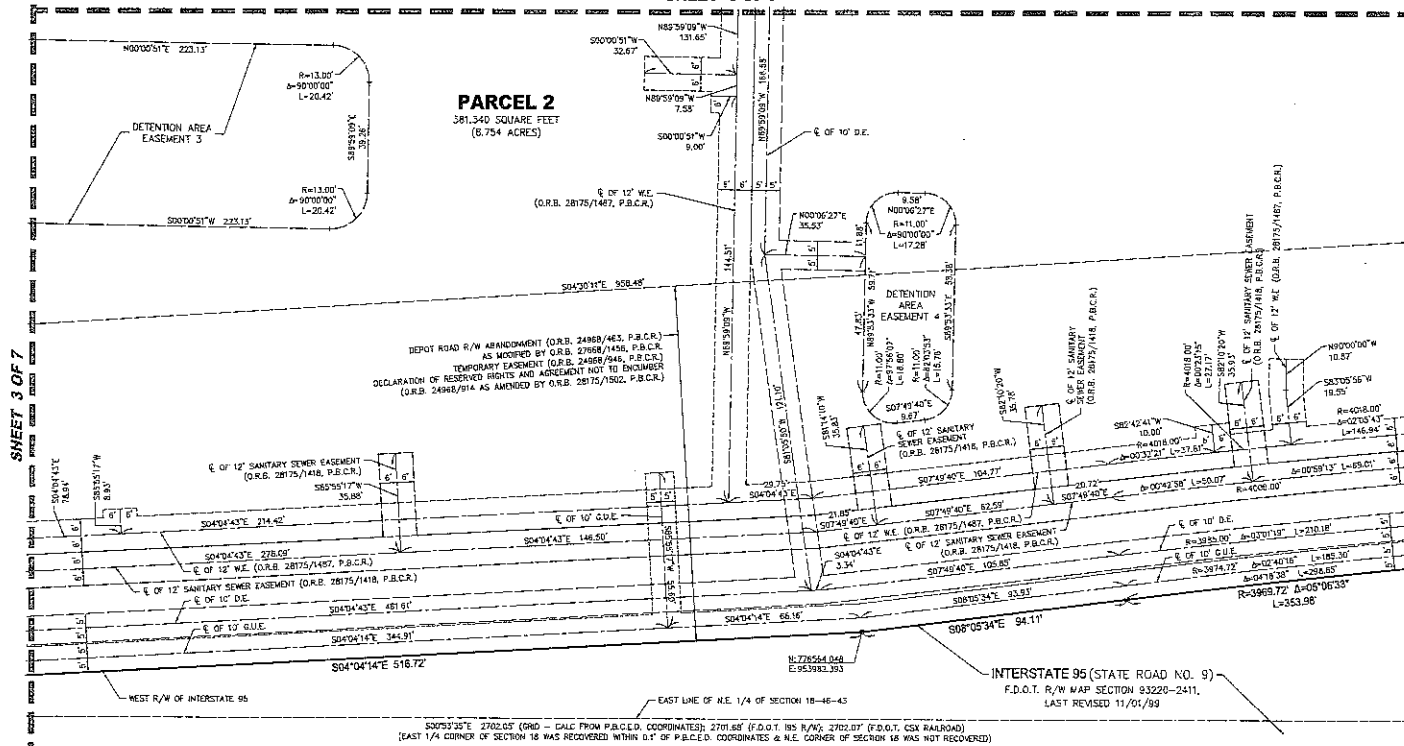
THIS INSTRUMENT WAS PREPARED BY:
MARISHA M. KHETIMAN
AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2984
 NOVEMBER 2016

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF _____
 A.D. 201____ AND DULY RECORDED
 IN PLAT BOOK _____
 PAGES _____ THROUGH _____
 SHARON R. BOCK
 CLERK AND COMPTROLLER
 BY _____
 DEPUTY CLERK

SHEET 5 OF 7



SHEET 6 OF 7



NOTES:

1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT REPRODUCED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
4. BEARINGS SHOWN HEREIN ARE RELATIVE TO THE PLAT, HISTORIC DEPOT SQUARE, BASED ON THE SOUTH LINE OF TRACT "B-1" HAVING A BEARING OF N85°56'28"W.
5. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
7. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
8. DIMENSIONS SHOWN HEREIN ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
9. ABBREVIATION LEGEND: C = CALCULATOR; C = CENTERLINE; Δ = CENTRAL ANGLE; D.E. = DEED BOOK; D.E. = DRAINAGE EASEMENT; F.G.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION; F.P.L. = FLORIDA POWER & LIGHT COMPANY; C.U.E. = GENERAL UTILITY EASEMENT; L = ARC LENGTH; L.B. = LICENSED BUSINESS; M.S. = MEASURED; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY ENGINEERING DEPARTMENT; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.O.B. = POINT OF BEGINNING; P.R.M. = PERMANENT REFERENCE MONUMENT; P.S.M. = PROFESSIONAL SURVEYOR & MAPPER; R = RADIUS; R/W = RIGHT-OF-WAY; W.E. = WATER EASEMENT.
10. INDICATES SET A PERMANENT REFERENCE MONUMENT (P.R.M.) A 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISK "L.B. 3300," UNLESS OTHERWISE STATED.
11. INDICATES SET A PERMANENT REFERENCE MONUMENT (P.R.M.) A NAIL AND DISC STAMPED "TRM L.B. 3300," UNLESS OTHERWISE STATED.

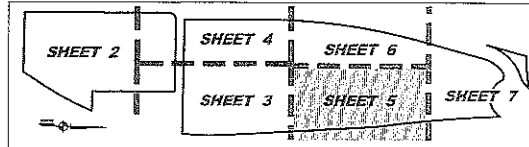
SHEET 3 OF 7

SHEET 7 OF 7

AREA TABULATION	
PARCEL 1	556,638 SQUARE FEET 12.764 ACRES
PARCEL 2	381,340 SQUARE FEET 0.754 ACRES
PARCEL 3	4,697 SQUARE FEET 0.108 ACRES
TOTAL AREA OF PLAT	942,675 SQUARE FEET 21.626 ACRES

COORDINATE NOTE:
 STATE PLANE COORDINATES SHOWN HEREIN ARE GRID DATUM, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011, EPOCH 2010.00)
 COORDINATE SYSTEM: 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
 ZONE: FLORIDA EAST ZONE
 LINEAR UNIT = US SURVEY FOOT
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.000042699
 GRID DISTANCE = GROUND DISTANCE * SCALE FACTOR

THESE WERE MADE TO THE NORTHEAST CORNER, NORTH QUARTER CORNER AND EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND ARE REFERENCED TO COORDINATES PUBLISHED BY PALM BEACH COUNTY ENGINEERING DEPARTMENT AS DENOTED HEREIN.



KEY MAP
 (SCALE 1" = 200')

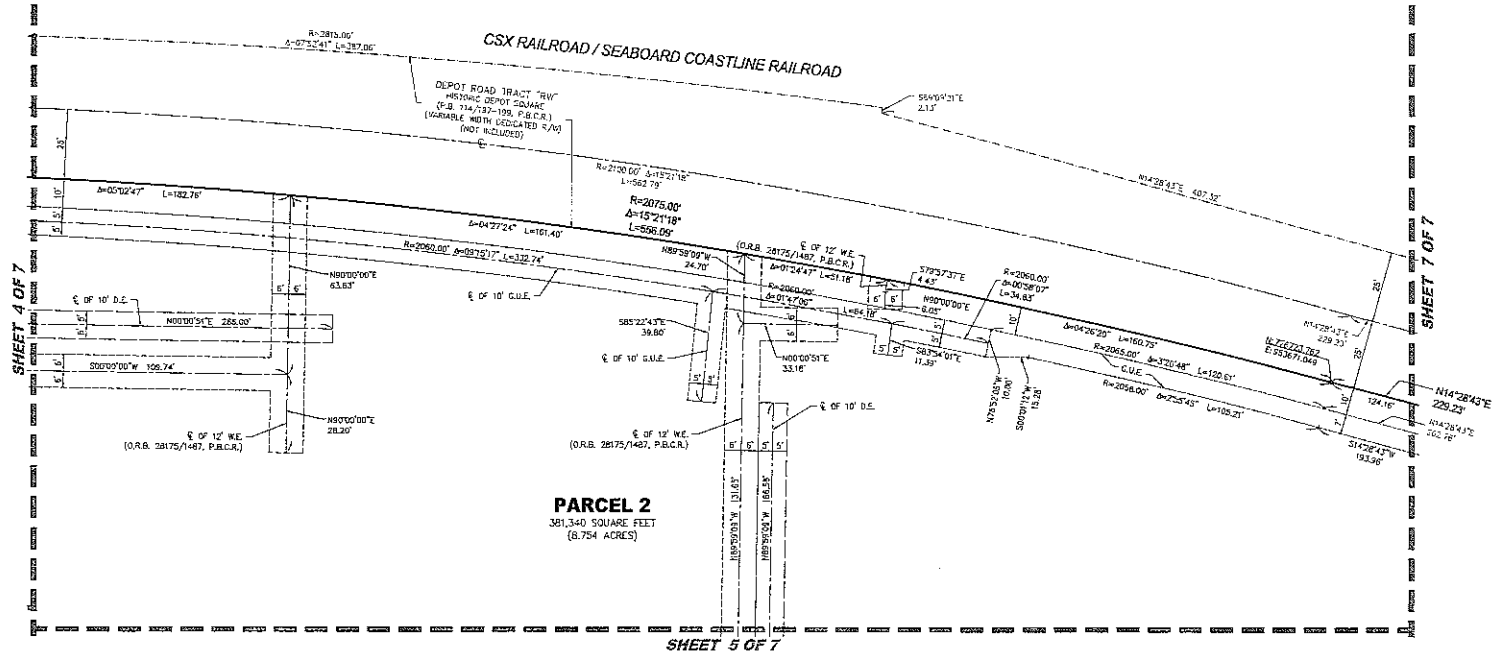
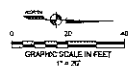
HISTORIC DEPOT SQUARE REPLAT

BEING A REPLAT OF TRACTS "A-1", "A-3", "B-1", "B-2" AND "C", HISTORIC DEPOT SQUARE, AS RECORDED IN PLAT BOOK 114, PAGES 197 THROUGH 199 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST SAID LANDS SITUATE AND BEING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:
 MARISHA M. KREITMAN
 AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594
 NOVEMBER 2016

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF _____
 A.D. 201____ AND DULY RECORDED
 IN PLAT BOOK _____ ON
 PAGES _____ THROUGH _____
 SHARON R. BOCK
 CLERK AND COMPTROLLER
 BY: _____
 DEPUTY CLERK

SHEET 6 OF 7



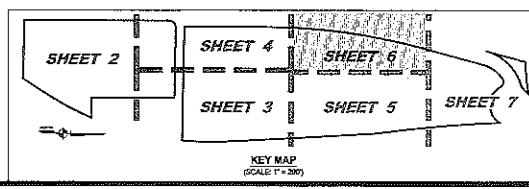
SHEET 5 OF 7

NOTES:

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAID.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT, HISTORIC DEPOT SQUARE, BASED ON THE SOUTH LINE OF TRACT "B-1" HAVING A BEARING OF N85°56'26"W.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- QUADRETS SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BOUNDARIES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- ABBREVIATION LEGEND: C = CALCULATED; E = CENTERLINE; Q = CENTRAL ANGLE; D.B. = DEED BOOK; D.E. = DRAINAGE EASEMENT; F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION; F.P.L. = FLORIDA POWER & LIGHT COMPANY; G.U.E. = GENERAL UTILITY EASEMENT; L = ARC LENGTH; L.B. = LICENSED BUSINESS; M = MEASURED; G.U.E. = GENERAL UTILITY EASEMENT; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY ENGINEERING DEPARTMENT; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.D.B. = POINT OF BEGINNING; P.F.M. = PERMANENT REFERENCE MONUMENT; P.S.M. = PROFESSIONAL SURVEYOR & MAPPER; R = RADIUS; R/W = RIGHT-OF-WAY; W.E. = WATER EASEMENT.
- INDICATES SET A PERMANENT REFERENCE MONUMENT (P.R.M.), A 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISK "L.B. 3300", UNLESS OTHERWISE STATED.
- INDICATES SET A PERMANENT REFERENCE MONUMENT (P.R.M.), A NAIL AND DISC STAMPED "PRM L.B. 3300", UNLESS OTHERWISE STATED.

