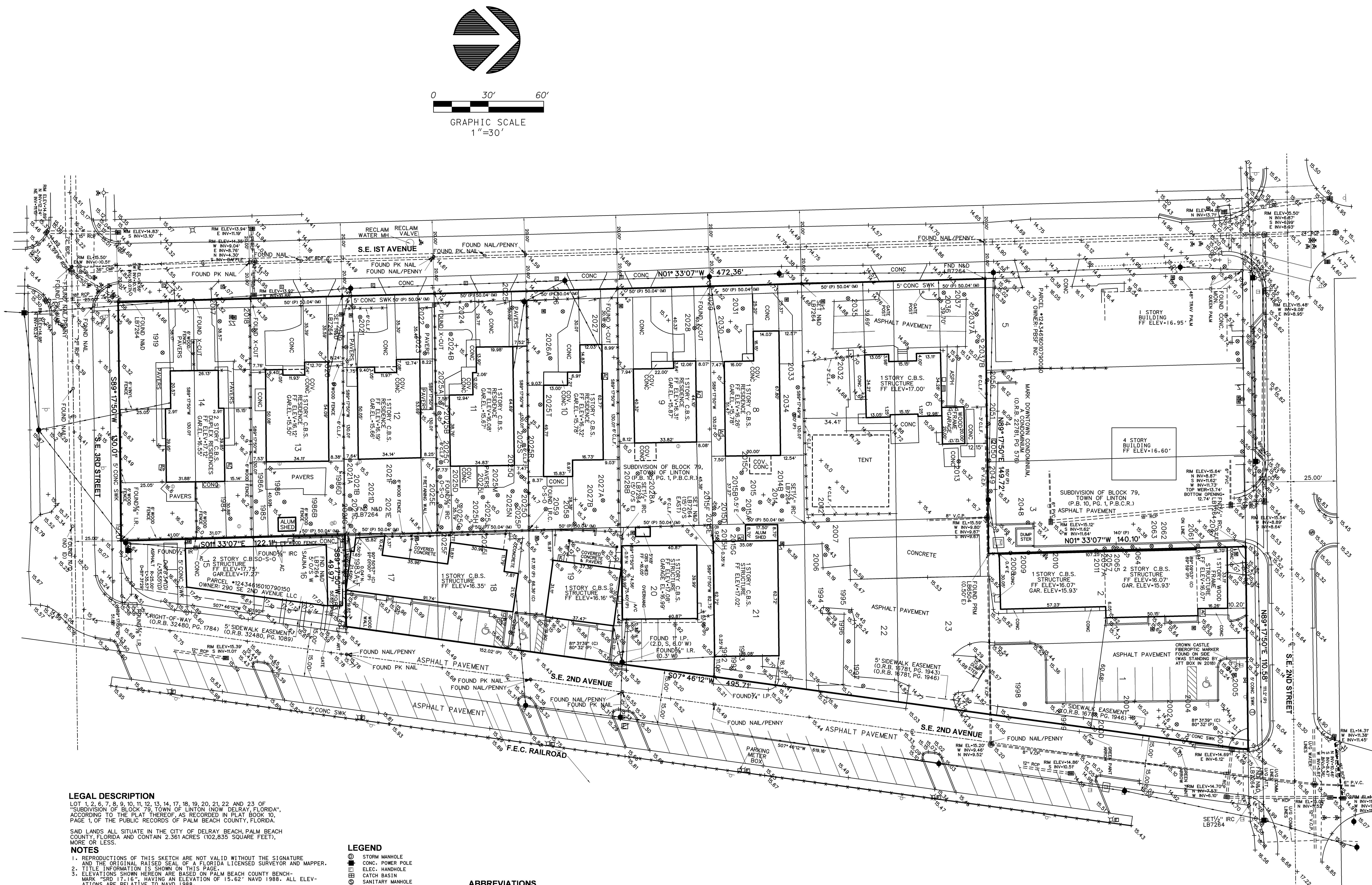

TREE LIST

1919		SABAL PALM
1920		ALEXANDER PALM
1982	12"	OAK
1983	(3)4"	ALEXANDER PALM
1984	12"	OAK
1985	10"	COCONUT PALM
1986	12"	MANGO
1991	12"	SABAL
1992	12"	SABAL
1993	12"	SABAL
1994	12"	SABAL
1995	12"	COCO PLUM
1996	12"	COCO PLUM
1997	18"	COCO PLUM
1998	4"	OAK
1999	12"	OAK
2000	12"	OAK
2001	12"	OAK
2002	8"	OAK
2003	12"	OAK
2004	12"	OAK
2005	16"	OAK
2006	8"	UNKNOWN TREE
2007	(2)8"	UNKNOWN TREE
2008	12"	FAN PALM
2009	12"	FAN PALM
2010	12"	FAN PALM
2011	12"	FAN PALM
2012	72"	SEA GRAPE
2013	8"	POINCIANA
2014	10"	COCO PALM
2015	10"	MANGO

2017	14"	GUMBO
2018	10"	UNKNOWN TREE
2019	6"	CACTUS
2020	4"	LIME
2021	12"	MANGO
2022	10"	COCO PALM
2023	12"	MANGO
2024	6"	MANGO
2025	6"	MANGO
2026	14"	PALM
2027	(3)4"	ALEX
2028	(2)12"	UNKNOWN TREE
2029	10"	COCO PALM
2030	10"	MANGO
2031	10"	COCO PALM
2032	24"	POINCIANA
2033	(2)12"	MANGO
2034	12"	POINCIANA
2035	14"	COCO PLUM
2036	6"	COCONUT PALM
2037	20"	COCO PLUM
