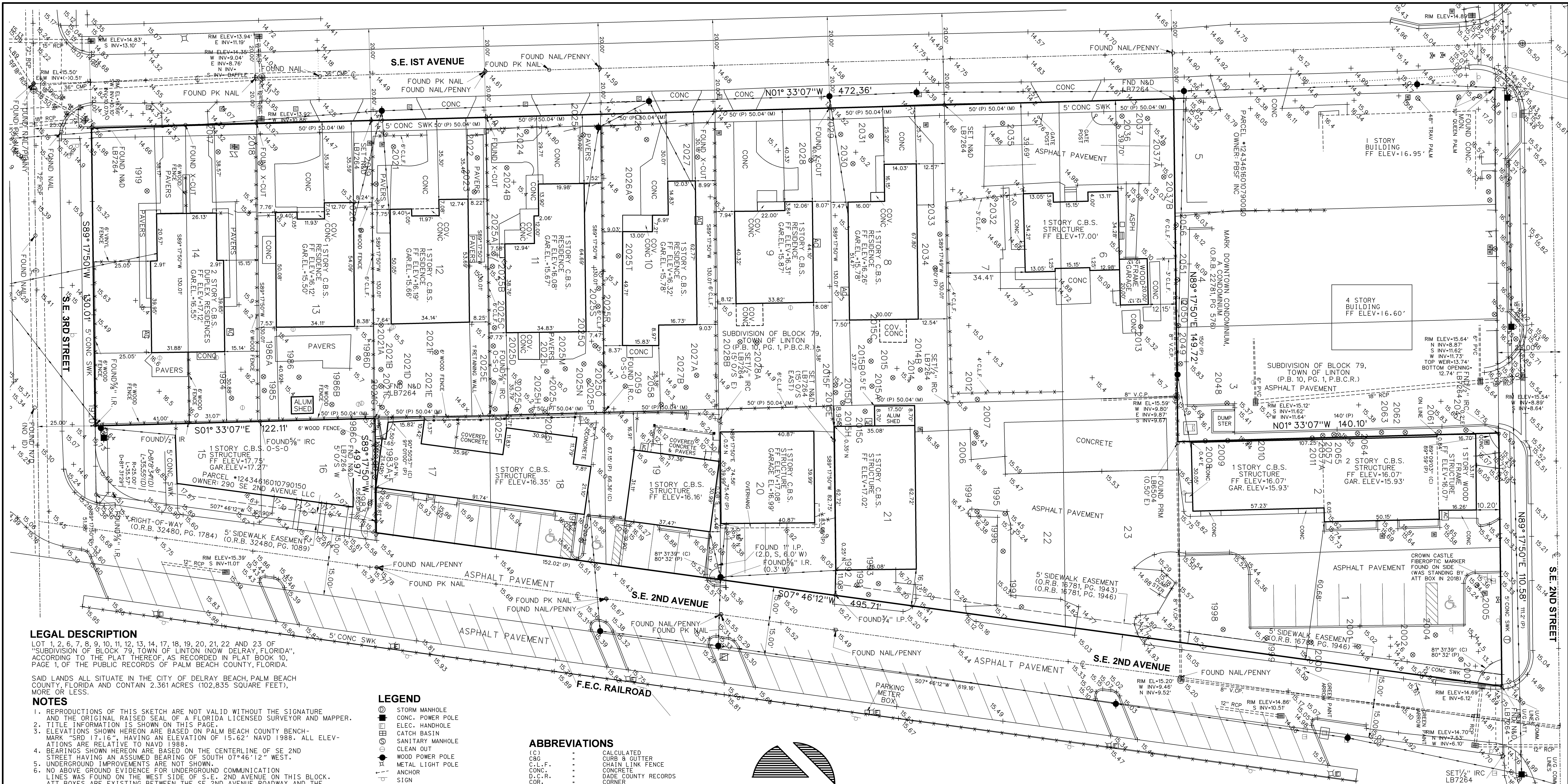




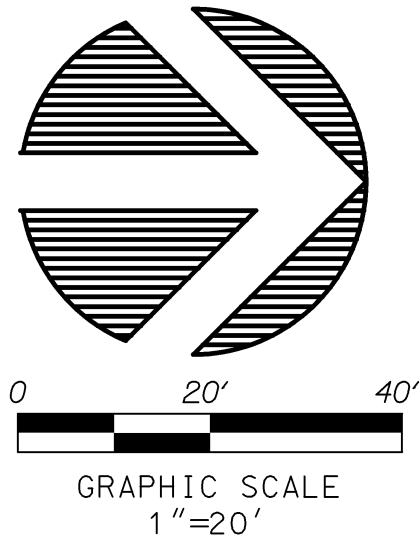
LEGAL DESCRIPTION
LOT 1, 2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 22 AND 23 OF "SUBDIVISION OF BLOCK 79, TOWN OF LINTON (NOW DELRAY, FLORIDA)", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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 25132 PG 649, ORB 26118 PG 668, ORB 26401 PG 1156 INCLUDE THE SUBJECT PROPERTY, BUT THE EASEMENT IS CENTERED ON UNDERGROUND 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: 15102
MAP NUMBER: 12099C0979F
EFFECTIVE DATE: 10-5-2017
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
 - ELEVATION

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



TITLE INFORMATION

SCHEDULE B11 OF TITLE COMMITMENT NUMBER 3020-1104346
PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY,
EFFECTIVE DATE: JANUARY 6, 2022 AT 8:00 AM

BOOK, PAGE	DESCRIPTION AFFECTS LOTS?	LOTS? PLOTTED?
10 PB 10, PG 1	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
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
17 ORB 32391, PG 1522	MEMORANDUM	20 NO
18 ORB 32713, PG 742	AGREEMENT	1,2,17-23 NO

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.
DATE OF PLAT OR MAP: OCTOBER 4, 2022

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

* SEE NOTE NUMBER 6.

7 10/23/23 JSH ADD INFORMATION SE 1 AVE

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
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 ELEV	

SEAL

JOB NO. 20202
SCALE 1"=20'
DRAWN JSH
CHECKED AJR
SHEET 1 OF 2



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**

[illegible]

**LOTS 1,2,6-14,17-23 BLOCK 79 DELRAY BEACH
ALTA/NSPS LAND TITLE SURVEY**

SEAL

JOB NO. 20202
SCALE 1"=20'
DRAWN JSH
CHECKED AJR
SHEET 2 OF 2