AREA TABULATION		
PARCEL 1	150,835 SQUARE FEET	3.456 ACRES
PARCEL 2	381,340 SQUARE FEET	8.754 ACRES
PARCEL 3	4,697 SQUARE FEET	0.108 ACRES
TOTAL AREA OF PLAT	536,872 SQUARE FEET	12.320 ACRES

COORDINATE NOTE:
 STATE PLANE COORDINATES SHOWN HEREON ARE GRID DATA, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011, EPOCH 2010.00)
 COORDINATE SYSTEM: 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
 ZONE: FLORIDA EAST ZONE
 LINEAR UNIT = US SURVEY FEET
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.000042699
 GRID DISTANCE - GROUND DISTANCE X SCALE FACTOR
 TIES WERE MADE TO THE NORTHEAST CORNER, NORTH QUARTER CORNER AND EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND ARE REFERENCED TO COORDINATES PUBLISHED BY PALM BEACH COUNTY ENGINEERING DEPARTMENT AS DEPICTED HEREON.

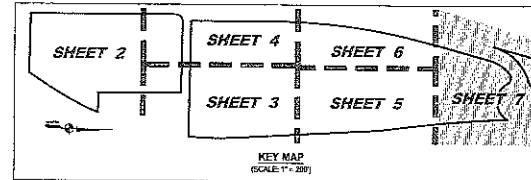


HISTORIC DEPOT SQUARE REPLAT

BEING A REPLAT OF TRACTS "A-1", "A-3", "B-1", "B-2" AND "C". HISTORIC DEPOT SQUARE, AS RECORDED IN PLAT BOOK 114, PAGES 197 THROUGH 199 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST SAID LANDS SITUATE AND BEING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:
MARSHAM KREITMAN
 SURVEYING & MAPPING
AVIROM & ASSOCIATES, INC.
 90 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2894
 NOVEMBER 2018

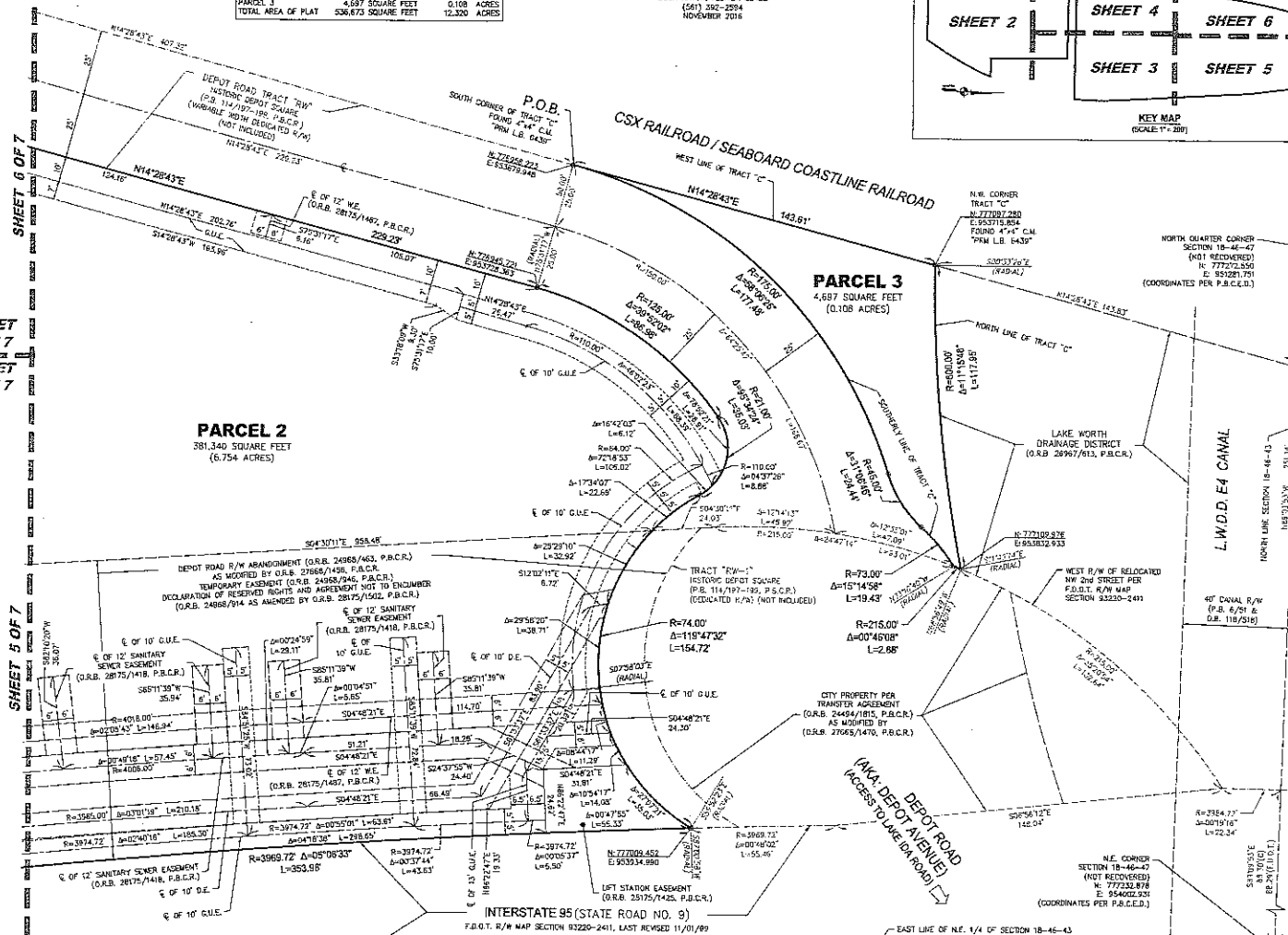
AREABTABULATION		
PARCEL 1	150,536 SQUARE FEET	3.498 ACRES
PARCEL 2	391,340 SQUARE FEET	8.754 ACRES
PARCEL 3	4,687 SQUARE FEET	0.108 ACRES
TOTAL AREA OF PLAT	536,673 SQUARE FEET	12.320 ACRES



STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 THIS PLAT WAS FILED FOR)
 RECORD AT _____ M.)
 THIS _____ DAY OF)
 A.D. 2018, AND DULY RECORDED)
 IN PLAT BOOK _____ CH)
 PAGES _____ THROUGH)
 SHARON R. BOCK)
 CLERK AND COMPTROLLER)
 BY: _____)
 DEPUTY CLERK)

SHEET 7 OF 7

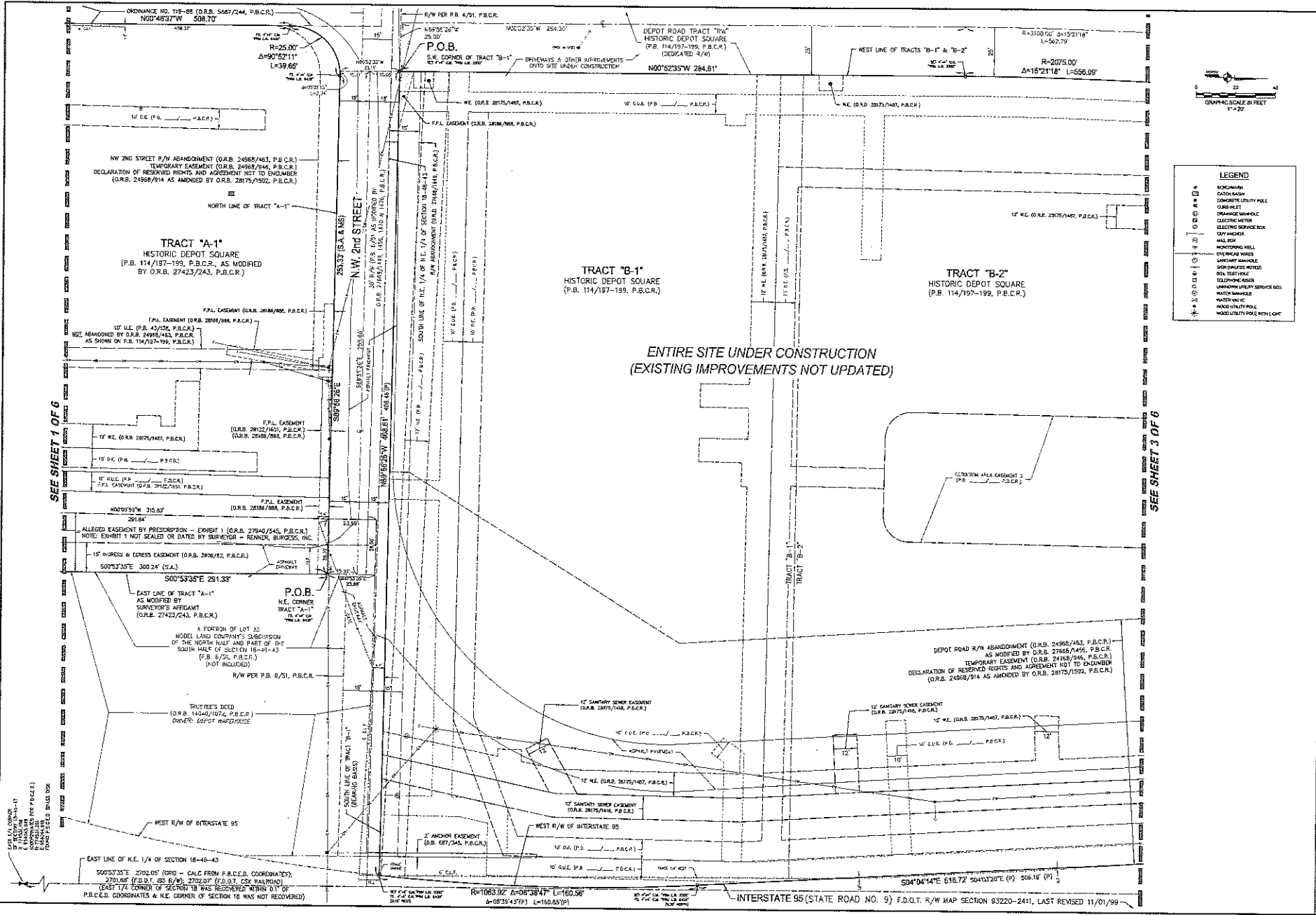
SHEET 6 OF 7
 SHEET 5 OF 7



NOTES:

- NOTICE: THIS PLAT, AS RECORDED IN ITS OFFICIAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED BY AUTHORITY BY ANY OTHER GRANTING OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS, NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES CONCERNED.
- REGARDING SHOWN HEREON ARE RELATIVE TO THE PLAT, HISTORIC DEPOT SQUARE, BASED ON THE SOUTH LINE OF TRACT "B-1" HAVING A BEARING OF N15°26'28"W.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- ABBREVIATION LEGEND: C = CALCULATED; E = CENTERLINE; Δ = CENTRAL ANGLE; D.B. = DEED BOOK; D.E. = DRAINAGE EASEMENT; F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION; F.P.L. = FLORIDA POWER & LIGHT COMPANY; G.U.E. = GENERAL UTILITY EASEMENT; L = ARC LENGTH; L.B. = LICENSED BUSINESS; M.S. = MEASURED; O.R.B. = OFFICIAL RECORD BOOK; P.B. = PLAT BOOK; P.B.C.E.D. = PALM BEACH COUNTY ENGINEERING DEPARTMENT; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.O.B. = POINT OF BEGINNING; P.M. = PERMANENT REFERENCE MONUMENT; P.S.M. = PROFESSIONAL SURVEYOR & MAPPING; R = RADIUS; R/W = RIGHT-OF-WAY; W.E. = WATER EASEMENT; * INDICATES SET A PERMANENT REFERENCE MONUMENT (P.M.) & 4" X 4" CONCRETE MONUMENT WITH BRASS DISK "L.B. 3306", UNLESS OTHERWISE STATED.
- * INDICATES SET A PERMANENT REFERENCE MONUMENT (P.S.M.) & 1" X 1" X 1" DISK STAMPED "P.W. L.B. 3306", UNLESS OTHERWISE STATED.

