SURVEYOR'S NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.

2. THE BEARINGS AS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID (NAD 83, 1990 ADJUSTMENT) BEARING OF SOUTH 00°34'56" EAST ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST PER THE PALM BEACH COUNTY, FLORIDA SECTIONAL BREAKDOWN.

3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED BY THIS OFFICE.

4. THE BOUNDARY DIMENSIONS SHOWN HEREON AS CALCULATED AND MEASURED UNLESS OTHERWISE NOTED.

5. THE SUBJECT PROPERTY CONTAINS A TOTAL OF 318,297 S.F. (7.31 ACRES) MORE OR LESS.

6. PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "A" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 120192 0215 A, EFFECTIVE DATE: FEBRUARY 1, 1979.

7. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

8. BENCHMARK ORIGIN: P.B.C. BENCHMARK "SLANT", BRASS DISK @ NORTHWEST CORNER OF BRIDGE @ JOG ROAD: AND C-15 CANAL ELEVATION= 25.97'

9. BEARINGS AND DISTANCES HELD FOR THE BOUNDARY ARE IN BOLD TYPE AS SHOWN

10. CALCULATED BEARINGS AND DISTANCES REFERRED TO AS "OBRIEN" ARE REFERENCED TO THOSE ESTABLISHED BY OBRIEN, SUITER AND OBRIEN PER THE MORIKAMI PARK SUPPLEMENT SECTION LINE CONTROL SKETCH AS SHOWN ON THE PALM BEACH COUNTY ENGINEERING DEPARTMENT, DRAWING NO. 83237, S-3-85-807.

11. CALCULATED BEARINGS AND DISTANCES REFERRED TO AS "P.B.C." ARE PER THE PALM BEACH COUNTY SECTION DATA.

12. CALCULATED BEARINGS AND DISTANCES REFERRED TO AS "PLAT." ARE PER THE PLAT OF NORTH OAKS P.U.D. (P.B. 80, PG. 187-191, P.B.C.R.).

13. UPON REVIEW OF THE TITLE SEARCH REPORT, TITLE COMMITMENT SCHEDULE B - SECTION II EXCEPTIONS, ISSUED BY ATTORNEYS' TITLE FUND SERVICES, LLC, FILE NO.: 06-2015-135497, EFFECTIVE DATE: DECEMBER 24, 2014, AT 8:00 A.M., IT IS THE OPINION OF THIS OFFICE TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THE FOLLOWING MATTERS AFFECTING THE SUBJECT PROPERTY ARE SHOWN OR NOTED HEREON.

FEE PARCEL:

AFFIDAVIT OF EXEMPTION RECORDED IN O.R. BOOK 5981, PAGE 1001, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, (BLANKET IN NATURE - NOT PLOTTED HEREON)

EASEMENT IN FAVOR OF THE CITY OF DELRAY BEACH RECORDED IN O.R. BOOK 10419, PAGE 8, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (PLOTTED HEREON)

RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED IN DEED BOOK 646, PAGE 303, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (BLANKET IN NATURE - NOT

RESERVATIONS CONTAINED IN DEED FROM LAKE WORTH DRAINAGE DISTRICT RECORDED IN DEED BOOK 761, PAGE 365, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (BLANKET IN NATURE - NOT PLOTTED HEREON)

STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT (SDA) RECORDED IN O.R. BOOK 23039, PAGE 831, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (BLANKET IN NATURE -

RECLAIMED WATER DEVELOPMENT AGREEMENT (DA) RECORDED IN O.R. BOOK 23150, PAGE 1954, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (BLANKET IN NATURE - NOT PLOTTED HEREON)

TERMS AND CONDITIONS CONTAINED IN DRAINAGE EASEMENT RECORDED IN O.R. BOOK 23590, PAGE165, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (PLOTTED HEREON)

EASEMENT PARCEL:

ALL MATTERS CONTAINED ON THE PLAT OF NORTH OAKS P.U.D., AS RECORDED IN PLAT BOOK 80, PAGE 187, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (PLOTTED HEREON)