2047	(3)10"	FAN PALM
2048	6"	GUMBO LIMBO
2049	(4)10"	FAN PALM
2050	(4)10"	FAN PALM
2051	(3)10"	FAN PALM
2056	8"	MANGO
2057	(3)6"	FAN PALM
2058	12"	COCONUT PALM
2059	6"	MANGO
2061	(3)10"	FAN PALM
2062	(3)10"	FAN PALM
2063	(2)10"	FAN PALM
2064	(3)10"	FAN PALM
2065	(3)10"	FAN PALM

1983A	3"	FISHTAIL PALM
1983B	3"	FISHTAIL PALM
1983C	3"	FISHTAIL PALM
1983D	3"	FISHTAIL PALM
1983E	3"	FISHTAIL PALM
1983F	3"	FISHTAIL PALM
1986A	6"	COCONUT PALM
1986B	9"	CITRUS TREE
1986C	12"	TAMARIND
1986D	6"	AVOCADO
2014A	3"	AVOCADO
2014B	9"	AVOCADO
2015A	12"	MANGO
2015B	9"	AVOCADO
2015C	4"	AVOCADO
2015D	5"	MANGO
2015E	10"	COCONUT PALM
2015F	5"	MORINGA
2015G	12"	SABAL PALM
2015H	13"	MORINGA
2021A	7"	MORINGA
2021B	8"	AVOCADO
2021C	8"	MANGO
2021D		COCONUT PALM
2021E	7"	MANGO
2021F	24"	MANGO
2021G	8"	MANGO
2024A	5"	MANGO
2024B	8"	MANGO
2025A	3"	SOURSOP
2025B	7"	MORINGA
2025C	3"	MANGO
2025D	4"	MANGO
2025E	4"	SOURSOP
2025F	2"	SOURSOP
2025G	3"	SOURSOP