COORDINATE NOTE:
 STATE PLANE COORDINATES SHOWN HEREON ARE GRID DATA, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011, EPOCH 2010.00).
 COORDINATE SYSTEM: 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION.
 ZONE: FLORIDA EAST ZONE
 LINEAR UNIT = US SURVEY FEET
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.000042890
 GRID DISTANCE = GROUND DISTANCE x SCALE FACTOR
 *IES WERE MADE TO THE NORTHEAST CORNER, NORTH QUARTER CORNER AND EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND ARE REFERENCED TO COORDINATES PUBLISHED BY PALM BEACH COUNTY ENGINEERING DEPARTMENT AS DEPICTED HEREON.



LEGEND

- CONCRETE
- CONCRETE UTILITY POLE
- CONCRETE
- CONCRETE MANHOLE
- ELECTRIC METER
- ELECTRIC SERVICE BOX
- 60\"/>

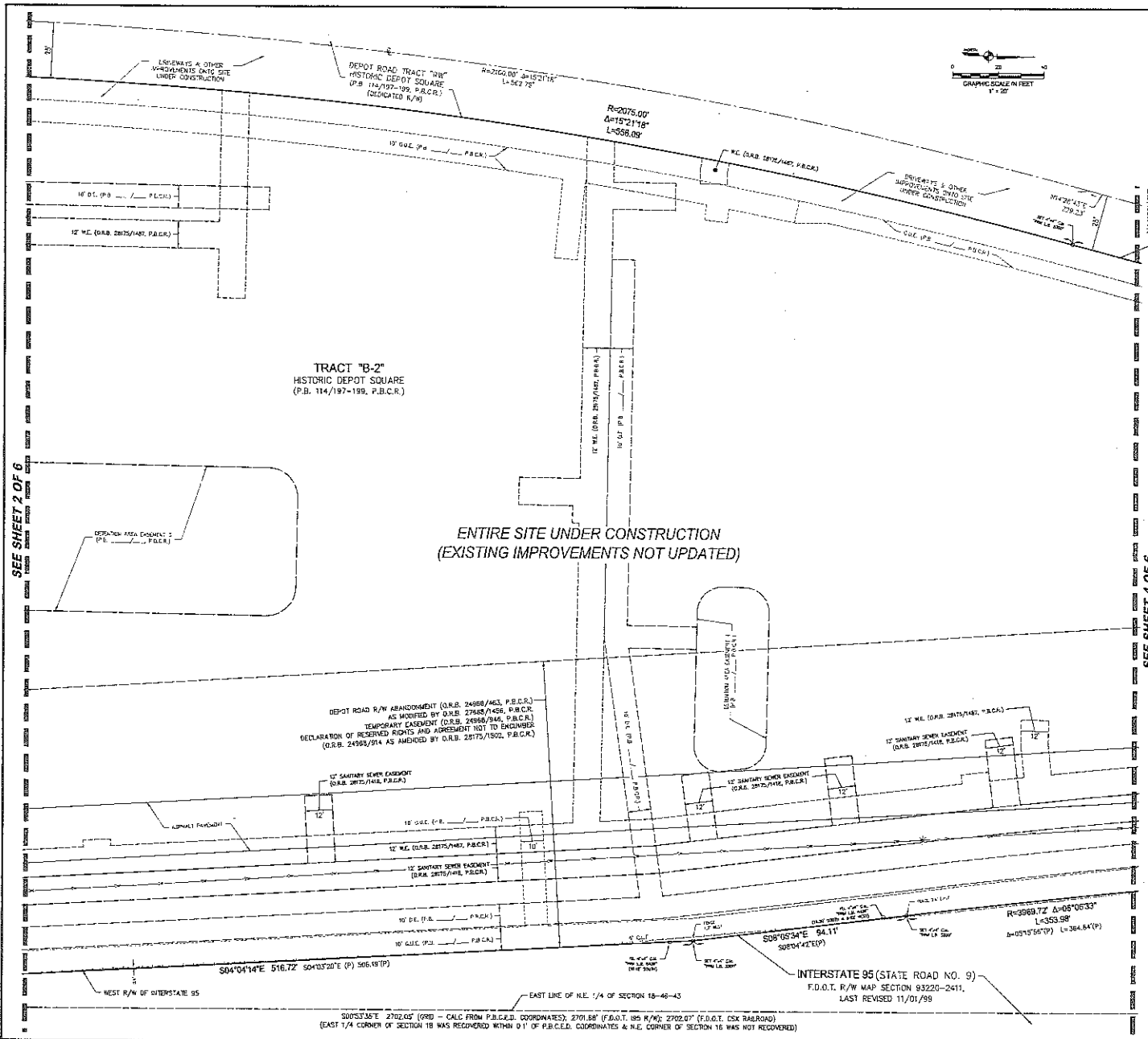
AVIRON & ASSOCIATES, INC.
 SURVEYING & MAPPING
 525 W. PARKWAY SUITE 109
 FORT WORTH, TEXAS 76102
 TEL: (817) 335-7444 FAX: (817) 335-7473
 WWW.AVIRONSURVEYING.COM
 A PROFESSIONAL SURVEYING FIRM LICENSED BY THE STATE OF TEXAS



REVISION	DATE	BY	DATE	BY	DATE	BY
1	08/10/13	MLC	08/10/13	MLC	08/10/13	MLC
2	08/10/13	MLC	08/10/13	MLC	08/10/13	MLC
3	08/10/13	MLC	08/10/13	MLC	08/10/13	MLC
4	08/10/13	MLC	08/10/13	MLC	08/10/13	MLC
5	08/10/13	MLC	08/10/13	MLC	08/10/13	MLC
6	08/10/13	MLC	08/10/13	MLC	08/10/13	MLC
7	08/10/13	MLC	08/10/13	MLC	08/10/13	MLC
8	08/10/13	MLC	08/10/13	MLC	08/10/13	MLC
9	08/10/13	MLC	08/10/13	MLC	08/10/13	MLC
10	08/10/13	MLC	08/10/13	MLC	08/10/13	MLC

BOUNDARY SURVEY
 TRACTS "A-1", "A-3", "B-1", "B-2", and "C"
 IN THE HISTORIC DEPOT SQUARE
 IN THE NORTH HALF AND PART OF THE
 LYING IN SECTION 18, TOWNSHIP 14 NORTH, RANGE 14 EAST
 CITY OF BEAVER BEACH, PALM BEACH COUNTY, FLORIDA

SCALE: 1" = 20'
 DATE: 08/10/13
 BY: MLC
 CHECKED: M.D.A.
 DATE: 08/10/13
 BY: MLC
 SHEET: 2 OF 8



SURVEYOR'S REPORT:

1. Reproductions of this Survey are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapmaker.
2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Policy issued by First American Title Insurance Company, Policy Number 5011412-28043, dated March 23, 2016. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avrom & Associates, Inc. did not research the public records for easements, rights-of-way, covenants or other instruments of record.
3. The land occupation shown hereon is in accord with the Title Commitment.
4. No underground improvements were located.
5. Bearings shown hereon are relative to the point, HISTORIC DEPOT SQUARE, based on the south line of Tract 'B-1' having a bearing of N85°56'37"W.
6. The property described hereon lies within Flood Zones X & AE (EL 12), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Plan No. 123102 0004 D, dated 01/05/1999.
7. Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).
8. Benchmark Description: A closed loop between Palm Beach County Engineering Department Benchmarks 'DUBER' (Elevation = 15.76 feet, NGVD 1929) and 'DUBEL' (Elevation = 17.163 feet, NGVD 1929). To convert NGVD 1929 elevations to North American Vertical Datum of 1988 (NAVD 1988) for this property, the model value of (-) 1.535 must be added algebraically to the NGVD 1929 height. This model value was derived from the two county benchmarks by subtracting their given NGVD 1929 elevations from their NAVD 1988 elevations. The county's NAVD 1988 Elevation for 'DUBER' is 14.241 feet and that of 'DUBEL' is 15.631 feet.
9. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been detailed at the center of the field location and may not represent the actual shape or size of the feature.
10. Adjacent property owner information shown hereon was obtained from the Palm Beach County Property Appraiser's website.
11. Access to the subject property is via Depot Road.
12. Abbreviation Legend: A.L.T. = American Land Title Association; APPROX. = Approximate; B.M. = Benchmark; Δ = Deed Angle; C.B.S. = Concrete, Block & Stucco; C.L.F. = Chain Link Fence; C.M. = Concrete; C.M.P.F. = Composite Metal Pipe; C.N.C. = Concrete; D.B. = Deed Book; D.E. = Deed Easement; D.P.P. = Double Post Pipe; E. = Elevation; F.S. = Field Book; F.D. = Found; F.D.O.T. = Florida Department of Transportation; G.L.E. = General Utility Easement; G. = Gasification; H.V. = Invert; I.P. = Iron Pipe; I.R. = Iron Rod; L. = Arc Length; L.B. = Licensee Business; M.S. = Measure; N/D = Not a Disc.; N.G.V.D. = National Geodetic Vertical Datum; N.T.S. = National System of Professional Surveyors; O.C.R. = Palm Beach County Records; O.S. = Offset; O.W. = Overhead; P/T = Pole & Tin Tap; P.R.B. = Plat Book; P.C.E.D. = Palm Beach County Engineering Department; P.B.C.R. = Palm Beach County Records; P.O.C. = Paper; P.V. = Pole-in-hole; P.L.S. = Professional Land Surveyor; P.R.M. = Permanent Reference Monument; P.S.M. = Professional Surveyor & Mapper; R. = Rod; R.L.S. = Registered Land Surveyor; R/W = Right-of-Way; S.E. = Secondary Easement; S.A. = Per Surveyor's Affidavit; S.F. = Square Feet; TYP. = Typical; U.E. = Utility Easement; W/ = With; W/CAP = With Surveyor's Cap; V.E. = Value Easement.

SUMMARY TABLE FOR SCHEDULES EXCEPTIONS
TITLE POLICY NO. 5011412-28043 (MINOR CASE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	ACTION TAKEN
No. 6 P.B. 146707-089 O.R.B. 228282-011	As shown (also see EXHIBIT 'B')
No. 8 O.B. 181807	As shown
No. 10 D.B. 667345	As shown
No. 11 O.R.B. 398962	As shown
No. 12 O.R.B. 568744	As shown
No. 13 O.R.B. 2498914 O.R.B. 28709002	As shown Not shown
No. 14 O.R.B. 2498914	As shown
No. 15 O.R.B. 2498914	As of HISTORIC DEPOT SQUARE (AM)
No. 16 O.R.B. 25069100	As of HISTORIC DEPOT SQUARE
No. 17 O.R.B. 2652185	All tracts of subject property
No. 18 O.R.B. 27620100	All tracts of subject property
No. 19 O.R.B. 26702163	As shown
No. 20 O.R.B. 28170136	As shown where platable (partial)
No. 21 O.R.B. 281701416	As shown
No. 22 O.R.B. 281701425	As shown
No. 23 O.R.B. 281701420	As shown where platable (partial)
No. 24 O.R.B. 281701334	As shown where platable (partial)
No. 25 O.R.B. 281701487	As shown
No. 26 O.R.B. 281701487	As shown where platable (partial)
No. 27 O.R.B. 27945046	As shown

NOTE:
SEE ATTACHED EXHIBIT 'A' AND EXHIBIT 'B' FOR ADDITIONAL INFORMATION REGARDING THE LEGAL DESCRIPTION DEPICTED ON THE TITLE POLICY AND PLATTED EASEMENTS THAT ARE NOT DEPICTED HEREON.

