

BOUNDARY SURVEY

SURVEYED PROPERTY LAND DESCRIPTION

PARCEL 1:
ALL OF THE REPLAT OF LAKESIDE AT CENTRE' DELRAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 77, PAGES 49 AND 50, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL II:
ALL OF THE REPLAT OF THE TERRACES AT CENTRE' DELRAY, ACCORDING TO THE PLAT THEREOF RECORDED IN
PLAT BOOK 77, PAGES 51 AND 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL III:
PARCELS 1 AND 3, CATALFUMO P.O.C. PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 77,
PAGES 53, 54 AND 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

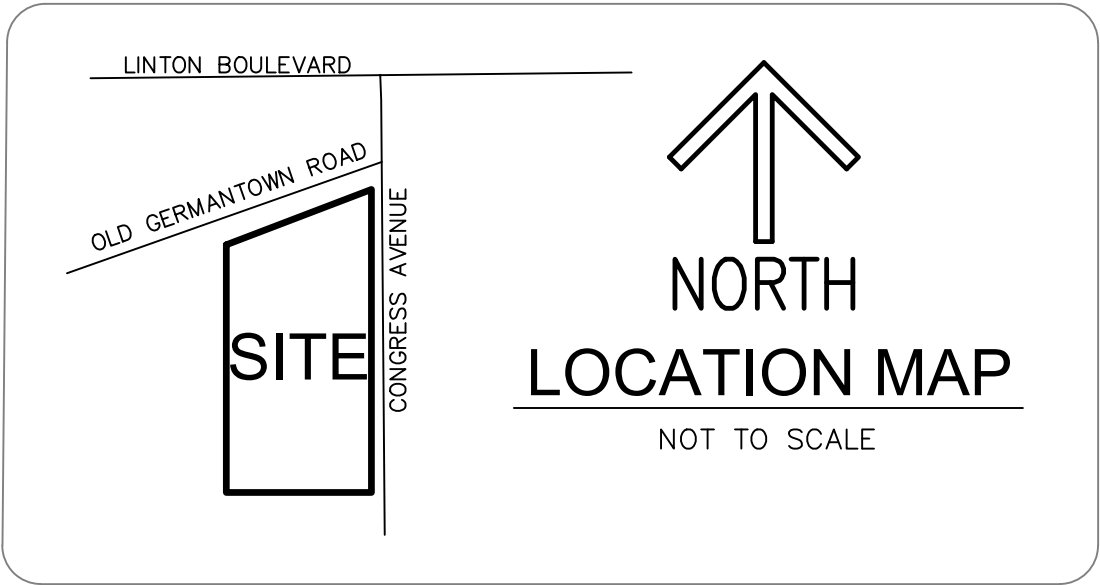
PARCEL IV:
PARCEL 2, CATALFUMO P.O.C. PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 77, PAGES 54 AND 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

ALL OF THE PLAT OF THE ARBORS AT CENTRE DELRAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGE 166, AS MODIFIED BY SURVEYOR'S AFFIDAVIT MODIFYING THE DESCRIPTION AND CALLS OF SAID PLAT, AS RECORDED IN OFFICIAL RECORDS BOOK 3760, PAGE 384, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THAT CERTAIN PORTION OF THE PLAT DEEDED TO PALM BEACH COUNTY PURSUANT TO RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 5031, PAGE 101, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 2,125,352 SQUARE FEET/48.7914 ACRES, MORE OR LESS



PARCEL A - SCHEDULE B SECTION II EXCEPTIONS

Exception	Instrument Book & Page	Affect on Property
5	Plat Book 77, Page 49	Affects as shown
6	Plat Book 77, Page 51	Affects as shown
7	Plat Book 77, Page 53	Affects as shown
8	Deed Book 790, Page 307	Affects not plottable
8	Official Records Book 3657, Page 11	Affects not plottable
8	Official Records Book 3657, Page 12	Affects not plottable
8	Official Records Book 3868, Page 1423	Affects not plottable
8	Official Records Book 4536, Page 1455	Affects not plottable
8	Official Records Book 4883, Page 416	Affects not plottable
9	Official Records Book 3110, Page 1974	Affects as shown
10	Official Records Book 4692, Page 818	Affects as shown
11	Official Records Book 8128, Page 1973	Affects as shown
11	Official Records Book 9195, Page 376	Affects as shown
12	Official Records Book 9231, Page 1653	Affects as shown
13	Official Records Book 9487, Page 1902	Affects as shown
13	Official Records Book 9566, Page 800	Affects as shown
14	Official Records Book 9566, Page 793	Affects as shown
15	Plat Book 45, Page 49	Does not affect - replats in Delay at that time extinguished underlying easements
16	Plat Book 50, Page 195	Does not affect - replats in Delay at that time extinguished underlying easements
17	Official Records Book 9487, Page 1898	Affects as shown
17	Official Records Book 9566, Page 798	Affects as shown
18	Official Records Book 23134, Page 1574	Affects not plottable
19	Official Records Book 23200, Page 1208	Affects not plottable
20	Easements & dedications in Declaration of Temporary Reciprocal Access Easement	Affects not plottable
21	Terms & conditions of Declaration of Covenants, Conditions, Restrictions, and Easements for Centerpointe Delay	Affects not plottable
22	Terms & conditions of Memorandum of Development Agreement for Centerpointe Delay	Affects not plottable

