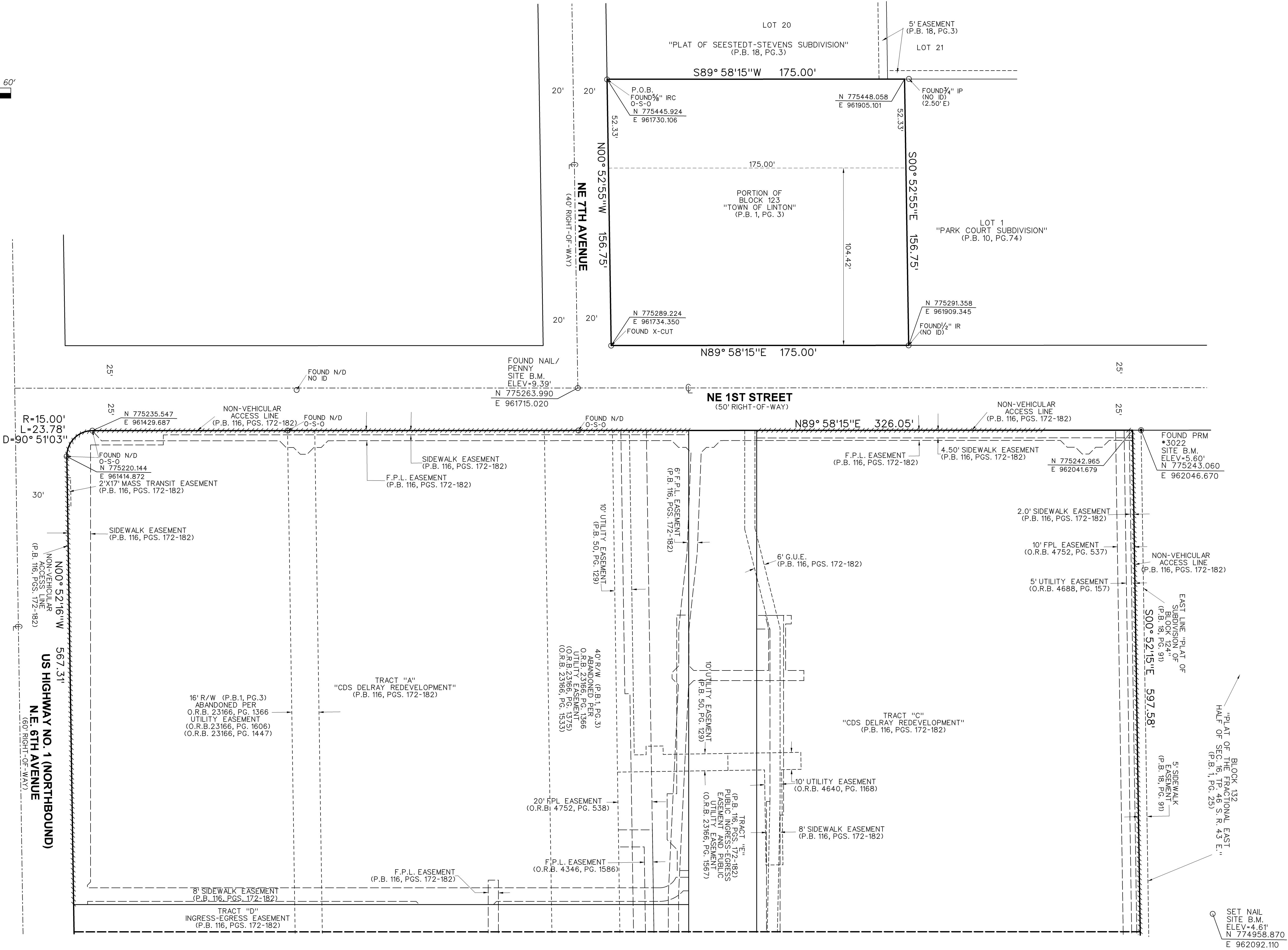
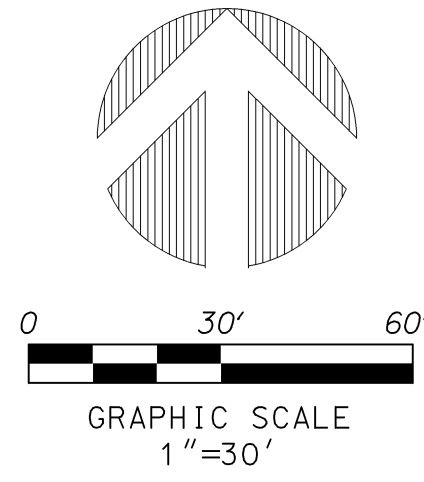