CERTIFICATION:

This survey is certified to: First American Title Insurance Company, VP Sixth Acquisitions, LLC, a Georgia limited liability company; ENT Capital, LLC, a Delaware limited liability company; its successors and/or assigns as their interest may appear; Atlas Drilling Station, LLC, a Delaware limited liability company; Texas Capital Bank, National Association, its successors and assigns.

I HEREBY CERTIFY that the attached Boundary Survey of the herein 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 the Boundary Survey meets the Standards of Practice set forth in Chapter 34-17.050 through 34-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 11/1/16

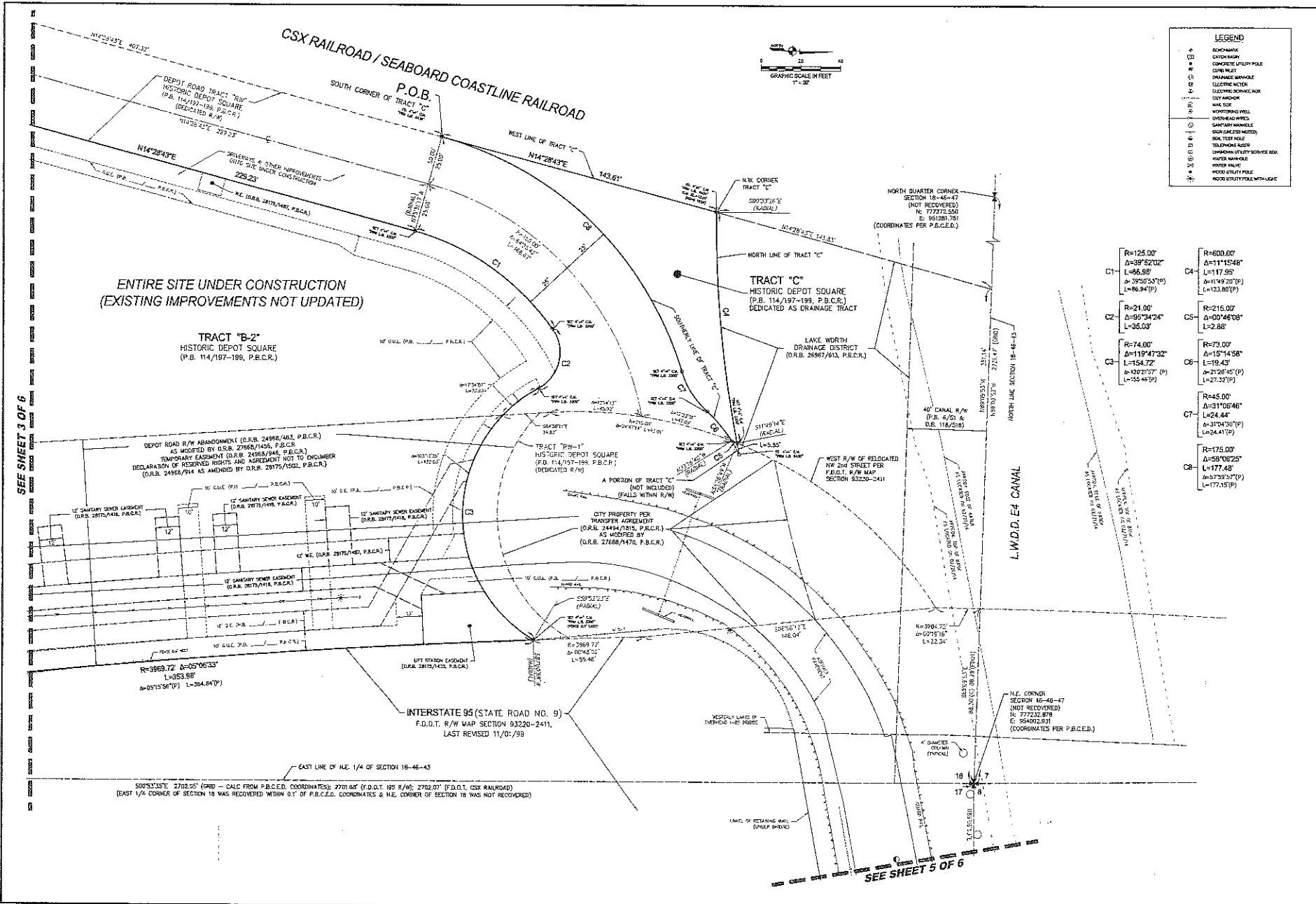
WACISHA M. REBMAN, P.S.M.
Florida Registered No. 6569
AVROM & ASSOCIATES, INC.
L.E. No. 3300
D.M.C. mal@avromsurvey.com

AVROM & ASSOCIATES, INC.
SURVEYING & MAPPING
6545 W. PALM AVENUE, SUITE 207
PALM BEACH, FLORIDA 33410-3217
TEL: 561.833.2200 FAX: 561.833.2210
www.avromsurvey.com
Professional Seal of Wacisha M. Rebman, P.S.M., No. 6569, State of Florida, expires 12/31/2018.

BOUNDARY SURVEY
TRACTS "A-1", "B-1", "B-2" and "C"
HISTORIC DEPOT SQUARE
PLAT BOOK 114, PAGES 187-188, P.B.C.R.
LYNNIN SECTION 18, TOWNSHIP 36 NORTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA

SCALE	DATE	BY	DATE	BY
1" = 20'	08/12/13	W.M.K.		
	08/12/13	M.A.K.		
	08/12/13	M.D.A.		
	08/12/13	P.S.M.		
	08/12/13	P.S.M.		
	08/12/13	P.S.M.		

JOB # 8515-6



LEGEND

- ▲ BENCHMARK
- CATCH BASIN
- CONCRETE UTILITY POLE
- CORE HOLE
- DRAINAGE MANHOLE
- ELECTRICAL METER
- ELECTRIC SERVICE POLE
- CITY METER
- MILE ROD
- MONITORING WELL
- DRAINAGE WHEEL
- SANITARY MANHOLE
- SIGN (MILE IS NOTED)
- TELEPHONE USER
- UNKNOWN UTILITY SERVICE BOX
- WATER MANHOLE
- WATER VALVE
- WOOD UTILITY POLE
- WOOD UTILITY POLE WITH LIGHT

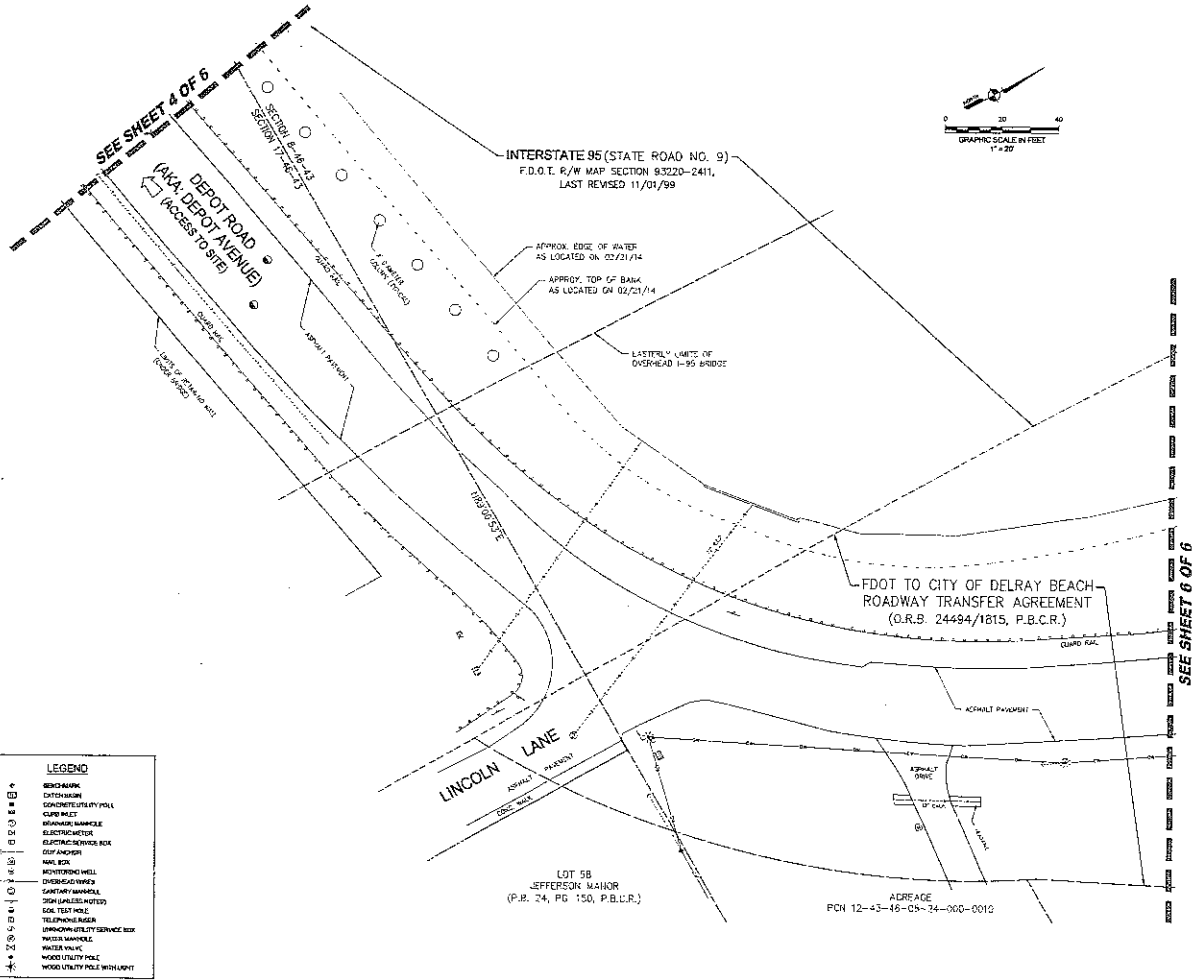
C1	R=125.00' Δ=39°22'02" L=86.88' Δ=39°50'53"(P) L=86.94(P)	C4	R=600.00' Δ=1°15'48" L=117.95' Δ=1°49'20"(P) L=123.80(P)
C2	R=21.00' Δ=89°34'24" L=35.03'	C5	R=215.00' Δ=0°04'08" L=2.88'
C3	R=74.00' Δ=119°47'32" L=154.72' Δ=130°21'57"(P) L=155.45(P)	C6	R=73.00' Δ=15°14'58" L=19.43' Δ=21°28'45"(P) L=27.32(P)
		C7	R=45.00' Δ=31°06'46" L=24.44' Δ=31°04'30"(P) L=24.10(P)
		C8	R=175.00' Δ=58°08'25" L=177.48' Δ=57°59'57"(P) L=177.15(P)