RESERVATIONS CONTAINED IN DEED FROM LAKE WORTH DRAINAGE DISTRICT RECORDED IN DEED BOOK 753, PAGE 423, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (BLANKET IN NATURE - NOT

RESERVATIONS CONTAINED IN DEED FROM LAKE WORTH DRAINAAGE DISTRICT RECORDED IN DEED BOOK 794, PAGE 231, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (BLANKET IN NATURE - NOT

RESERVATIONS CONTAINED IN DEED FROM LAKE WORTH DRAINAGE DISTRICT RECORDED IN DEED BOOK 761, PAGE 365, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (BLANKET IN NATURE - NOT

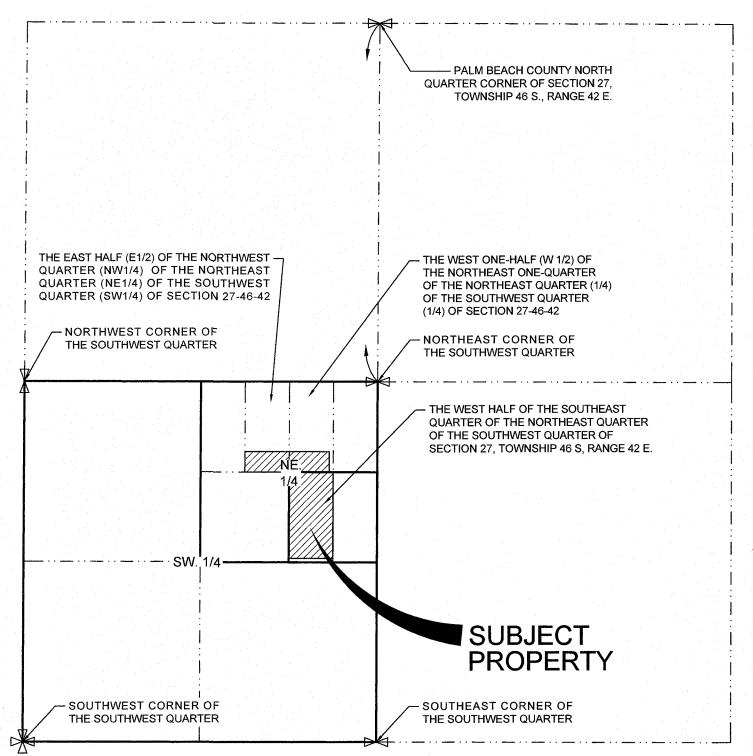
RESTRICTIVE COVENANT AGREEMENT RECORDED IN O.R. BOOK 9721, PAGE 1621, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (BLANKET IN NATURE - NOT PLOTTED HEREON)

DECLARATION OF COVENANTS AND RESTRICTIONS FOR GRANDE ORCHID ESTATES RECORDED IN O.R. BOOK 10260, PAGE 178, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AMENDMENTS RECORDED IN O.R. BOOK 10576, PAGE 1450; O.R. BOOK 12251, PAGE 815; O.R. BOOK 19080, PAGE 1717; O.R. BOOK 19806, PAGE 110 AND O.R. BOOK 23888, PAGE 361, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (BLANKET IN NATURE - NOT PLOTTED HEREON)

INDEMNITY AGREEMENT RECORDED IN O.R. BOOK 10672, PAGE 745, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (BLANKET IN NATURE - NOT PLOTTED HEREON)

UTILITY EASEMENT IN FAVOR OF PALM BEACH COUNTY RECORDED IN O.R. BOOK 14939, PAGE 1776, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (BLANKET IN NATURE - NOT PLOTTED HEREON)

GRANT OF EASEMENT IN FAVOR OF COMCAST OF FLORIDA/GEORGIA, LLC RECORDED IN O.R. BOOK 21814, PAGE 1948, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (BLANKET IN NATURE - NOT PLOTTED HEREON)



SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST

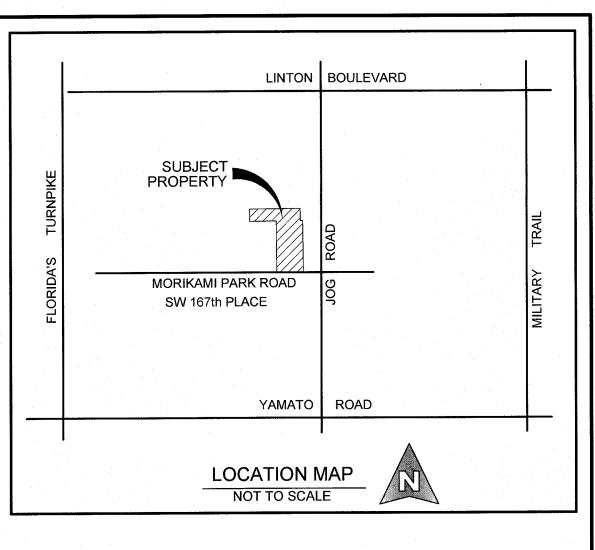
NOTE:

DUE TO THE CONSIDERABLE DIFFERENCES IN THE HISTORICAL INTERPRETATION OF THE SECTION WITHIN SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, REFERENCE TO THE PALM BEACH COUNTY ENGINEERING DEPARTMENT MORIKAMI PARK SUPPLEMENT SECTION LINE CONTROL SKETCH (DRAWING NO. 83237/S-3-85-807) WAS MADE IN DETERMINING THE POSITION OF THIS BOUNDARY. FURTHER CONSIDERATION WAS MADE BASED UPON THE ESTABLISHED LINES OF OCCUPATION, ADJOINING RECORD PLAT (NORTH OAKS P.U.D., PLAT BOOK 80, PAGE 187) AND THE SECTIONAL BREAKDOWN AS ESTABLISHED BY O'BRIEN, SUITER, O'BRIEN AND ITS RELATIONSHIP TO PALM BEACH COUNTY SECTIONAL DATA WAS UTILIZED IN THE DEVELOPMENT OF THIS SURVEY.

