

NOT TO SCALE

351 NE 7 AVENUE, DELRAY BEACH, FLORIDA 33483  
PARCEL #12-43-46-16-05-121-0270

Lots 27 and 28, in Block 121, of "HIGHLAND PARK", according to the Plat thereof, recorded in Plat Book 2, at Page 79, of the Public Records of Palm Beach County, Florida.

SCHEDULE B – SECTION II

Items 1 through 5: "Standard Exceptions".

8- Easement recorded in O.R. Book 31582, Page 1062, Public Records of Palm Beach County, Florida. (Does affect Subject Property - Plotted on Survey)

TREE TABULATION DATA:

- 1- The Legal Description was obtained from OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Commitment for Title Insurance.
- 2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- 3- An examination of Commitment issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Commitment No.: 123726, effective date: February 14, 2022 @ 1:00 PM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
- 4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown herein, if any.
- 5- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
- 7- The surveyor does not determine fence and/or wall ownership.
- 8- Accuracy:  
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.  
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'.
- 9- All measurements shown herein are made in accordance with the United States Standard Feet.

- LR DELRAY LATITUDE, LLC
- SHAHADY & WURTENBERGER, P.A.
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- Ocean Bank, a Florida banking corporation, its successors and/or assigns, as their interests may appear

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:


I thru 4, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, and 20 of Table A thereof.

I further certify that this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA

☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

 <p><b>ROYAL POINT</b> LAND SURVEYORS, INC. L.B.# 7282 info@RoyalPointLS.com</p>	<p>6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 *** TEL: 305-822-6062 *** FAX: 305-827-9669</p>	<p>TYPE OF SURVEY:</p>	<p>LR DELRAY LATITUDE, LLC 351 NE 7 AVENUE, DELRAY BEACH, FLORIDA</p>	<p>ALTA/ NSPS LAND TITLE SURVEY</p>
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DRAWN: J.G.  
CHECKED: P.J.A.  
SCALE: AS NOTED  
FIELD DATE: 10/31/2022  
JOB No.: RP22-1733  
SHEET:  
  
1  
  
OF 2 SHEET