SEE SHEET 3 OF 6

SEE SHEET 5 OF 6

SCALE: 1"=20'		DATE: 05/10/13		BY: M.A.K.		CHECKED: M.A.		DATE: 05/10/13		BY: M.A.K.		DATE: 05/10/13		BY: M.A.K.																																																																																																																																																																																																																																																																																																																
<p>BOUNDARY SURVEY TRACTS "A-1", "A-2", "B-1", "B-2" and "C" HISTORIC DEPOT SQUARE REAR BOUNDARY (14 PAGES) (P.B.C.R.) UNITS IN SECTION 18-46-47 WITH RANGE 43 EAST PALMER COUNTY, MISSOURI</p>																																																																																																																																																																																																																																																																																																																														
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>05/10/13</td> <td>INITIAL SURVEY</td> </tr> <tr> <td>2</td> <td>05/10/13</td> <td>ADDED SANITARY SEWER EASMENTS</td> </tr> <tr> <td>3</td> <td>05/10/13</td> <td>ADDED CITY PROPERTY PER TRANSFER AGREEMENT</td> </tr> <tr> <td>4</td> <td>05/10/13</td> <td>ADDED WEST R/W OF RELOCATED NW 2nd STREET PER P.B.C.R. MAP SECTION 93220-2411</td> </tr> <tr> <td>5</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>6</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF TRACT "C" (NOT RECOVERED)</td> </tr> <tr> <td>7</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF TRACT "C" (NOT RECOVERED)</td> </tr> <tr> <td>8</td> <td>05/10/13</td> <td>ADDED N.W. QUARTER CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>9</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>10</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>11</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>12</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>13</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>14</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>15</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>16</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>17</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>18</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>19</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>20</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>21</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>22</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>23</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>24</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>25</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>26</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>27</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>28</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>29</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>30</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>31</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>32</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>33</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>34</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>35</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>36</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>37</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>38</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>39</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>40</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>41</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>42</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>43</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>44</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>45</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>46</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>47</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>48</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>49</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>50</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>51</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>52</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>53</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>54</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>55</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>56</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>57</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>58</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>59</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>60</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>61</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>62</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>63</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>64</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>65</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>66</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>67</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>68</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>69</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>70</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>71</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>72</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>73</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>74</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>75</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>76</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>77</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>78</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>79</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>80</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>81</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>82</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>83</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>84</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>85</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>86</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>87</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>88</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>89</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>90</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>91</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>92</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>93</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>94</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>95</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>96</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>97</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>98</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>99</td> <td>05/10/13</td> <td>ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> <tr> <td>100</td> <td>05/10/13</td> <td>ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)</td> </tr> </tbody> </table>																NO.	DATE	DESCRIPTION	1	05/10/13	INITIAL SURVEY	2	05/10/13	ADDED SANITARY SEWER EASMENTS	3	05/10/13	ADDED CITY PROPERTY PER TRANSFER AGREEMENT	4	05/10/13	ADDED WEST R/W OF RELOCATED NW 2nd STREET PER P.B.C.R. MAP SECTION 93220-2411	5	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	6	05/10/13	ADDED N.W. CORNER OF TRACT "C" (NOT RECOVERED)	7	05/10/13	ADDED N.E. CORNER OF TRACT "C" (NOT RECOVERED)	8	05/10/13	ADDED N.W. QUARTER CORNER OF SECTION 18-46-47 (NOT RECOVERED)	9	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	10	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	11	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	12	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	13	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	14	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	15	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	16	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	17	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	18	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	19	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	20	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	21	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	22	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	23	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	24	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	25	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	26	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	27	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	28	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	29	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	30	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	31	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	32	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	33	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	34	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	35	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	36	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	37	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	38	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	39	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	40	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	41	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	42	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	43	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	44	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	45	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	46	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	47	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	48	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	49	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	50	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	51	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	52	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	53	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	54	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	55	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	56	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	57	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	58	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	59	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	60	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	61	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	62	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	63	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	64	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	65	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	66	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	67	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	68	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	69	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	70	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	71	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	72	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	73	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	74	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	75	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	76	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	77	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	78	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	79	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	80	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	81	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	82	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	83	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	84	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	85	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	86	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	87	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	88	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	89	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	90	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	91	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	92	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	93	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	94	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	95	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	96	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	97	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	98	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	99	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)	100	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)
NO.	DATE	DESCRIPTION																																																																																																																																																																																																																																																																																																																												
1	05/10/13	INITIAL SURVEY																																																																																																																																																																																																																																																																																																																												
2	05/10/13	ADDED SANITARY SEWER EASMENTS																																																																																																																																																																																																																																																																																																																												
3	05/10/13	ADDED CITY PROPERTY PER TRANSFER AGREEMENT																																																																																																																																																																																																																																																																																																																												
4	05/10/13	ADDED WEST R/W OF RELOCATED NW 2nd STREET PER P.B.C.R. MAP SECTION 93220-2411																																																																																																																																																																																																																																																																																																																												
5	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
6	05/10/13	ADDED N.W. CORNER OF TRACT "C" (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
7	05/10/13	ADDED N.E. CORNER OF TRACT "C" (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
8	05/10/13	ADDED N.W. QUARTER CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
9	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
10	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
11	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
12	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
13	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
14	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
15	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
16	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
17	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
18	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
19	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
20	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
21	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
22	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
23	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
24	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
25	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
26	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
27	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
28	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
29	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
30	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
31	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
32	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
33	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
34	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
35	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
36	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
37	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
38	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
39	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
40	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
41	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
42	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
43	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
44	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
45	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
46	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
47	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
48	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
49	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
50	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
51	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
52	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
53	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
54	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
55	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
56	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
57	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
58	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
59	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
60	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
61	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
62	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
63	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
64	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
65	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
66	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
67	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
68	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
69	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
70	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
71	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
72	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
73	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
74	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
75	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
76	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
77	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
78	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
79	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
80	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
81	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
82	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
83	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
84	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
85	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
86	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
87	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
88	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
89	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
90	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
91	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
92	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
93	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
94	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
95	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
96	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
97	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
98	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
99	05/10/13	ADDED N.E. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												
100	05/10/13	ADDED N.W. CORNER OF SECTION 18-46-47 (NOT RECOVERED)																																																																																																																																																																																																																																																																																																																												

- LEGEND**
- ◀ BOUNDARY
 - ▬ LOT LINE
 - ▬ CONCRETE UTILITY POLE
 - ◐ CURB LINE
 - ◑ SEWER MANHOLE
 - WATER MANHOLE
 - ◑ ELECTRIC SERVICE BOX
 - ◑ ELECTRIC SERVICE BOX
 - ◑ CUP ANCHOR
 - ◑ MAIL BOX
 - ◑ MOUNTING WELL
 - SANITARY MANHOLE
 - OBSTRUCTIONS
 - EXISTING NOTES
 - EAST TEST HOLES
 - TELEPHONE Poles
 - LINEN RINGS/UTILITY SERVICE BOX
 - WATER MANHOLE
 - WATER PUMP
 - WOOD UTILITY POLE
 - WOOD UTILITY POLE WITH LIGHT



INTERSTATE 95 (STATE ROAD NO. 9)
F.D.O.T. R/W MAP SECTION 93220-2411,
LAST REVISED 11/01/99

FDOT TO CITY OF DELRAY BEACH
ROADWAY TRANSFER AGREEMENT
(O.R.B. 24494/1815, P.B.C.R.)

LOT 5B
JEFFERSON MAHON
(P.B. 24, PG 150, P.B.C.R.)

ADDRESS
PCN 12-43-46-DS-24-000-010

LAND DESCRIPTION.

Tracts "A-1", "A-3", "B-1", "B-2" and "C" of HISTORIC DEPOT SQUARE, according to the plat thereof as recorded in Plat Book 114, Pages 197 through 199, as modified by instruments recorded in Official Records Book 23642, Page 1445, Official Records Book 27423, Page 243, Official Records Book 27868, Page 1470 and Official Records Book 27868, Page 1476, of the Public Records of Palm Beach County, Florida, the metas and sources of Tracts "A-1", "A-3", "B-1", "B-2" and "C" are further described below.

Together with easements provided in the Signage and Landscaping Easement recorded in Official Records Book 28175, Page 1394, of the Public Records of Palm Beach County, Florida.

Together with easements rights reserved to developer in the Declaration of Reserved Rights and Agreement not to Encumber recorded in Official Records Book 24898, Page 914, of the Public Records of Palm Beach County, Florida.

Together with the easement and real property rights reserved to "owner" in the Agreement to Replat Easement recorded in Official Records Book 28175, Page 1430, of the Public Records of Palm Beach County, Florida.

TRACTS "A-1" AND "A-3"

Tracts "A-1" and "A-3", HISTORIC DEPOT SQUARE, according to the plat thereof as recorded in Plat Book 114, Pages 197 through 199 of the Public Records of Palm Beach County, Florida, sold plat as modified by surveyor's affidavit recorded in Official Records Book 27423, Page 243 of the Public Records of Palm Beach County, Florida; together with a parcel of land lying in Section 18, Township 46 North, Range 43 East, City of Delray Beach, Palm Beach County, Florida, described as follows:

BEGIN at the northeast corner of said Tract "A-1" as modified by said Surveyor's Affidavit; thence S06°23'52"E, along the modified east line of Tract "A-1", a distance of 291.33 feet; thence N89°05'27"E, 71.29 feet to the west right-of-way of Interstate 95 and a point on a non-tangent curve concave to the northward, a radial line to said point bears S97°27'54"E; thence southwesterly along said west right-of-way line and along the arc of said curve, having a radius of 1003.92 feet and a central angle of 107°06'38", an arc distance of 180.26 feet to a point of tangency; thence S32°39'24"W, along the west right-of-way of Interstate 95, a distance of 52.49 feet to the south line of Tract "A-1"; thence N48°31'15"W, along the south line of said Tract "A-1", a distance of 210.66 feet to the southwest corner of Tract "A-3"; thence N07°48'37"E, along the west line of Tract "A-1" and "A-3", a distance of 508.70 feet to a point of curvature of a curve concave to the southeast; thence easterly along said tract line and along the arc of said curve, having a radius of 25.00 feet and a central angle of 89°32'11", an arc distance of 39.65 feet; thence S87°56'28"E, along the north line of Tract "A-1", a distance of 253.33 feet to the POINT OF BEGINNING.

TRACTS "B-1" AND "B-2"

Tracts "B-1" and "B-2", HISTORIC DEPOT SQUARE, according to the plat thereof as recorded in Plat Book 114, Pages 197 through 199 of the Public Records of Palm Beach County, Florida, sold plat as modified by surveyor's affidavit recorded in Official Records Book 27423, Page 243 of the Public Records of Palm Beach County, Florida, described as follows:

BEGIN at the southwest corner of said Tract "B-1"; thence N02°12'33"W, along the west line of said Tract "B-1" and "B-2", a distance of 224.61 feet to a point of curvature of a curve concave to the east; thence northwesterly along the arc of said curve, having a radius of 2075.00 feet and a central angle of 152°11'18", an arc distance of 558.59 feet; thence N14°28'43"E, 229.25 feet to a point of curvature of a curve concave to the southeast; thence northerly along the arc of said curve, having a radius of 125.00 feet and a central angle of 37°02'02", an arc distance of 66.99 feet to a point of compound curvature of a curve concave to the south; thence southwesterly along the arc of said curve, having a radius of 21.00 feet and a central angle of 80°34'24", an arc distance of 35.02 feet to a point of reverse curvature of a curve concave to the north; thence northwesterly along the arc of said curve, having a radius of 74.00 feet and a central angle of 144°47'32", an arc distance of 154.72 feet to the west right-of-way of Interstate 95 and a point on a non-tangent curve concave to the east, a radial line to said point bears S87°02'58"W; (the preceding six courses and distances being coincident with the westerly and northerly line of said Tract "B-1"); thence southerly along the west right-of-way of Interstate 95 and along the arc of said curve, having a radius of 3569.72 feet and a central angle of 62°08'27", an arc distance of 353.96 feet; thence S08°05'34"E, 84.41 feet; thence S04°04'14"E, 516.72 feet to a point of curvature of a curve concave to the west; thence southerly along the arc of said curve, having a radius of 1063.92 feet and a central angle of 08°34'47", an arc distance of 180.26 feet to the south line of said Tract "B-1"; the preceding four (4) courses and distances being coincident with the west right-of-way of Interstate 95; thence N87°36'20"W, along the south line of said Tract "B-1", a distance of 406.81 feet to the POINT OF BEGINNING.