LEGEND

SYMBOLS

		ADDREVIATIONS		_	OT MIDOLO
P.O.C.	=	POINT OF COMMENCEMENT	Œ	=	CENTERLINE
P.O.B.	=	POINT OF BEGINNING	PL	=	PROPERTY LINE
P.R.M. P.C.P.	.=	PERMANENT REFERENCE MONUMENT PERMANENT CONTROL POINT	<u>-</u>		
C.M.	=	CONCRETE MONUMENT	S	= .	SANITARY SEWER MANHOLE
R/W	= '	RIGHT-OF-WAY	(D)	=	STORM MANHOLE
P.B. O.R.B.	=	PLAT BOOK OFFICIAL RECORD BOOK			
D.B.	=	DEED BOOK	G	=	GAS SERVICE
R.P.B.	=	ROAD PLAT BOOK		=	GREASE TRAP MANHOLE
P.B.C.R. P.B.C.S.D.	=	PALM BEACH COUNTY RECORDS PALM BEACH COUNTY SURVEY DEPARTMENT			
R	=	RADIUS	СТУ	=	CABLE RISER
Δ	_=	CURVE CENTRAL ANGLE	0	=	FOUND BOUNDARY CORNER AS SHOWN
L	=	ARC LENGTH			OFT 4/01LD & C. OTAMPED MPCA L PO420
(G.) (P)	=	GRID PLAT		=	SET 1/2" I.R. & C. STAMPED MBSA LB2438
(D)	=	DESCRIPTION	•	=	FOUND NAIL OR NAIL AND DISK AS SHOWN
(C)	=	CALCULATED	(TEL)	=	SOUTHERN BELL MANHOLE
(M)	=	MEASURED		_4	
C.& M. P.& M.	=	CALCULATED AND MEASURED PLAT AND MEASURED		=	CATCH BASIN
EL.	=	ELEVATION	*	=	FIRE HYDRANT
C.L.F.	= '	CHAIN LINK FENCE	\bowtie	=	GATE VALVE
TRANS	= 1	TRANSFORMER		=	CHY ANGLIOD
LP	=	LIGHT POLE	-0	_	GUY ANCHOR
FH	; = .	FIRE HYDRANT		=	CONCRETE POWER POLE
W.M. C.B.	=	WATER METER CATCH BASIN	X .	=	LIGHT POLE
S.MH.	=	STORM MANHOLE			
FPL	=	FLORIDA POWER AND LIGHT COMPANY	**	=	GROUND LIGHT
P.B.C.	=	PALM BEACH COUNTY		. = .	WATER METER
OBRIEN	=	OBRIEN SUITER & OBRIEN			
L.A.E. U.E.	=	LIMITED ACCESS EASEMENT UTILITY EASEMENT	* * * *	=	FENCE AS SHOWN
CONC.	=		—GR—	=	GUARD RAIL
ASPH.	=	ASPHALT	OH		OVERVIEWS BOWER LINE
FD.	=	FOUND	— OH —	=	OVERHEAD POWER LINE
I.R.C.	=	IRON ROD WITH CAP	-0-0-	=	CHAIN LINK FENCE
I.R. I.P.	=	IRON ROD (NO NUMBER) IRON PIPE (NO NUMBER)	E	_	HANDICAP PARKING
PROP.	=	PROPOSED			
U.E.	=	UTILITY EASEMENT	(ATT)	=	ATT RISER
D.E.		DRAINAGE EASEMENT	E	=	ELECTRIC SERVICE BOX
E.P.	= "	EDGE OF PAVING			
L.A.E.	=	LIMITED ACCESS EASEMENT	+19:80 19:80	, =	EXISTING ELEVATION
M.E. T.O.B.	=	MAINTENANCE EASEMENT TOP OF BANK	19. 19.		
E.O.W.	 :=		HH	=	HAND HOLE
O/S	=	OFFSET			CONCRETE
F.F.EL.	=	FINISHED FLOOR ELEVATION	₩V	=	CONCRETE
(OA)	=		\bowtie	=	WATER VALVE
HH		HAND HOLE	sv 🖂		SEMED VALVE
C&G		CONC. CURB AND GUTTER		-	SEWER VALVE
VG OFP	=	VALLEY GUTTER OLD FENCE POST	*556	=	INDICATES TREE NUMBER
A.E.	=			=	INDICATES TREE AS SHOWN
/E.E.	_			_	
N/D		NAIL IN DISK	മ	=	INDICATES WOOD POWER POLE
ID.	=	IDENTIFICATION	0	=	INDICATES WELL
O.S.O.	=	O'BRIEN, SUITER & O'BRIEN	_		SET 4"X4"X24" C.M. WITH ALUMINUM
WPP	= .	WOOD POWER POLE			DISK, STAMPED P.R.M. L.B. 2438



PROPERTY ADDRESS: 6595 MORIKAMI PARK ROAD DELRAY BEACH, FL 33446

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

FEE SIMPLE PARCEL

A PARCEL OF LAND SITUATE IN SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST ONE-HALF (E1/2) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 27, LESS THE NORTH 525.56 FEET

TOGETHER WITH:

THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 27, LESS THE FOLLOWING THREE (3) PARCELS: THE NORTH 525.56 FEET THEREOF; THE SOUTH 30 FEET THEREOF, AND THE EAST 20 FEET THEREOF.

TOGETHER WITH:

A PARCEL OF LAND SITUATE IN SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 680.41 FEET OF THE EAST 20 FEET OF THE WEST ONE-HALF (W1/2) OF THE EAST ONE-HALF (E1/2) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 30 FEET THEREOF.

