



LOCATION MAP (NTS)

LAND DESCRIPTION:  
PARCEL B OF "LL PARK OF COMMERCE REPLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, AT PAGE 91, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- REVIEW OF TITLE COMMITMENT SCHEDULE B-II
- EASEMENTS, DEDICATIONS, RESTRICTIONS, RESERVATIONS, SETBACK(S) AND OTHER MATTERS AS STATED AND SHOWN ON THE PLAT OF LL PARK OF COMMERCE REPLAT RECORDED IN PLAT BOOK 72, PAGES 91 AND 92. (AFFECTS/PLOTTED)
  - EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 603, PAGE 53. (DOES NOT AFFECTS/NOT PLOTTED)
  - EASEMENT TO NORM JACKSON RECORDED IN OFFICIAL RECORDS BOOK 3411, PAGE 1854 AND AMENDED GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3586, PAGE 687. (DOES NOT AFFECTS/NOT PLOTTED)
  - DECLARATION OF COVENANTS AND EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 5628, PAGE 1494. (AFFECTS/NOT PLOTTABLE)
  - RESERVATIONS CONTAINED IN DEED FROM LAKE WORTH DRAINAGE DISTRICT, RECORDED IN DEEDBOOK 713, PAGE 165, AS AFFECTED BY QUIT CLAIM DEED RECORDED IN DEED BOOK 973, PAGE 433. (AFFECTS/NOT PLOTTABLE)
  - RESERVATIONS CONTAINED IN DEED FROM THE LAKE WORTH DRAINAGE DISTRICT, RECORDED IN DEED BOOK 713, PAGE 167. (AFFECTS/NOT PLOTTABLE)
  - EASEMENT DEED AND AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3363, PAGE 1875. (AFFECTS/PLOTTED)
  - RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 5866, PAGE 872. (AFFECTS/NOT PLOTTABLE)
  - DECLARATION OF UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 7864, PAGE 1821, AS AFFECTED BY RELEASE OF DECLARATION OF UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 10374, PAGE 1136. (AFFECTS/NOT PLOTTABLE)
- ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- NOTES :
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. EFFECTIVE DATE: OCTOBER 3, 2017. FILE NO. : 17112578 PP
  - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
  - UNDERGROUND IMPROVEMENTS NOT SHOWN.
  - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - BENCHMARK REFERENCE : PALM BEACH COUNTY BENCHMARK- "DAUELLE" ELEVATION = 15.19' (NAVD88)
  - LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
  - BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF "LL PARK OF COMMERCE REPLAT", P.B. 72, PG. 91, P.B.C.R. SAID LINE BEARS S88°24'49"E.
  - NO ZONING REPORT PROVIDED BY OUR CLIENT.
  - NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED.
  - NO PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES.

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125102
PANEL NUMBER	0977 F
ZONE	X AE
BASE FLOOD ELEVATION	N/A 10
EFFECTIVE DATE	10/05/17

- LEGEND:
- CKD CHECKED BY
  - CONC CONCRETE
  - DWN DRAWN BY
  - FB/PG FIELD BOOK AND PAGE
  - SIR SET 5/8" IRON ROD & CAP #6448
  - SNC SET NAIL AND CAP #6448
  - FIR FOUND IRON ROD
  - FIP FOUND IRON PIPE
  - FNC FOUND NAIL AND CAP
  - FND FOUND NAIL & DISC
  - P.B. PLAT BOOK
  - B.C.R. BROWARD COUNTY RECORDS
  - P/B.C.R. PALM BEACH COUNTY RECORDS
  - E- OVERHEAD ELECTRIC LINES
  - INV INVERT ELEVATION
  - WM WATER METER
  - X- CHAIN LINK/ WOOD FENCE
  - ELEV ELEVATION
  - CBS CONCRETE BLOCK STRUCTURE
  - EB ELECTRIC BOX
  - TSB TRAFFIC SIGNAL BOX
  - BFP BACK FLOW PREVENTER
  - NTS NOT TO SCALE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - A ARC LENGTH
  - ALTA AMERICAN LAND TITLE ASSOCIATION
  - NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

CERTIFIED TO:

CITY NATIONAL BANK OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR  
 355 CONGRESS, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
 CAY TITLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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, 5, 6(A), 6(B) (NONE SUPPLIED), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MARCH 26, 2022.

*Richard E. Cousins*  
 RICHARD E. COUSINS  
 PROFESSIONAL SURVEYOR AND MAPPER FLORIDA  
 REGISTRATION NO. 4188

**COUSINS SURVEYORS & ASSOCIATES, INC.**  
 3921 SW 47TH AVENUE, SUITE 1011  
 DAVIE, FLORIDA 33314  
 CERTIFICATE OF AUTHORIZATION : LB # 6448  
 PHONE (954) 689-7766

CLIENT :  
 355 CONGRESS

355 N CONGRESS AVENUE  
 DELRAY BEACH, FLORIDA 33445

ALTA / NSPS LAND TITLE SURVEY

ADDED RECORDED INFO, REMOVED EASEMENTS THAT ARE PROPOSED		06/24/22	-----	AM	REC
REVISED PER COMMENTS	UPDATE SURVEY	06/23/22	-----	AM	REC
UPDATE SURVEY	UPDATE SURVEY	03/26/22	-----	REC	REC

  

REVISIONS					
BOUNDARY AND IMPROVEMENTS SURVEY	DATE	FB/PG	DWN	CKD	
BOUNDARY AND IMPROVEMENTS SURVEY	03/13/15	SKETCH	JD	REC	
UPDATE SURVEY	01/24/18	SKETCH	JD	REC	
UPDATE SURVEY	10/30/17	-----	AC	REC	
REVISED PER TITLE COMMITMENT	11/10/17	-----	AM	REC	
FOOTER FORM SURVEY	06/27/18	-----	JD	REC	
FINAL SURVEY	04/29/19	SKETCH	AM	REC	

PROJECT NUMBER : 7574-15

SCALE : 1" = 20'

SHEET  
 1  
 OF  
 1  
 SHEET