

Scale in Feet
1 inch = 20 ft.



BLDG = BUILDING
PBCR = PALM BEACH COUNTY RECORDS
CBS = CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
C/L = CENTERLINE
CB = CATCH BASIN
CLF = CHAIN LINK FENCE
EL = ELEVATION
FF = FINISHED FLOOR
FND = FOUND
GV = GATE VALVE
I/R = IRON ROD
MEAS = MEASURED
N&D = NAIL AND DISK
OHW = OVER HEAD WIRE
PB = PLAT BOOK
PCN = PARCEL CONTROL NUMBER
P.O.B. = POINT OF BEGINNING
ROW = RIGHT OF WAY
SSMH = SANITARY SEWER MANHOLE
DMH = STORM MANHOLE
TYP = TYPICAL
WM = WATER METER
W/ = WITH

 WOOD UTILITY POLE
 WATER METER
 CONCRETE LIGHT POLE
 GATE VALVE
 CHECK VALVE
 SANITARY MANHOLE
 CHAIN LINK FENCE
 CATCH BASIN
 FIRE HYDRANT
 CENTERLINE
 STORM MANHOLE
 SINGLE POST SIGN
 SCHEDULE BII EXCEPTION NUMBER

SITE WALL ENCROACHES (AS SHOWN ON SURVEY)
1 INTO RAILROAD ROW ALONG EAST
PROPERTY LINE,
2 INTO SITE TO THE NORTH AT THE NE
CORNER OF SITE
3 INTO THE 25' EASEMENT ALONG EAST
PROPERTY SITE
4 INTO THE 65' EGRESS AND INGRESS
EASEMENT SOUTH SIDE OF SITE .

CONCRETE PAD ENCROACHES ONTO SITE NW
CORNER OF SITE. (AS SHOWN ON SURVEY)

POSSIBLE EASEMENTS FOR FIBOR OPTIC CABLE
EAST AND WEST OF SITE

LEGAL DESCRIPTION:

A parcel of real property situate, lying and being in Palm Beach County, Florida, and being more particularly described as follows:

A parcel of land in Section 18, Township 46 South, Range 43 East,
more particularly described as follows:

Beginning at a point in the South Line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 18, where said line intersects the Westerly Right of Way line of the Seaboard Airline Railroad; thence Northerly along said Westerly Right of Way line a distance of 420 feet to a point; thence Westerly parallel to said South line a distance of 275 feet to a point; thence Southerly parallel to said Westerly Right of Way line a distance of 420 feet to a point in said South line; thence Easterly along said South line a distance of 275 feet to the Point of Beginning. Less therefrom that portion conveyed to the City of Delray Beach in Official records Book 24810, Page 913. Subject to an easement over the South 20 feet and the East 25 feet thereof.

PROPERTY ADDRESS:
101 NW 18TH AVENUE
DELRAY BEACH, FL. 33445

PARCEL CONTROL NUMBER:
12-43-46-18-00-000-1120 SOUTH LOT
12-43-46-18-00-000-1141 NORTH LOT

CERTIFIED TO:

LEIGH GOVE
FIRST AMERICAN TITLE INSURANCE COMPANY
MATTHEW B. WEALCATCH, P.A.
PARADISE BANK

SURVEYOR NOTES

This survey does not constitute a title search by Apogee Services, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, Apogee Services, Inc. relied upon a First American Title Commitment for Title Insurance Policy, File Number Four D's Realty s-t Grove, effective date July 09, 2014 @ 8:00 am. Refer to attached spread sheet for notes corresponding to Schedule B # Exceptions.

The legal description used for this survey is the legal description in the title report. Note Apogee Services, Inc. was not previed to the unfiled plat of Totterdale Industrial.

This sketch is not valid without the original signature and the raised seal of a Florida Licensed Surveyor and Mapper.

This is an above ground survey only and correctly represents the facts found at the time of the survey. This surveyor does not purport to identify encroachments, foundations, utilities, structures of other improvements below grade.

Elevations shown hereon are based on National Geodetic Vertical Datum 1929 (NGVD-29) unless otherwise noted. Benchmark use was a Palm Beach County brass disk, Stamped: GUELIG, located at the Northeast corner of Congress Ave. and Lawson Blvd. 15.4' west of a witness post, which bears an elevation of 20.226 feet.

Area of site: Per Legal Description, 110,984 sq. ft., 2.55 acres, more or less.

Zoned: MIC - Mixed Industrial & Commercial (12-DELRAY BEACH), Information per Palm Beach County Property Appraiser Web Site. <http://www.co.palm-beach.fl.us>,

By graphical plotting only, this site is in Zones "X" and "AE", with a base elevation of 12, of the Flood Insurance Rate Map, Community Panel No. 125102 0004 D, which bears a revised date of January 5, 1989.

APOGEE SERVICES, INC.

703 SW 24TH AVENUE BOYNTON BCH., FL. 33435

TEL: (561) 441-5354 FAX: 1-(866) 425-2032

I.R. #76

SCALE: 1" = 20'

DATE: 08/04/15

DRAWN BY: RNB

CKD BY: HW

101 N.W. 18TH AVENUE
DELRAY BEACH, FLORIDA

BOUNDARY SURVEY

SURVEY LEIGH GOVE

SURVEY FOR LEIGH GOVE

(DEED)			
REVISION HISTORY			
2	9/15/14	REVISED LEGAL DESCRIPTION	RN
1	8/23/14	SHOW NW 18 AVE ROW EXCEPTION	RN
NO.	DATE	DESCRIPTION	BY

SURVEYORS' CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP OF LAND SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-17.052 FAC, CHAPTER 472 FLORIDA STATUTES, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LAST FIELD DATE: 8/19/14

HANS WILKIE, P.L.S.
REG. LAND SURVEYOR, L.S. #6316