EASEMENT PARCEL:

DRAINAGE EASEMENT BY AND BETWEEN GRANDE ORCHID ESTATES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND 6595, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED NOVEMBER 25, 2009 AND RECORDED DECEMBER 11, 2009 IN O.R. BOOK 23590, PAGE 165, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LEGAL DESCRIPTION (FOR THIS SURVEY):

A PARCEL OF LAND LYING WITHIN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE PALM BEACH COUNTY NORTH QUARTER CORNER OF SAID SECTION 27; THENCE SOUTH 00°17'36" EAST ALONG THE EAST LINE OF THE WEST ONE-HALF (W1/2) OF SAID SECTION 27 AS ESTABLISHED BY O'BRIEN. SUITER AND O'BRIEN PER THE MORIKAMI PARK SUPPLEMENT SECTION LINE CONTROL SKETCH PREPARED BY THE PALM BEACH COUNTY ENGINEERING DEPARTMENT, DRAWING NO. 83237 (# S -3-85-807), A DISTANCE OF 3,250.30 FEET; THENCE SOUTH 89°42'25" WEST, DEPARTING SAID SECTION LINE, A DISTANCE OF 353.86 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE PLAT LIMITS OF NORTH OAKS P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGES 187 THROUGH 191, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 00°14'05" EAST, COINCIDENT WITH SAID PLAT, A DISTANCE OF 154.86 FEET; THENCE NORTH 89°27'18" EAST, COINCIDENT WITH SAID PLAT, A DISTANCE OF 19.32 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF (E1/2) OF THE EAST ONE-HALF (E1/2) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 27 AS ESTABLISHED BY O'BRIEN, SUITER AND O'BRIEN PER THE MORIKAMI PARK SUPPLEMENT SECTION LINE CONTROL SKETCH PREPARED BY THE PALM BEACH COUNTY ENGINEERING DEPARTMENT, DRAWING NO. 83237 (# S-3-85-807); THENCE SOUTH 00°17'21" EAST ALONG SAID WEST LINE, A DISTANCE OF 650.92 FEET TO A POINT 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 27, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF MORIKAMI ROAD, THENCE SOUTH 89°23'14" WEST ALONG SAID LINE A DISTANCE OF 334.75 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 27 AS ESTABLISHED BY O'BRIEN, SUITER AND O'BRIEN, THE LAST CALL BEING THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID PLAT OF NORTH OAKS P.U.D. ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF MORIKAMI ROAD PER SAID PLAT: THENCE NORTH 00°17'07" WEST ALONG SAID WEST LINE, A DISTANCE OF 650.85 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 27 AS ESTABLISHED BY O'BRIEN, SUITER AND O'BRIEN; THENCE SOUTH 89°23'08" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 334.37 FEET TO A POINT ON THE PLAT LIMITS OF THE AFORESAID NORTH OAKS P.U.D. PLAT, THE LAST TWO (2) CALLS BEING REFERENCED TO LINES ESTABLISHED BY O'BRIEN, SUITER AND O'BRIEN AS SHOWN ON THE AFOREMENTIONED MORIKAMI PARK SUPPLEMENT DRAWING; THENCE NORTH 00°16'21" WEST, A DISTANCE OF 154.20 FEET; THENCE NORTH 89°19'12" EAST, A DISTANCE OF 649.85 FEET TO THE POINT OF BEGINNING, THE LAST TWO (2) CALLS BEING COINCIDENT WITH THE PLAT LIMITS OF THE AFORESAID NORTH OAKS P.U.D.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7.307 ACRES OR 318,297 SQUARE FEET, MORE OR

DATE OF LAST FIELD WORK: 6/2/2015				
SIGNATURE DATE :	BY:	· ·		
	LESLIE C. BISI	POTT		
		ESSIONAL SURVEYOR & MAPPEI DA CERTIFICATE NUMBER 5698		

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 Forest Hill Boulevard, Suite 206 West Palm Beach, Florida 33406

Phone (561) 968-0080 Fax. (561) 642-9726 FIELD P.D./J.N. ELECT CHECKED J.T.G. L.C.B.

1645BD.DWG

BOUNDARY SURVEY OF A PARCEL OF LAND IN SECTION 27, TOWNSHIP 46 S., RANGE 42 E., PALM BEACH COUNTY, FLORIDA, FOR MILLENNIUM MANAGEMENT, LLC

W:\1645 MORIKAMI PARK NURSING CENTER\1645BD.dwg, 2/2/2016 9:12:34 AM, Leslie

