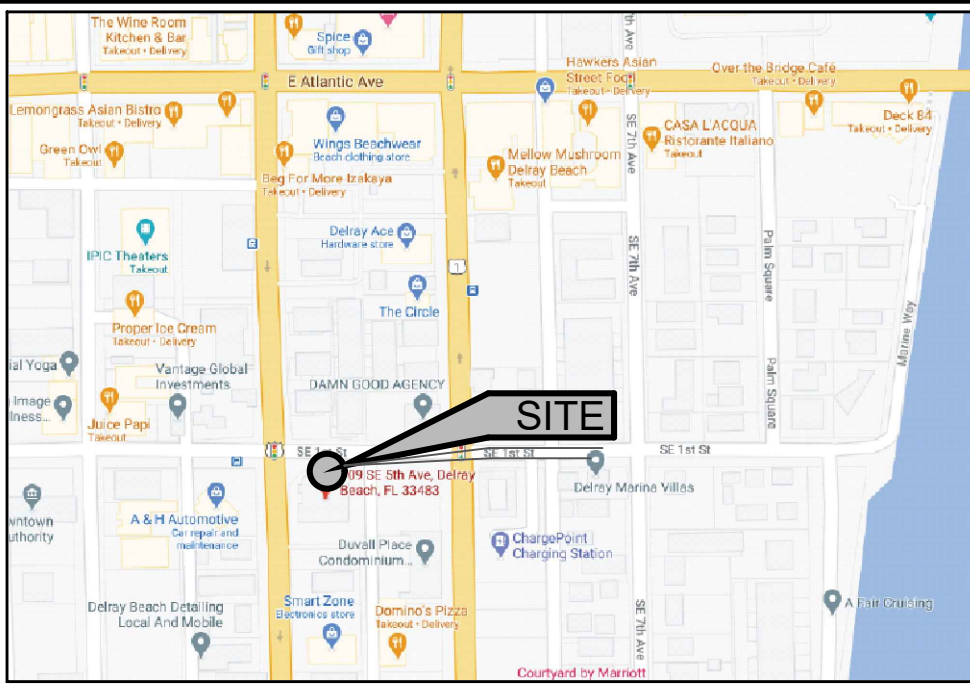
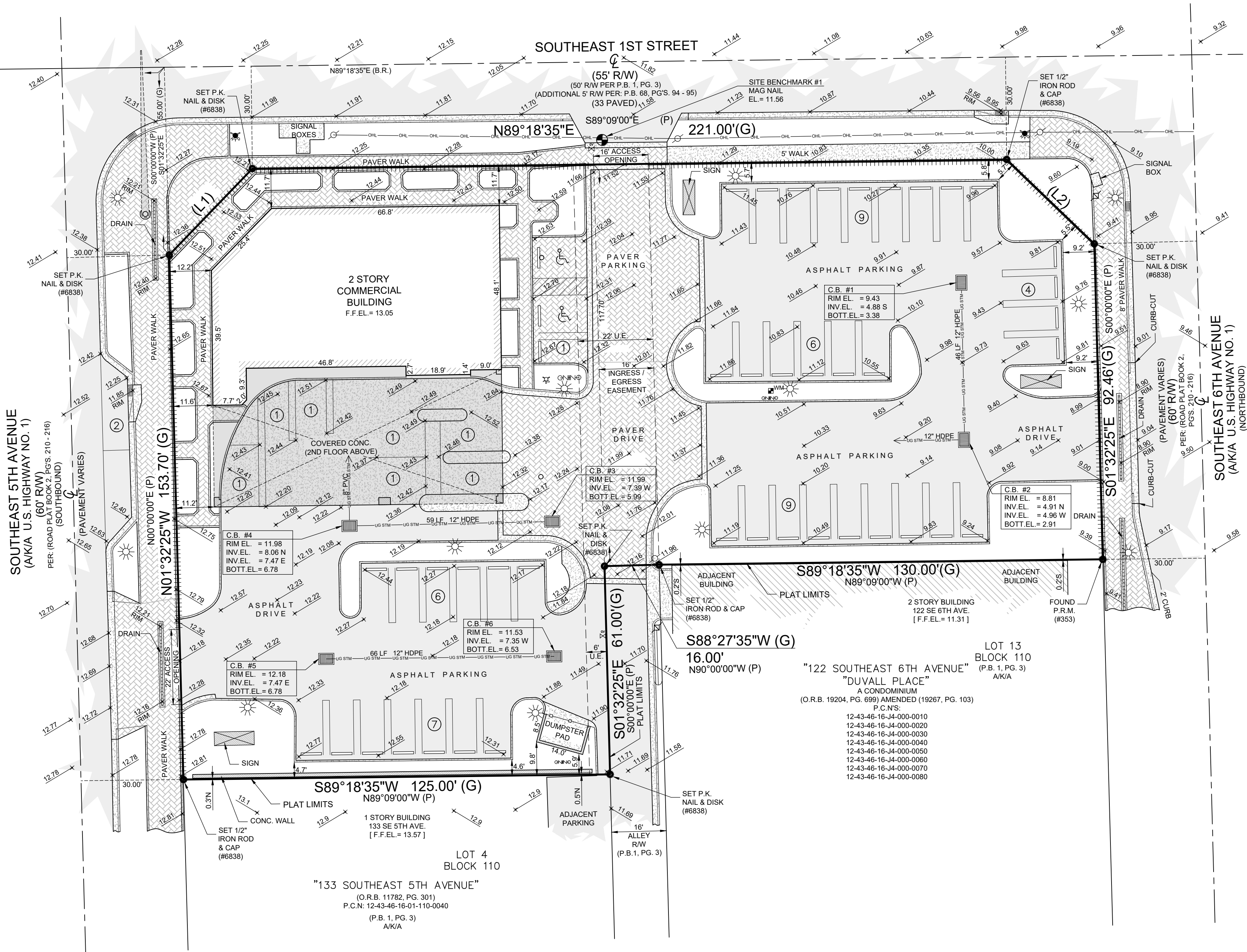