TRACT "C"

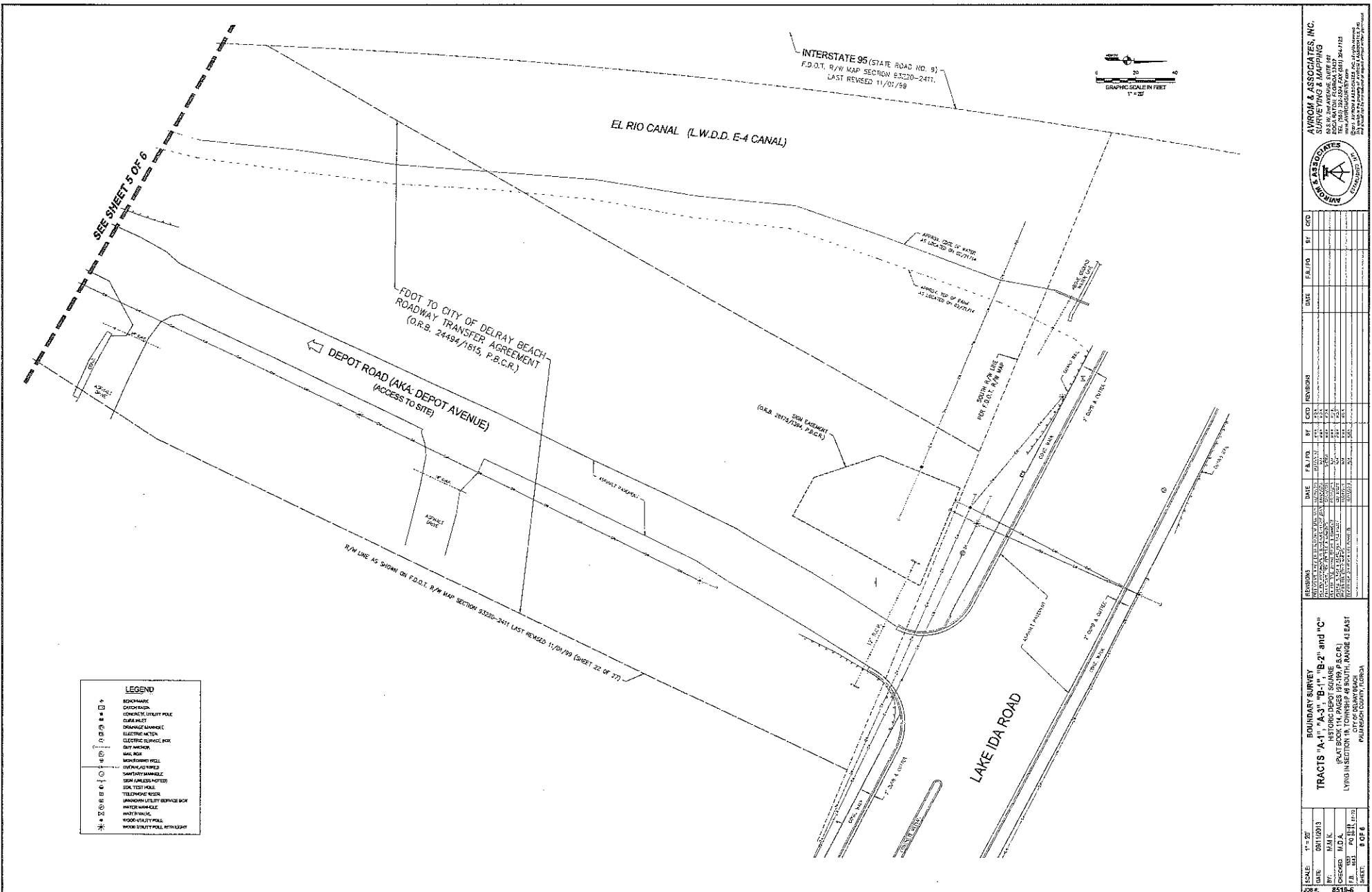
Tract "C", HISTORIC DEPOT SQUARE, according to the plat thereof as recorded in Plat Book 114, Pages 197 through 199 of the Public Records of Palm Beach County, Florida, sold plat as modified by surveyor's affidavit recorded in Official Records Book 27423, Page 243 of the Public Records of Palm Beach County, Florida, described as follows:

BEGIN at the south corner of said Tract "C"; thence N14°28'43"E, along the west line of Tract "C", 143.51 feet to the northwest corner of Tract "C"; said point being a point on the arc of a non-tangent curve concave to the north, a radial line to said point bears S00°32'26"E; thence easterly along the arc of said curve, having a radius of 600.00 feet and a central angle of 111°54'48", an arc distance of 117.95 feet to a point on the west right-of-way line of roadway I-95; thence north along the arc of said curve, having a radius of 2.88 feet to a point on the southerly line of said Tract "C"; said point being on the arc of a non-tangent curve concave to the southward, a radial line to said point bears N33°04'40"W; thence southwesterly along said southerly line of Tract "C", and along the arc of said curve, having a radius of 73.00 feet and a central angle of 151°45'58", an arc distance of 15.43 feet to a point of reverse curvature of a curve concave to the north; thence southwesterly along the arc of said curve, having a radius of 45.00 feet and a central angle of 31°06'46", an arc distance of 24.44 feet to a point of reverse curvature of a curve concave to the southeast; thence southerly along the arc of said curve, having a radius of 175.00 feet and a central angle of 58°05'25", an arc distance of 177.48 feet to the POINT OF BEGINNING.

Said lands situate and being in the City of Delray Beach, Palm Beach County, Florida, containing 536,673 square feet (12,320 acres) more or less.

NOTE:
SEE ATTACHED EXHIBIT "A" FOR ADDITIONAL INFORMATION REGARDING THE LEGAL DESCRIPTION REPERTED IN THE TITLE POLICY THAT ARE NOT DEPICTED HEREOF.

AVIRON & ASSOCIATES, INC. SURVEYORS & MAPMAKERS 812 W. PALM AVENUE, SUITE 107 PALM BEACH, FLORIDA 33480 TEL: (407) 253-1141 FAX: (407) 253-1176 FAX: (407) 253-1141 FAX: (407) 253-1176	
AVIRON'S ASSOCIATES	
DATE	11/01/2011
BY	MMK
CHECKED	MMK
DATE	11/01/2011
SHEET	5 OF 6
BOUNDARY SURVEY	
TRACTS "A-1", "A-3", "B-1", "B-2" and "C"	
HISTORIC DEPOT SQUARE	
PLAT BOOK 114, PAGES 197-199 (P.B.C.R.)	
LYNNING RECORDING INSTRUMENT NUMBER 43 1847	
CITY OF DELRAY BEACH	
PALM BEACH COUNTY, FLORIDA	
SCALE	1" = 20'
DATE	09/10/2011
BY	MMK
CHECKED	MMK
DATE	11/01/2011
SHEET	5 OF 6



INTERSTATE 95 (STATE ROAD NO. 9)
 F.D.O.T. R/W MAP SECTION 83220-2411
 LAST REVISED 11/01/59



SEE SHEET F OF 6

FDOT TO CITY OF DELRAY BEACH
 ROADWAY TRANSFER AGREEMENT
 (O.R.B. 24434/1615, P.B.C.R.)

DEPOT ROAD (AKA DEPOT AVENUE)
 (ACCESS TO SITE)

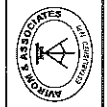
EL RIO CANAL (L.W.D.D. E-4 CANAL)

LAKE IDA ROAD

R/W LINE AS SHOWN ON F.D.O.T. R/W MAP SECTION 83220-2411 LAST REVISED 11/01/59 (SHEET 22 OF 37)

LEGEND	
—	BOUNDARY
—	CONCRETE UTILITY POLE
—	CELESTEST
—	DRAINAGE MANHOLE
—	ELECTRIC METER
—	ELECTRIC SERVICE BOX
—	DRY WELCH
—	MAILBOX
—	METAL SERVICE WELL
—	OPENING SERVICE
—	SANITARY MANHOLE
—	SEW (UNLESS NOTED)
—	SEW TEST POLE
—	TELEPHONE WELCH
—	WATER MANHOLE
—	WATER METER
—	WOOD UTILITY POLE
—	WOOD UTILITY POLE WITH LIGHT

AVROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 635 N. 2ND AVENUE SUITE 107
 DELRAY BEACH, FLORIDA 33433
 TEL. (407) 282-2574 FAX (407) 281-1123
 FAX (407) 282-2574
 2014 AVROM & ASSOCIATES, INC. ALL RIGHTS RESERVED
 THIS DOCUMENT IS THE PROPERTY OF AVROM & ASSOCIATES, INC.

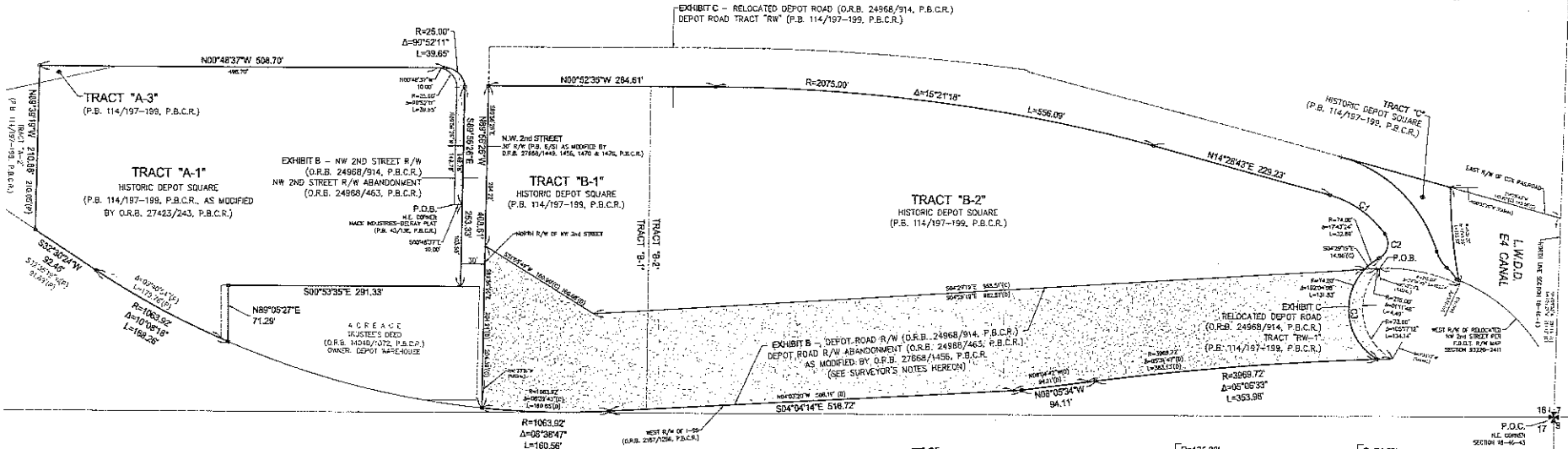
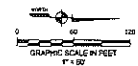


REVISIONS	DATE	BY	DESCRIPTION
1	08/11/2013	M.A.K.	INITIAL SURVEY
2	08/11/2013	M.A.K.	FINAL SURVEY
3	08/11/2013	M.A.K.	FINAL SURVEY
4	08/11/2013	M.A.K.	FINAL SURVEY
5	08/11/2013	M.A.K.	FINAL SURVEY
6	08/11/2013	M.A.K.	FINAL SURVEY
7	08/11/2013	M.A.K.	FINAL SURVEY
8	08/11/2013	M.A.K.	FINAL SURVEY
9	08/11/2013	M.A.K.	FINAL SURVEY
10	08/11/2013	M.A.K.	FINAL SURVEY

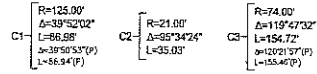
SCALE: 1" = 20'
 DATE: 08/11/2013
 BY: M.A.K.
 CHECKED: M.A.K.
 F.A. 0811 0811 11:23
 SHEET: 6 OF 6

BOUNDARY SURVEY
 TRACTS "A-1", "A-3", "B-1", "B-2" and "C"
 HISTORIC DEPOT SQUARE
 (PLAT BOOK 14, PAGES 87-89, P.B.C.R.)
 LYING IN SECTION 14, T. 30 N., R. 18 E., S. 12
 LYING IN SECTION 14, T. 30 N., R. 18 E., S. 12
 CITY OF DELRAY BEACH
 PALM BEACH COUNTY, FLORIDA

EXHIBIT OF DECLARATION OF RIGHTS AND AGREEMENT NOT TO ENCUMBER (O.R.B. 24968/914, P.B.C.R.)



INTERSTATE 95
F.O.D.T. R/W MAP SECTION 93220-2411



LAND DESCRIPTION:

(LESS OUT - ENDORS)
LESS AND EXCEPT the following land from the above description (LENDOR POLICY)
LEGAL DESCRIPTIONS FOR EXHIBIT B - O.R.B. 24968/914

ABANDONED DEPOT ROAD RIGHT OF WAY
A parcel of land lying in Section 18, Township 46 South, Range 43 East, City of Delray Beach, Palm Beach County, Florida, said parcel being more particularly described as follows:

COMMENCE at the NE corner of said Section 18; thence N89°09'21\"/>

TOGETHER WITH:

NW 2ND STREET RIGHT OF WAY
A portion of MAXX INDUSTRIES-DELRAY, as recorded in Plat Book 43, Page 138 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

BEGINNING at the NE corner of said MAXX INDUSTRIES-DELRAY plat (P.O.B.); thence N89°20'24\"/>

SURVEYORS NOTES:

- (1) As shown herein, denotes dimensions from O.R.B. 24968/914, P.B.C.R.
- (2) The legal description recited in O.R.B. 27868/1456, P.B.C.R. modifies the dimensions in the legal description recited in O.R.B. 24968/914, P.B.C.R. and O.R.B. 24968/463, P.B.C.R. These modified dimensions are not depicted herein for clarity the purpose of this modification was to correct someone's error so that the described figure mathematically fits the recorded plat of HISTORIC DEPOT SQUARE.

ABBREVIATION LEGEND:

(C)	CALCULATED
(G)	CENTRAL ANGLE
A	PER DEED
D.B.	DEED BOOK
F.B.	FIELD BOOK
F.D.C.T.	FLORIDA DEPARTMENT OF TRANSPORTATION AND LENGTH
L	LINE LENGTH
L.W.D.D.	LAKEWORTH DRAINAGE DISTRICT
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PER SECOND PLAT
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R	RADIUS
R/W	RIGHT-OF-WAY

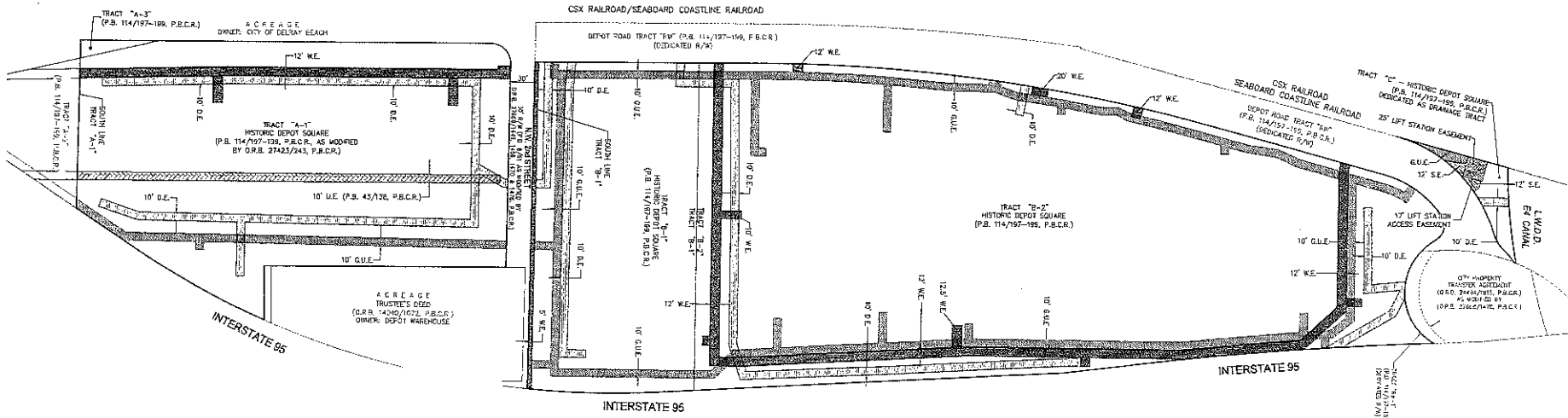
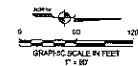
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
200 SW 34th Avenue, Suite 100
Delray Beach, FL 33431
Tel: (561) 321-3300 Fax: (561) 321-3301
www.avirom.com
P.O. Box 100000, Delray Beach, FL 33416

REVISIONS	DATE	BY	CHK'D	DESCRIPTION

BOUNDARY SURVEY
TRACTS "A-1", "A-3", "B-1", "B-2" and "C"
PLAT BOOK 114 PAGES 887-898 (P.B.C.R.)
LIVING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

DATE: 11-20-13
BY: M.A.K.
CHECKED: M.D.A.
F.B. NO.: 113
P.B. NO.: 113
P.B.C. NO.: 113
JOB #: 6519-6

EXHIBIT OF EASEMENTS DEPICTED ON THE PLAT "HISTORIC DEPOT SQUARE" (PLAT BOOK 114, PAGES 197-199, P.B.C.R.)



LAND DESCRIPTION OF PLATTED EASEMENTS TO BE ABANDONED:

All that portion of the platted easements for drainage, utility, general utility, lift station, sanitary and water line lying within Tracts "A-1", "B-1", "B-2" and "C", HISTORIC DEPOT SQUARE, according to the Plat thereof as recorded in Plat Book 114, Pages 197 through 199 of the Public Records of Palm Beach County, Florida, as depicted on the incorporated exhibit and described as follows:

Drainage Easements: All of the platted Drainage Easements lying within Tracts "A-1", "B-1", "B-2" and "C", all as depicted on the attached exhibit.

Utility Easement: The 10 foot Utility Easement running north, to south along the approximate center of Tract "A-1", said easement also depicted on the Plat of MACK INDUSTRIES-DELRAX, according to the Plat thereof as recorded in Plat Book 43, Page 138 of the Public Records of Palm Beach County, Florida, as depicted on the attached exhibit.

General Utility Easements: All of the platted General Utility Easements lying within Tracts "A-1", "B-1", "B-2" and "C", all as depicted on the attached exhibit.

Lift Station Easement: That 25 foot square platted Lift Station Easement lying within Tract "C", as depicted on the attached exhibit.

Lift Station Access Easement: That 17 foot platted Lift Station Access Easement lying within Tract "C", as depicted on the attached exhibit.

Sanitary Easements: All of the platted Sanitary Easements lying within Tract "C", all as depicted on the attached exhibit.

Water Line Easements: All of the platted Water Line Easements lying within Tracts "A-1", "B-1" and "B-2", all as depicted on the attached exhibit.

Said easements lying in the City of Delray Beach, Palm Beach County, Florida.

ABBREVIATION LEGEND:	
D.E.	DRAINAGE EASEMENT
F.S.	FIELD BOOK
G.U.E.	GENERAL UTILITY EASEMENT
L.W.D.D.	LAKEWORTH DRAINAGE DISTRICT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
R/W	RIGHT-OF-WAY
S.E.	SANITARY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER LINE EASEMENT

LEGEND	
EASEMENTS DEPICTED ON HISTORIC DEPOT SQUARE (P.B. 114/197-199, P.B.C.R.) TO BE ABANDONED	
	DRAINAGE EASEMENT (D.E.)
	GENERAL UTILITY EASEMENT (G.U.E.)
	LIFT STATION EASEMENT
	SANITARY EASEMENT (S.E.)
	UTILITY EASEMENT (U.E.)
	WATER LINE EASEMENT (W.E.)

AVIRON & ASSOCIATES, INC.
 1000 N.W. 24th Avenue, Suite 100
 Boca Raton, Florida 33432
 Phone: (561) 991-1111
 Fax: (561) 991-1112
 www.aviron.com

REVISIONS	DATE	BY	FOR	DESCRIPTION
1	11/14/01	AV	AV	ISSUE FOR RECORD
2	11/14/01	AV	AV	REVISIONS TO PLAT
3	11/14/01	AV	AV	REVISIONS TO PLAT
4	11/14/01	AV	AV	REVISIONS TO PLAT
5	11/14/01	AV	AV	REVISIONS TO PLAT
6	11/14/01	AV	AV	REVISIONS TO PLAT
7	11/14/01	AV	AV	REVISIONS TO PLAT
8	11/14/01	AV	AV	REVISIONS TO PLAT
9	11/14/01	AV	AV	REVISIONS TO PLAT
10	11/14/01	AV	AV	REVISIONS TO PLAT

BOUNDARY SURVEY
TRACTS "A-1", "A-2", "A-3", "B-1", "B-2" and "C"
 HISTORIC DEPOT SQUARE
 (PLAT BOOK 114, PAGES 197-199, P.B.C.R.)
 LYING IN SECTION 18, T. 36 S., R. 17 E.,
 PALM BEACH COUNTY, FLORIDA.

SCALE: 1" = 50'
 DATE: 08/10/03
 BY: MARK
 INSURER: M.D.A.
 F.S. 183 P.S. 2, P. 2
 SHEET: EXHIBIT "B"

JOB # 8519-6

GENERAL NOTES

1. EXISTING SET OF SURVEY SHALL BE SHOWN WITH THE PROPERTY BOUNDARIES AND BE CONTROLLED AND APPROVED BY THE CITY.
2. ALL PROPOSED PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE SECTION APPROVED BY THE CITY OF BOCA RATON. CONSTRUCTION OF PARKING SPACES SHALL BE IN ACCORDANCE WITH THE CITY OF BOCA RATON. PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF BOCA RATON. PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF BOCA RATON. PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF BOCA RATON.
3. PROPOSED PROJECT INCLUDES A GOLF COURSE WITHIN EXISTING SPACES FOR A MINIMUM OF 100 YARDS FOR THE BENEFIT OF THE CITY OF BOCA RATON. THE GOLF COURSE SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF BOCA RATON. THE GOLF COURSE SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF BOCA RATON. THE GOLF COURSE SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF BOCA RATON.
4. EACH RESIDENTIAL UNIT SHALL BE BUILT WITHIN THE SETBACK FOR A SIDE YARD. EACH RESIDENTIAL UNIT SHALL BE BUILT WITHIN THE SETBACK FOR A SIDE YARD. EACH RESIDENTIAL UNIT SHALL BE BUILT WITHIN THE SETBACK FOR A SIDE YARD. EACH RESIDENTIAL UNIT SHALL BE BUILT WITHIN THE SETBACK FOR A SIDE YARD.
5. FOR USE AS A SIDE YARD, THE SIDE YARD SHALL BE MAINTAINED AS A SIDE YARD. THE SIDE YARD SHALL BE MAINTAINED AS A SIDE YARD. THE SIDE YARD SHALL BE MAINTAINED AS A SIDE YARD. THE SIDE YARD SHALL BE MAINTAINED AS A SIDE YARD.
6. NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY TYPE OF CONSTRUCTION SHALL BE PLACED ON THE SIDE YARD UNLESS APPROVED BY THE CITY OF BOCA RATON. NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY TYPE OF CONSTRUCTION SHALL BE PLACED ON THE SIDE YARD UNLESS APPROVED BY THE CITY OF BOCA RATON. NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY TYPE OF CONSTRUCTION SHALL BE PLACED ON THE SIDE YARD UNLESS APPROVED BY THE CITY OF BOCA RATON.
7. THE PROPOSED PROJECT SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF BOCA RATON. THE PROPOSED PROJECT SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF BOCA RATON. THE PROPOSED PROJECT SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF BOCA RATON. THE PROPOSED PROJECT SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF BOCA RATON.
8. THE SIDE YARD SHALL BE MAINTAINED AS A SIDE YARD. THE SIDE YARD SHALL BE MAINTAINED AS A SIDE YARD. THE SIDE YARD SHALL BE MAINTAINED AS A SIDE YARD. THE SIDE YARD SHALL BE MAINTAINED AS A SIDE YARD.
9. THE SIDE YARD SHALL BE MAINTAINED AS A SIDE YARD. THE SIDE YARD SHALL BE MAINTAINED AS A SIDE YARD. THE SIDE YARD SHALL BE MAINTAINED AS A SIDE YARD. THE SIDE YARD SHALL BE MAINTAINED AS A SIDE YARD.
10. THE SIDE YARD SHALL BE MAINTAINED AS A SIDE YARD. THE SIDE YARD SHALL BE MAINTAINED AS A SIDE YARD. THE SIDE YARD SHALL BE MAINTAINED AS A SIDE YARD. THE SIDE YARD SHALL BE MAINTAINED AS A SIDE YARD.

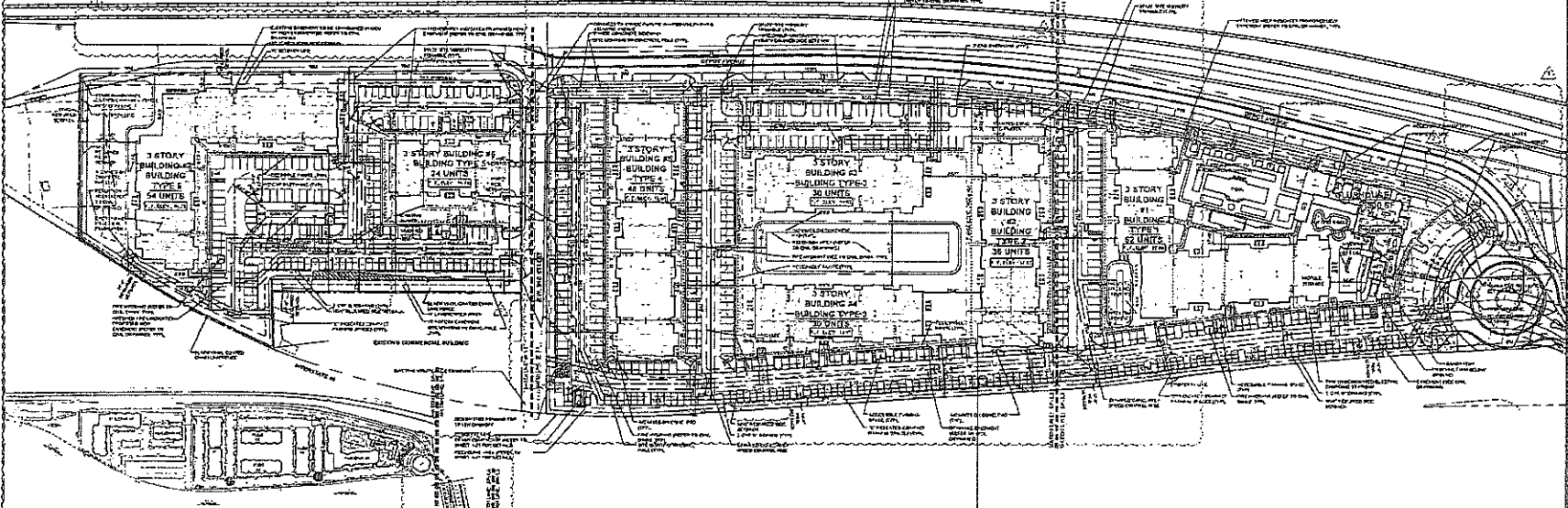
DEVELOPMENT DATA

GENERAL INFORMATION		SITE CALCULATIONS		PARKING REQUIREMENTS	
PROJECT NAME	DEPT SQUARE APARTMENTS	TOTAL GROSS AREA	100,000 SQ FT	TOTAL PARKING SPACES	100
OWNER	DEPT INDUSTRIAL CENTER LLC	TOTAL NET AREA	80,000 SQ FT	TOTAL GARAGE SPACES	0
DESIGNER	RICHARD JONES ARCHITECTURE	TOTAL BUILDING AREA	70,000 SQ FT	TOTAL VISITING SPACES	0
DATE	01/15/2024	TOTAL COMMON AREA	10,000 SQ FT	TOTAL TOTAL SPACES	100
PROJECT ADDRESS	1280 THATCHER PALM DR, BOCA RATON, FL 33432	TOTAL PERMITTED AREA	80,000 SQ FT	TOTAL PERMITTED SPACES	100
PROJECT ZONE	RS-1	TOTAL EXISTING AREA	0 SQ FT	TOTAL EXISTING SPACES	0
PROJECT TYPE	APARTMENTS	TOTAL NEW AREA	80,000 SQ FT	TOTAL NEW SPACES	100
PROJECT PHASE	PRELIMINARY	TOTAL TOTAL AREA	80,000 SQ FT	TOTAL TOTAL SPACES	100
PROJECT STATUS	APPROVED	TOTAL TOTAL PERMITTED AREA	80,000 SQ FT	TOTAL TOTAL PERMITTED SPACES	100
PROJECT CONTACT	DEPT INDUSTRIAL CENTER LLC	TOTAL TOTAL PERMITTED AREA	80,000 SQ FT	TOTAL TOTAL PERMITTED SPACES	100
PROJECT PHONE	(561) 368-1234	TOTAL TOTAL PERMITTED AREA	80,000 SQ FT	TOTAL TOTAL PERMITTED SPACES	100
PROJECT FAX	(561) 368-1234	TOTAL TOTAL PERMITTED AREA	80,000 SQ FT	TOTAL TOTAL PERMITTED SPACES	100
PROJECT EMAIL	DEPT@DEPT.COM	TOTAL TOTAL PERMITTED AREA	80,000 SQ FT	TOTAL TOTAL PERMITTED SPACES	100
PROJECT WEBSITE	WWW.DEPT.COM	TOTAL TOTAL PERMITTED AREA	80,000 SQ FT	TOTAL TOTAL PERMITTED SPACES	100
PROJECT SOCIAL MEDIA	FACEBOOK: DEPT, TWITTER: DEPT, INSTAGRAM: DEPT	TOTAL TOTAL PERMITTED AREA	80,000 SQ FT	TOTAL TOTAL PERMITTED SPACES	100
PROJECT NOTES	SEE GENERAL NOTES FOR MORE INFORMATION.	TOTAL TOTAL PERMITTED AREA	80,000 SQ FT	TOTAL TOTAL PERMITTED SPACES	100

RICHARD JONES ARCHITECTURE
 1280 THATCHER PALM DR
 BOCA RATON, FL 33432
 (561) 368-1234
 WWW.RICHARDJONESARCHITECTURE.COM

FAMILY WORKSPACE HOUSING NOTES

TYPE	TOTAL UNITS	PERCENT	MARKET RATE	INDEPENDENT UNITS
TYPE 1	10	10%	\$1,500	10
TYPE 2	20	20%	\$2,000	20
TYPE 3	30	30%	\$2,500	30
TYPE 4	40	40%	\$3,000	40
TYPE 5	50	50%	\$3,500	50
TOTAL	100	100%		100



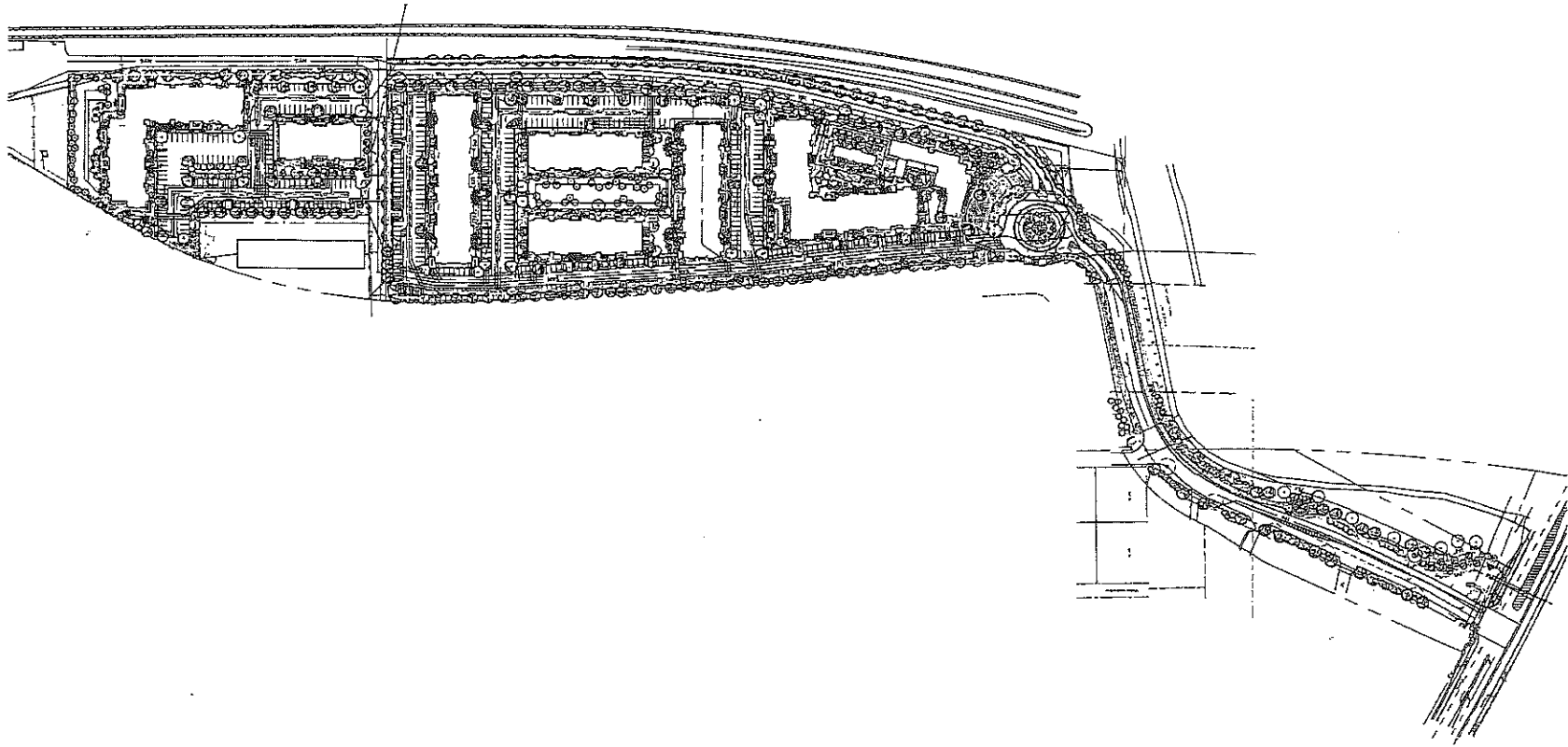
Overall Site Plan
 Scale: 1"=60'
 0' 20' 40' 60' 80'

Key Plan
 1/15/24

DEPT SQUARE APARTMENTS
 DEPT INDUSTRIAL CENTER LLC
 1280 THATCHER PALM DR
 BOCA RATON, FL 33432

FLORIDA LICENSED ARCHITECT
 RICHARD JONES ARCHITECTURE
 1280 THATCHER PALM DR
 BOCA RATON, FL 33432
 (561) 368-1234
 WWW.RICHARDJONESARCHITECTURE.COM

OVERALL SITE PLAN
 SP-1



SCALE: 1"=40'-0"

ARCHITECTS ARCHITECTURAL ALLIANCE 1101 S. FEDERAL AVENUE, SUITE 200, DELRAY BEACH, FLORIDA 33483	
PROJECT NUMBER 1353	SHEET 1 OF 7
PREPARED FOR DELRAY BEACH HISTORIC DISTRICT	
PREPARED BY ARCHITECTURAL ALLIANCE	
PROJECT TITLE HISTORIC DEPOT SQUARE	
LOCATION DELRAY BEACH, FLORIDA	
DRAWING NUMBER LP-1	
SHEET 1 OF 7	