2025H	3"	CITRUS
2025I	4"	CITRUS
2025J	9"	MANGO
2025K	3"	MANGO
2025L	5"	MANGO
2025M	9"	MANGO
2025N	4"	AVOCADO
2025O	2"	PONGAM
2025P	5"	MANGO
2025Q	6"	MORINGA
2025R	3"	MANGO
2025S	3"	CITRUS
2025T	6"	AVOCADO
2026A		X-MAS PALM
2027A	14"	MANGO
2027B	5"	AVOCADO
2028A	6"	MANGO
2028B	8"	MANGO
2034A	19"	ALBIZIA
2037A	4"	X-MAS PALM
2037B	4"	X-MAS PALM
2057A		TRAVELERS PALM

LEGAL DESCRIPTION

LOT 1, 2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 22 AND 23 OF "SUBDIVISION OF BLOCK 79, TOWN OF LINTON (NOW DELRAY, FLORIDA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS ALL SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 2.361 ACRES (102,835 SQUARE FEET), MORE OR LESS.

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. TITLE INFORMATION IS SHOWN ON THIS PAGE.
3. ELEVATIONS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY BENCH-MARK "SRD 17.16", HAVING AN ELEVATION OF 15.62' NAVD 1988. ALL ELEVATIONS ARE RELATIVE TO NAVD 1988.
4. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SE 2ND STREET HAVING AN ASSUMED BEARING OF SOUTH 07°46'12" WEST.
5. UNDERGROUND IMPROVEMENTS ARE NOT SHOWN.
6. NO ABOVE GROUND EVIDENCE FOR UNDERGROUND COMMUNICATION LINES WAS FOUND ON THE WEST SIDE OF S.E. 2ND AVENUE ON THIS BLOCK. ATT BOXES ARE EXISTING BETWEEN THE SE 2ND AVENUE ROADWAY AND THE FEC RAILROAD TRACKS. UNDERGROUND MARKERS ARE VISIBLE ON GOOGLE EARTH STREET VIEW (4/2014) BETWEEN THE SE 2ND AVENUE ROADWAY AND THE FEC RAILROAD TRACKS. SEVERAL MARKERS (QWEST, SPRINT, CENTURY LINK, ATT) WERE FOUND EAST OF THE FEC TRACKS, BETWEEN SE 2ND STREET AND SE 4TH STREET. DOCUMENTS RECORDED ORB 25732 PG 649, ORB 26118 PG 668 AND ORB 26401 PG 1156 INCLUDE THE SUJECT PROPERTY - BUT THE EASEMENT IS CENTERED ON UNDER-GROUND LINES FOR WHICH NO EVIDENCE WAS FOUND.
7. PAINT MARKS AND FLAGS FOR UNDERGROUND LINES PLACED BY OTHERS.
8. STREET ELEVATIONS REFLECT THE PAVEMENT IN PLACE 10-2021. SOME STREETS HAVE BEEN REPAVED.
9. NET SITE AREA AFTER RIGHT-OF-WAY DEDICATIONS WILL BE 2.184 ACRES (95,119 SQUARE FEET), MORE OR LESS.
10. FLOOD INFORMATION IS AS FOLLOWS:
    COMMUNITY NUMBER: 125102
    MAP NUMBER : 12099C0979G
    EFFECTIVE DATE: 12-20-2024
    ZONE: X

LEGEND

- STORM MANHOLE
- CONC. POWER POLE
- ELEC. HANDHOLE
- CATCH BASIN
- SANITARY MANHOLE
- CLEAN OUT
- WOOD POWER POLE
- METAL LIGHT POLE
- ANCHOR
- SIGN
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- TELEPHONE BOX
- TELEPHONE MANHOLE
- CABLE TV BOX
- FPL TRANSFORMER
- HANDICAP SPACE
- BACKFLOW PREVENTER
- TRAFFIC SIGNAL BOX
- OVERHEAD LINE
- FENCE
- ×20.20' ELEVATION

