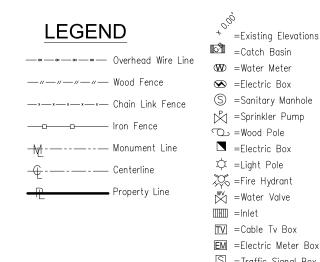


PROPERTY ADDRESS:

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

LEGAL DESCRIPTION:

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.

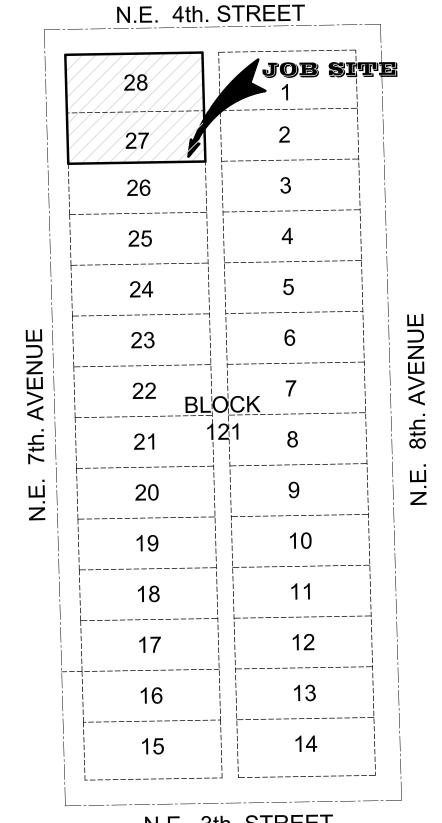


A/C=Air Conditioner Conc. =Concrete + =Existing Elevations C.B.S. =Concrete Block & Stucco D.E. =Drainage Easement F.D.H. =Found Drill Hole F.F.E. =Finish Floor Elevation F.I.P. =Found Iron Pipe/Pin F.I.R. =Found Iron Rebar F.N. =Found Nail F.N&D =Found Nail & Disc F.P.L. =Florida Power Light Transformer HGT. =Height L.M.E. =Lake Maintenance Easement (M) =Measured (P) =Platted P.O.B. =Point of Beginning P.O.C. =Point of Commencement EM =Electric Meter Box (R) =Record S = Traffic Signal Box Res. = Residence SIP/R =Set Iron Pin/Rebar ≥ =Monitoring Valve DIA. =Diameter

— GAS — GAS — GAS — GAS — GAS — DENOTES GAS MAIN -ss -ss -ss -ss -ss - DENOTES SEWER/ STORM LINE

S =Gas Valve

M =Manhole



N.E. 3th. STREET

LOCATION MAP

NOT TO SCALE

TITLE REVIEW NOTES:

SCHEDULE B - SECTION II

TITLE COMMITMENT PROVIDED BY:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY Commitment No.: 1223726, effective date: February 14, 2022 @ 11:00 PM

Items I through 5: "Standard Exceptions".

- 6- All matters contained on the Plat of Highland Park, as recorded in Plat Book 2, Page 79, Public Records of Palm Beach County, Florida. (Does affect Subject Property - Record Plat)
- 7- Resolution No. 1224 of the City of Delray Beach, recorded in O.R. Book 476, Page 111, Public Records of Palm Beach County, Florida, concerning rights of way to the State of Florida. (Does NOT affect Subject Property)
- 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:

NUMBER	COMMON NAME	SCIENTIFIC NAME	DIAMETER	HEIGHT	SPREAD
			(INCHES)	(FEET)	(FEET)
115	Queen Palm	Syagrus romanzoffiana	11	18	15
252	Mango	Mangifera indixa	17	30	25
254	Avocado	Persea americana	8	25	20
253	False Banyan	Ficus benghalensis	72	40	70
255	Cabbage Palm (x2)	Sabal Palmetto	13	15	10
174	Cabbage Palm	Sabal Palmetto	13	18	10
172	Strangler Fig	Ficus aurea	15, 16	30	30
173	Mango	Mangifera indica	22	35	35
257	Areca Palm	Dypsis lutescens	Clump	15	10
258	Areca Palm	Dypsis lutescens	Clump	15	10
259	Travelers Palm	Ravenala madagascariensis	Clump	15	15

SURVEYOR'S NOTES:

- I 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.: 1223726, effective date: February 14, 2022 @ 11:00 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
- 4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, 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.
- 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 hereon are made in accordance with the United States Standard
- 10- Type of survey ALTA/ NSPS LAND TITLE SURVEY
- I I The North arrow shown hereon based on recorded plat of "HIGHLAND PARK", according to the plat thereof as recorded in Plat Book 2, at Page 79, of the Public Records of Palm Beach
- 12- Elevations shown hereon are relative to North American Vertical datum of 1988 13- Benchmark Used: Palm Beach County Benchmark.
- 14- Flood Zone Data: Community/ Panel #125102/0977/F Dated: 10/05/2017 Flood Zone: "X" Base Flood Elevation = N/A
- 15- Total Available Parking: 8 standard parking spaces
- 16- Legal Description shown hereon as per above noted title commitment.
- 17- The Subject Site is contiquous with and has direct physical access to NE 7th. Avenue and NE 4th. Street, public dedicated right-of-way, and there are no gaps or gores.
- 18- All visible above ground utilities noted on survey sketch.
- 19- There was no observed evidence of current earth work, building construction or building additions as of the date of the survey.
- 20- There are no proposed changes in street right-of-way lines or observed evidence of recent street or sidewalk construction or repairs.
- 21- There was no observed evidence of the site being used as a solid waste dump, sump or
- 22- All utilities (water, sewer, electrical, telephone, cable and gas lines) serving the Subject Sites
- are being provided along all of the adjacent right-of-way lines.
- 23- Present Zoning: RM (Mediam Density Multi-Family Residential District) 24- Area of Site = 14,508 square feet (0.33+/- Acres)
- 25- This SURVEY has been prepared for the exclusive use of the entities named
- The Certificate does not extend to any unnamed party:
- 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

SURVEYOR'S CERTIFICATE:

- 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.

For the Firm Royal Point Land Surveyors, Inc LB# 7282

- ☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA
- ☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

DRAWN: J.G. CHECKED: P.J.A. SCALE: AS NOTED

FIELD DATE: 10/31/202

JOB No.: RP22-1733

SHEET:

