



1600 S. FEDERAL HIGHWAY SUITE 600 POMPANO BEACH, FLORIDA 33062 TEL: (954) 782-1441 FAX: (954) 782-1442 EMAIL: INFO@ACCURATELANDSURVEYORS.COM

# PLAT EXEMPTION SKETCH

		<u>S`</u>	<u>/MBOLS</u>	<u>&amp;</u>	LEGENE	OF	ABBREVIATIONS	<u>5:</u>
R/W N S E W D.B. ENCH. F.F. GAR. C/L MH (M) P.B. A/C P		RIGHT OF WINDERTH SOUTH EAST WEST DEED BOOK ENCROACH FINISHED FI GARAGE CENTERLIN MANHOLE MEASURED PLAT BOOK AIR CONDIT PLAT	( LOOR E		×7.00' (AE) P.B.C.R. M.D.C.R. P.O.C. P.O.B. CHATT. F.P.L. B.C.R. O.R.B. F.D.O.T. D.E.P. D.N.R. P.R.M. N.G.V.D.			HMENT PRECORDS RECORDS HENT  GHT ECORDS OOK IT OF TRANSPORTATION PURAL RESOURCES NCE MONUMENT
×	VALVE			UTILI	TY BOX			PARKING STRIPE
S	MANHOL	.E	Ä	HYDF	RANT			OVERHEAD UTILITY LINES
	BASIN		0	UTILI	TY POLE			6' CONCRETE WALL
<b>®</b>	WELL		$\boxtimes$	VAULT				COVERED AREA
□	WATER METER			LIGH	Т			CONCRETE
•	MONITERING WELL		·501	TREE				BRICK PAVERS
0	PROPER	TY CORNER	ac AIR	CON	DITIONER			ASPHALT

## **STREET ADDRESS:**

2001 South Federal Highway Delray Beach, Florida 33483

#### **LEGAL DESCRIPTION:**

Lots 1 to 13 inclusive, Block 38, DEL-RATON PARK, according to the Plat thereof recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 14, pages 9 and 10; EXCEPTING therefrom the following described parcel of land; A portion of Lot 1 to 6, inclusive, Block 38, DEL-RATON PARK more particularly described as follows;

From the Southwest corner of Lot 6 of said Block 38 run Northerly along the Westerly line of Lots 6, 5, 4, 3, 2, and 1. of Block 38 for a distance of 156.25 feet to the Northwest corner of said Lot 1; thence run Easterly along the North line of said Lot 1 for a distance of 45.44 feet to a point in the arc of a curve concave to the West and having a radius of 2942.93 feet; thence run Southerly along the arc of said curve for a distance of 154.72 feet more or less to a point on the South line of said Lot 6; thence run Westerly along the South line of said Lot 6 for a distance of 21.92 feet to the Southwest corner of said Lot 6. All according to the plat of said DEL-RATON PARK as recorded in Plat Book 14, pages 9 and 10, Palm Beach County Public Records.

#### Together with:

That portion of Avenue "A" as shown on the plat of Del-Raton Park in Plat Book 14, pages 9 and 10 of the Public Records of Palm Beach County, Florida, described as follows;

Commencing at the S.E. corner of Lot 13, Block 38 of said Plat, said point being in the West boundary of Tropic Isle, Plat Book 24, Page 235 of the Public Records of Palm Beach County, Florida; thence Westerly along the South line of said Lot 13, a distance of 25.04 feet to the Point of Beginning; thence Southerly, forming an angle of 93°04'25" from West to South, along the Northerly extension of Florida Boulevard as shown on said plats, a distance of 50.08 feet to the N.E. corner of Lot 46, Block 37, as shown on the said plat of Del-Raton Park; thence Westerly, forming an included angle of 86°55'35", along the South Right-of-Way line of Avenue "A" and extension thereof, a distance of 252.71 feet to a point lying on the East Right-of-Way line of Federal Highway (U.S. No. 1); thence Northerly along said East Right-of-Way line with a curve to the left, whose initial tangent forms an included angle of 86°37'47", having a radius of 2942.93 feet and an arc length of 50.07 feet to a point lying on the North Right\_of-Way line of Avenue °A"; then Easterly, along said North Right\_of-Way line of Avenue "A", a distance of 247.50 feet, more or less, to the Point of Beginning.

#### Together with:

Lots 15 through 28, inclusive, Lot 30, and that parcel designated as "Parking Area", all in Tract B of Gateway Shopping Center, according to the Plat thereof recorded in Plat Book 25, at page 76 of the Public Records of Palm Beach County, Florida: together with that part of the 20 foot alley right of way lying South of and adjacent to Lots 22 through 28, inclusive of said Tract B, lying East of the East right of way line of State Road No. 5 and lying West of the Southerly prolongation of the East line of said Lot 22, as shown on said Plat of Gateway Shopping Center.

### NOTE:

### LOT & PARCEL LINES ARE NOT SHOWN HEREON AS REQUESTED BY THE CITY OF DELRAY BEACH

#### NOTE: PER OWNERS REQUEST FIXED IMPROVEMENTS

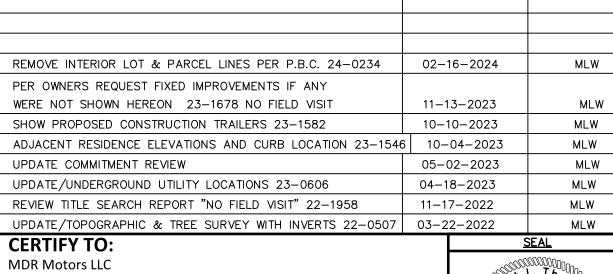
IF ANY WERE NOT SHOWN HEREON

#### **NOTES:**

- 1. Unless otherwise noted field measurements are in agreement with record measurements. 2. Bearings shown hereon are based on a bearing of North 02°51'10" West along the East right of way line of South Federal Highway.
- 3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other
- matters of records by Accurate Land Surveyors, Inc. 4. Ownership of fences and walls if any are not determined.
- 5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization. 6. Any and all underground features such as foundations, utility lines, Ext. were not located on
- this survey. This is an above ground survey only. The flood zone information shown hereon is for the dwellable structure only unless otherwise
- indicated. 8. The location of overhead utility lines are approximate in nature due to their proximity above
- ground. size, type and quantity must be verified prior to design or construction. 9. There was no evidence of recent earth moving work, building construction, or building
- additions observed in the process of conducting the fieldwork. 10. There was no evidence of recent street or sidewalk construction or repairs in the process of
- conducting the fieldwork. 11. Accuracy statement: This survey meets or exceeds the horizontal accuracy for
- COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET. 12. Tree note: Surveyors responsibility is to show size & location of all trees, common and

a Florida Licensed Surveyor and Mapper.

- scientific name to be verified by certified arborist. 13. Printed copies of this survey are not valid without the signature and the original raised seal of
- 14. PDF copies of this survey are not valid without the digital signature of a Florida Licensed
- Surveyor and Mapper and must be verified. 15. Perimeter area of the subejct property is 135,205 square feet, or 3.1039 acres, more or less.



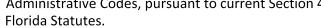
#### MDR Motors LLC

SHEET 1 OF 1

#### **CERTIFICATION:**

This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027,

SCALE 1"=30'



ORIGINAL DATE OF FIELD SURVEY: 11-21-2014

REVISIONS & SURVEY UPDATES

FIELD BOOK: ALS-SU-14-3778

ROBERT L. THOMPSON (PRESIDENT)



SKETCH NUMBER SU-14-3778

DRAWN BY: MLW

CHECKED BY: MLW

DATE OF SURVEY & REVISIONS