



ACCURATE LAND SURVEYORS, INC.
L.B. #3635

1600 S. FEDERAL HIGHWAY SUITE 600 POMPANO BEACH, FLORIDA 33062
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PLAT EXEMPTION SKETCH

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W = RIGHT OF WAY	x 7.00' = ELEVATIONS BASED ON N.G.V.D.
N = NORTH	(AE) = APPARENT ENCROACHMENT
S = SOUTH	P.B.C.R. = PALM BEACH COUNTY RECORDS
E = EAST	M.D.C.R. = MIAMI-DADE COUNTY RECORDS
W = WEST	P.O.C. = POINT OF COMMENCEMENT
D.B. = DEED BOOK	P.O.B. = POINT OF BEGINNING
ENCH. = ENCROACH	CHATT. = CHATTAHOOCHEE
F.F. = FINISHED FLOOR	F.F.L. = FLORIDA POWER & LIGHT
GAR. = GARAGE	B.C.R. = BROWARD COUNTY RECORDS
CL. = CENTERLINE	O.R.B. = OFFICIAL RECORDS BOOK
MH = MANHOLE	F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
(M) = MEASURED	D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B. = PLAT BOOK	D.N.R. = DEPARTMENT OF NATURAL RESOURCES
A/C = AIR CONDITIONER	P.R.M. = PERMANENT REFERENCE MONUMENT
P = PLAT	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM

⊗ VALVE	UTILITY BOX	PARKING STRIPE
⊙ MANHOLE	HYDRANT	OVERHEAD UTILITY LINES
⊖ BASIN	UTILITY POLE	6' CONCRETE WALL
⊕ WELL	VAULT	COVERED AREA
⊗ WATER METER	LIGHT	CONCRETE
⊙ MONITORING WELL	TREE	BRICK PAVERS
⊙ PROPERTY CORNER	AIR CONDITIONER	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.

ORIGINAL DATE OF FIELD SURVEY: 11-21-2014	DRAWN BY: MLW	
FIELD BOOK: ALS-SU-14-3778	CHECKED BY: MLW	
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
REMOVE INTERIOR LOT & PARCEL LINES PER P.B.C. 24-0234	02-16-2024	MLW
PER OWNERS REQUEST FIXED IMPROVEMENTS IF ANY WERE NOT SHOWN HEREON 23-1678 NO FIELD VISIT	11-13-2023	MLW
SHOW PROPOSED CONSTRUCTION TRAILERS 23-1582	10-10-2023	MLW
ADJACENT RESIDENCE ELEVATIONS AND CURB LOCATION 23-1546	10-04-2023	MLW
UPDATE COMMITMENT REVIEW	05-02-2023	MLW
UPDATE/UNDERGROUND UTILITY LOCATIONS 23-0606	04-18-2023	MLW
REVIEW TITLE SEARCH REPORT "NO FIELD VISIT" 22-1958	11-17-2022	MLW
UPDATE/TOPOGRAPHIC & TREE SURVEY WITH INVERTS 22-0507	03-22-2022	MLW

CERTIFY TO:
MDR Motors LLC

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, Florida Statutes.

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA

SEAL
ROBERT L. THOMPSON
License Number
NO. 3869
STATE OF FLORIDA
Professional Surveyor and Mapper

SHEET 1 OF 1 | SCALE 1"=30' | SKETCH NUMBER SU-14-3778