PARCEL B - SCHEDULE B SECTION II EXCEPTIONS

Exception	Instrument Book & Page	Affect on Property
5	Plat Book 77, Page 49	Does not affect
6	Plat Book 77, Page 51	Affects as shown
7	Plat Book 77, Page 53	Affects as shown
8	Deed Book 790, Page 307	Affects not plottable
8	Official Records Book 3657, Page 11	Affects not plottable
8	Official Records Book 3657, Page 12	Affects not plottable
8	Official Records Book 3668, Page 1423	Affects not plottable
8	Official Records Book 4539, Page 1455	Affects not plottable
8	Official Records Book 4963, Page 416	Affects not plottable
9	Official Records Book 3110, Page 1974	Affects as shown
10	Official Records Book 4693, Page 819	Affects not plottable
11	Official Records Book 8126, Page 1973	Affects not plottable
11	Official Records Book 9195, Page 376	Affects not plottable
12	Official Records Book 9231, Page 1653	Affects not plottable
13	Official Records Book 9487, Page 1902	Affects as shown
13	Official Records Book 9566, Page 800	Affects as shown
14	Official Records Book 9566, Page 793	Affects as shown
15	Plat Book 45, Page 49	Does not affect - replats in Delray at that time extinguished underlying easements
16	Plat Book 50, Page 195	Does not affect - replats in Delray at that time extinguished underlying easements
17	Official Records Book 9487, Page 1898	Affects as shown
17	Official Records Book 9566, Page 796	Affects as shown
18	Official Records Book 23134, Page 1574	Affects not plottable
19	Official Records Book 23200, Page 1208	Affects not plottable
20	Easements & dedications in Declaration of Temporary Reciprocal Access Easement	Affects not plottable
21	Terms & conditions of Declaration of Covenants, Conditions, Restrictions, and Easements for Centerpointe Delray	Affects not plottable
22	Terms & conditions of Memorandum of Development Agreement for Centerpointe Delray	Affects not plottable

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 2 OF CATALFUMO P.O.C. PLAT; THENCE, ALONG THE EAST LINE OF SAID PARCEL 2 AND THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVE. NORTH 00°52'24" WEST, A DISTANCE OF 491.36 FEET; THENCE SOUTH 89°05'50" WEST, A DISTANCE OF 564.28 FEET; THENCE SOUTH 00°59'16" EAST, A DISTANCE OF 496.13 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL 1; THENCE NORTH 88°37'42" WEST ALONG THE SOUTH LINE OF SAID PARCELS 1 AND 2, A DISTANCE OF 563.30 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.
CONTAINING 6.3903 ACRES OR 278,363 SQUARE FEET, MORE OR LESS.

DESCRIPTION: PARCEL C

A PORTION OF PARCELS 2 AND 3 OF CATALFUMO O.C. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 53, AND A PORTION OF REPLAT OF THE TERRACES AT CENTRE DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77 PAGE 51 AND REPLAT OF LAKESIDE AT CENTRE DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 49, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EAST LINE AT THE SOUTHEAST CORNER OF SAID PARCEL 2 OF CATALUFUO P.O.C. PLAT; THENCE, ALONG SAID COMMENCEMENT LINE OF PARCEL 2 OF CATALUFUO P.O.C. PLAT AND THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, SOUTH 05°22'24" WEST, A DISTANCE OF 491.36 FEET; THENCE, ALONG THE POINT OF BEGINNING, THENCE SOUTH 89°06'50" WEST, A DISTANCE OF 564.28 FEET; THENCE NORTH 00°59'19" WEST, A DISTANCE OF 517.53 FEET; THENCE NORTH 00°59'19" WEST, A DISTANCE OF 524.11 FEET; THENCE ALONG THE ARC OF A CURVE, TO THE LEFT WHOSE RADIUS POINTS NORTH 73°00'00" WEST, HAVING A RADIUS OF 582.46 FEET, A CENTRAL ANGLE OF 35°42'39", AN ARC DISTANCE OF 363.03 FEET; THENCE NORTH 00°59'19" WEST, A DISTANCE OF 524.11 FEET; THENCE NORTH 21°25'35" WEST, A DISTANCE OF 40.49 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF OLD GERMANTOWN ROAD, AS SHOWN ON SAID PLAT OF REPEAT OF LAKESIDE AT CENTRE DELRAY; THENCE NORTH 68°34'25" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 67.71 FEET; THENCE SOUTH 01°30'58" EAST, A DISTANCE OF 510.52 FEET TO THE SOUTHERLY LINE OF SAID REPEAT OF THE TERRACES AT CENTRE DELRAY; THENCE, ALONG SAID SOUTHERLY LINE, RECORDED IN PLAT BOOK 43, PAGE 16B, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TO THE NORTHWEST CORNER OF SAID REPEAT OF THE TERRACES AT CENTRE DELRAY AND THE SOUTHWEST CORNER OF SAID THE ARBORS AT CENTRE DELRAY; THENCE, ALONG THE NORTH LINE OF SAID REPEAT OF THE TERRACES AT CENTRE DELRAY AND THE SOUTHERLY BOUNDARY OF THE ARBORS AT CENTRE DELRAY, NORTH 68°34'25" EAST, A DISTANCE OF 200.62 FEET; THENCE, ALONG THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, THENCE, ALONG THE EAST LINE OF SAID REPEAT OF THE TERRACES AT CENTRE DELRAY AND SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°52'24" EAST, A DISTANCE OF 200.62 FEET; THENCE, DEPARTING SAID EAST REPEAT LINE AND WEST RIGHT-OF-WAY LINE, RUN ALONG THE WESTERLY BOUNDARY OF ADDITIONAL RIGHT OF WAY DECEDED BY SAID REPEAT OF THE TERRACES OF CENTRE DELRAY, SOUTH 23°27'21" WEST, A DISTANCE OF 10.00 FEET; THENCE, CONTINUE ALONG SAID ADDITIONAL BOUNDARY, SOUTH 23°27'21" WEST, A DISTANCE OF 10.00 FEET; THENCE, ALONG SAID SOUTH 23°27'21" WEST, A DISTANCE OF 159.83 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID PARCEL 3 OF CATALUFUO P.O.C. PLAT AND THE SOUTHERLY LINE OF SAID REPEAT OF THE TERRACES AT CENTRE DELRAY; THENCE, ALONG SAID NORTH LINE OF SAID PARCEL 3, NORTH 49°47'35" EAST, A DISTANCE OF 15.51 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID PARCEL 3 OF CATALUFUO P.O.C. PLAT AND SAID WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°52'24" EAST, A DISTANCE OF 541.14 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.
CONTAINING 11.2532 ACRES OR 490,191 SQUARE FEET, MORE OR LESS.

DESCRIPTION: ARBORS

ALL OF THE PLAT OF THE ARBORS AT CENTRE DELRAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGE 166, AS MODIFIED BY SURVEYOR'S AFFIDAVIT MODIFYING THE DESCRIPTION AND CALLS OF SAID PLAT, AS RECORDED IN OFFICIAL RECORDS BOOK 3760, PAGE 384, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THAT CERTAIN PORTION OF THE PLAT DEEDED TO PALM BEACH COUNTY PURSUANT TO RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 5031, PAGE 101, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 6.0426 ACRES OR 263,218 SQUARE FEET, MORE OR LESS

SURVEYOR'S NOTES AND REPORT:

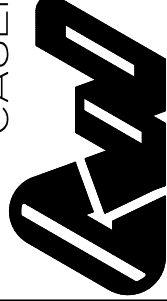
3. THE SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THE SURVEYOR HAS REVIEWED CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, ORDER NO. 6858221, EFFECTIVE DATE OCTOBER 25, 2018, AT 11:00 PM, REV. H -12/12/2018, ALL PLOTTABLE B-2 EXCEPTIONS HAVE BEEN PLOTTED HEREON.
6. THE SURVEYOR HAS REVIEWED CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, ORDER NO. 7317814, EFFECTIVE DATE OCTOBER 25, 2018, AT 11:00 PM, REV C-12/12/2018, ALL PLOTTABLE B-2 EXCEPTIONS HAVE BEEN PLOTTED HEREON.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 00°52'24" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
8. ALL FIELD MEASURED DISTANCES ARE CONSISTENT WITH THE INSTRUMENTS OF RECORD.
9. DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND BASED ON THE U.S. SURVEY FOOT, UNLESS OTHERWISE NOTED.
10. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE SYMBOL. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS $\pm 0.2'$.
11. THE SYMBOLS SHOWN IN THE LEGEND AND ON THIS MAP MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY, AND MAY NOT DEPICT THE ACTUAL SIZE OR SHAPE OF THE FEATURES.
12. UNDERGROUND UTILITIES, FOUNDATIONS AND/OR ENCROACHMENTS WERE NOT LOCATED.
13. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
14. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

CERTIFICATION

HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON AUGUST 6, 2021. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

UPDATE SURVEY		8/06/2021	der
UPDATE SURVEY		5/1/2020	RW
REVISIONS		DATE	BY
FILE NAME: 7678 - SURVEY FOR PLAT			

FIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
LANDSCAPE ARCHITECTURE
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



PARKS AT DELRAY BOUNDARY SURVEY

DATE 2-28-2017	
DRAWN BY	TMS
F.B./ PG.	N/A
SCALE	N/A

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 7678
SHT.NO. 1
OF 3 SHEETS