Scale 1" = 20'

REVISIONS:



LINE	BEARING	LENGTH
L1 (G)	N43°53'05"E	35.07
L1 (P)	N45°25'30"E	35.07
L2 (G)	S46°06'55"E	35.62
L2 (P)	S44°34'30"E	35.62

SITE SPECIFIC LEGEND:
+-----+ = "NON VEHICULAR LINE" (PLAT)
○ = NUMBER OF PARKING SPACES
○ = CLEAN-OUT
(G) = GRID BEARING & DISTANCE (STATE PLANE)
(P) = PLAT BEARING & DISTANCE
BOTT. = BOTTOM OF CATCH BASIN

CATCH BASIN NOTE:
ALL CATCH BASINS HAD DEBRIS
(COMPOST MATERIAL) AT BOTTOM.
AMOUNTS MEASURED AS FOLLOWS:
C.B. #1 = 2.0'
C.B. #2 = 1.8'
C.B. #3 = 1.4'
C.B. #4 = 0.5'
C.B. #5 = 0.7'
C.B. #6 = 1.0'

NOTES ON SCHEDULE B2 TITLE EXCEPTIONS:

1-7. Standard exceptions. Not plottable.

8. Restrictions, Dedications, Conditions, Reservations, Easements, and any other relevant matters shown on the plat of Bud's Chicken & Seafood of Delray Beach, recorded in Plat Book 68, Page 94, of the Public Records of Palm Beach County, Florida, as affected by that certain Resolution by the City of Delray Beach, Florida, recorded in Official Records Book 6982, Page 661, of the Public Records of Palm Beach County, Florida. **Affects the subject property. All pertinent plottable matters are shown hereon.**

9. Terms and provisions of that certain Declaration and Restrictive Covenant Regarding Road Impact Fees, executed by B-4, a Florida General Partnership, recorded January 30, 1991, in Official Records Book 6715, Page 638, of the Public Records of Palm Beach County, Florida. **Affects the subject property. Not plottable.**

10. Right-of-way for State Road No. 5 as now laid out and in use. **Affects the subject property and is plotted hereon.**

11. Restrictions, Dedications, Conditions, Reservations, Easements, and any other relevant matters shown on the plat of Fidelity Federal Bank - East Delray, recorded in Plat Book 92, Page 40, of the Public Records of Palm Beach County, Florida. **Affects the subject property. All pertinent plottable items are shown hereon.**

SURVEY NOTES:

- Lands shown hereon reflect all pertinent easements and/or rights of way contained in Title Insurance Commitment No: FL252012101JC/2013-9740MIS; Order Number: FL252012101JC; Commitment date: December 28, 2020 at 08:00 AM; Issuing office: First Title, LLC, a Fidelity National Financial, Inc. company. See "Notes On Schedule B2 Title Exceptions".
- Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
 - Originating benchmark = Leica Global Positioning System.
 - Existing elevation (NAVD 88 typical).
- Area of subject property = 38,860 square feet (0.892 acres).
- All bearings and distances shown hereon are plat and measured unless otherwise noted. Rotate grid bearings (G) 01°32'25" clockwise to plat (P).
- This firm's "Certificate of Authorization" number is "LB 6838".

LEGEND:

CALC. = CALCULATED	(P) = PLAT	P.I. = POINT OF INTERSECTION	ASPHALT PAVEMENT
C.B.S. = CONCRETE BLOCK STRUCTURE	R = RADIUS	P.O.C. = POINT OF COMMENCEMENT	CONCRETE PLATWORK
C.B.S. MON. = CONCRETE MONUMENT	A = CENTRAL DELTA ANGLE	P.O.B. = POINT OF BEGINNING	CONCRETE BRICK PLATWORK
C.B.S. = CONCRETE	ARC LENGTH	RIGHT OF WAY	WOOD POWER POLE
D.E. = DRAINAGE EASEMENT	CH.B. = CHAIN BEARING	CHAIN FENCE	WATER METER
U.E. = UTILITY EASEMENT	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	METAL FENCE	FIRE HYDRANT
P.F.E. = FINISHED FLOOR ELEVATION	O.B.S. = OFFICIAL RECORD BOOK	CENTRINE	CATCH BASIN
EL. = ELEVATION	P.B. = PLAT BOOK	OVERHEAD LINES	SANITARY MANHOLE
(B.R.) = BEARING REFERENCE	P.C. = POINT OF CURVATURE	COVERED	
(D) = DEAD	P.R.C. = POINT OF REVERSE CURVATURE	LOT LINE	
M. = MEASURED	P.C.C. = POINT OF COMPOUND CURVATURE		

SCALE: 1" = 20'
DRAWN BY: PICARD
FIELD WK: J.W. / B.M.
DATE: 07/08/2025

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REF: B62426
PREV: B72427
JOB NO.: Y250668
JOB NO.: Y250668
L - 2226 - A

ALTA / NSPS LAND TITLE SURVEY

CERTIFIED TO: Acquest Development LLC; Acquest Development Company, LLC; First Street Delray LLC; Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11 (observed evidence), 14, and 16 of Table A thereof. The fieldwork was completed on 08/02/2023.

Date of Plat or Map: 08/10/2023

PROPERTY ADDRESS: 109 SE 5th Ave., Delray Beach, FL 33483
FLOOD ZONE: X (FIRM 125102-12099C0879G 12/20/2024)
DESCRIPTION: Lot 1, of Fidelity Federal Bank - East Delray, according to the plat thereof recorded in Plat Book 92, Page 40, of the Public Records of Palm Beach County, Florida.

Said Lot 1 being a replat of the following:

All of the Plat of Bud's Chicken & Seafood of Delray Beach, Less Tract "A", according to the Plat thereof recorded at Plat Book 68, Page 94, of the Public Records of Palm Beach County, Florida.

This survey is not valid without embossed surveyor's seal and/or an authorized electronic signature and authorized electronic seal.

Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

CRD. FILE Y230652