ABBREVIATIONS

(C)	-	CALCULATED
C&G	-	CURB & GUTTER
C.L.F.	-	CHAIN LINK FENCE
CONC.	-	CONCRETE
D.C.R.	-	DADE COUNTY RECORDS
COR.	-	CORNER
D.E.	-	DRAINAGE EASEMENT
I.R.	-	IRON ROD
I.R.C.	-	IRON ROD AND CAP
L.B.	-	LICENSED BUSINESS
L.S.	-	LICENSED SURVEYOR
(M)	-	MEASURED
MON.	-	MONUMENT
O.R.B.	-	OFFICIAL RECORDS BOOK
P.B.	-	PLAT BOOK
P.B.C.R.	-	PALM BEACH COUNTY RECORDS
PG.	-	PAGE
P.S.M.	-	PROFESSIONAL SURVEYOR & MAPPER
U.E.	-	UTILITY EASEMENT
W.F.	-	WOOD FENCE
N&D	-	NAIL AND DISK
(P)	-	PLAT
(C)	-	CALCULATED
I.P.	-	IRON PIPE
FF.ELEV.	-	FINISHED FLOOR ELEVATION
C.B.S.	-	CONCRETE BLOCK AND STUCCO

TITLE INFORMATION

SCHEDULE BII OF TITLE COMMITMENT NUMBER NCS-1256228-MIA
PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
EFFECTIVE DATE: JULY 23, 2025 AT 7:30 AM

#	BOOK, PAGE	DESCRIPTION	AFFECTS LOTS?	PLOTTED?
10	PB 10, PG 1	PLAT	ALL	YES
11	ORB 16781, PG 1943	AGREEMENT	21,22,23	YES
12	ORB 16781, PG 1946	EASEMENT	21,22,23	YES
13	ORB 25732 PG 649	EASEMENT	YES *	NO
13	ORB 26118 PG 668	AMENDMENT	YES *	NO
13	ORB 26401 PG 1156	AMENDMENT	YES *	NO
13	ORB 35883 PG 936	NOTICE	NO *	NO
14	ORB 31903, PG 477	ASSIGNMENT	17,18,19	NO
15	ORB 31903, PG 480	ASSIGNMENT	17,18,19	NO
16	ORB 31903, PG 483	ASSIGNMENT	17,18,19	NO
18	ORB 32713, PG 742	AGREEMENT	1,2,17-23	NO
19	ORB 34535 PG 924	RESOLUTION	YES	NO
20	ORB 34730 PG 1832	RESOLUTION	YES	NO

* SEE NOTE NUMBER 6.

CERTIFICATION

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,9, 11A,13,14,16, AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 24, 2022 AND UPDATED OCTOBER 4, 2022 AND APRIL 11, 2025.
DATE OF PLAT OR MAP: APRIL 11, 2025.

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
10	1/12/26	JSH		ADD ADDITIONAL OFFSITE INFO, REVISE TO 1"=30' PER COMMENT	
9	08/25/25	JSH		UPDATE TITLE INFO	
8	04/11/25	JSH		UPDATE SURVEY	
7	10/23/23	JSH		ADD INFORMATION SE 1 AVE	
1	5/24/21	JSH		SURVEY	
2	10/07/21	JSH		UPDATE SURVEY	
3	10/20/21	JSH		ADD MISSING TREES	
4	1/24/22	JSH		ALTA SURVEY	
5	10/4/22	JSH		UPDATE ALTA SURVEY	
6	5/22/23	JSH		ADD ADJACENT FLOOR ELEVS	

PERIMETER
SURVEYING & MAPPING
947 Clint Moore Road
Boca Raton, Florida, 33487
Certificate of Authorization No. LB7264
Tel: (561) 241–9988
Fax: (561) 241–5182

LOTS 1,2,6-14,17-23 BLOCK 79 DELRAY BEACH

ALTA/NSPS LAND TITLE SURVEY

Jeff S Hodapp
Digitally signed by Jeff S Hodapp
Date: 2026.01.13 08:58:16 -05'00'
SEAL

JOB NO. 20202
SCALE 1"=30'
DRAWN JSH
CHECKED AJR
SHEET 1 OF 1