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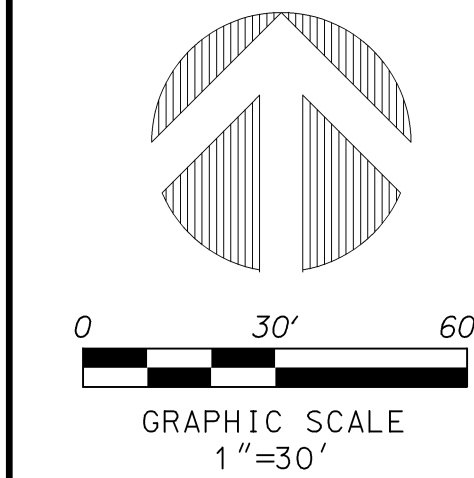
ATLANTIC CROSSING BOUNDARY SURVEY

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1					
2					
3					
4					
5					
6					

SEAL

JOB NO. 14167
SCALE 1"=30'
FB/PG /1
DRAWN JSH
CHECKED JEK

SHEET 2 OF 2



NOTES

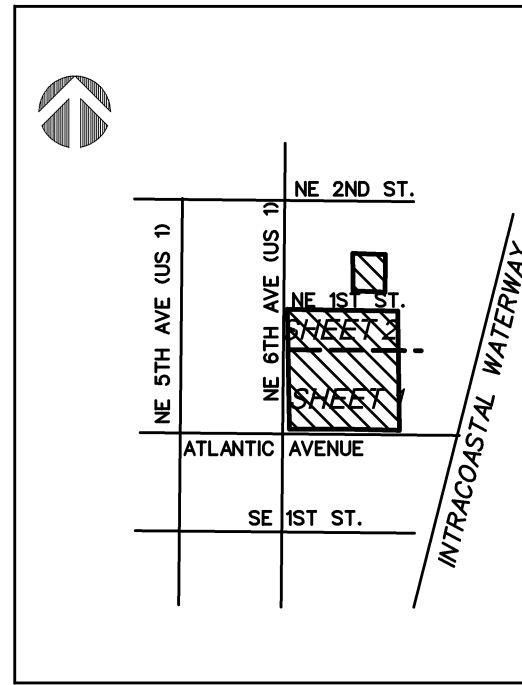
1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. TITLE INFORMATION SHOWN ON THIS PAGE.
3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING NORTH 90°00'00" EAST ALONG THE SOUTH LINE OF TRACT B OF "CDS DELRAY REDEVELOPMENT", GRID BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR FLORIDA EAST ZONE, USING PALM BEACH COUNTY CONTROL POINTS "MIDDLE" AND "DELAIR SOUTH BASE".
4. ELEVATIONS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY BENCHMARK "17.163(SRD)" - F.O.O.T. BRASS DISK IN CONCRETE STAMPED 17.163 (SRD). DISK LOCATED 0.4 MILES EAST OF FEC CROSSING ALONG ATLANTIC AVENUE. ELEVATION = 17.163' (NGVD 1929). ALL ELEVATIONS SHOWN ARE RELATIVE TO NGVD 1929. NGVD 1929 VALUE = 1.532' + NAVD 1988 VALUE.
5. NO IMPROVEMENTS ARE SHOWN HEREON, PER THE CLIENT'S REQUEST.

FLOOD INFORMATION

COMMUNITY NUMBER : 125102
PANEL NUMBER : 0004
SUFFIX : 0
DATE OF FIRM INDEX : JAN. 5, 1989
ZONE : X, X SHADED

ABBREVIATIONS

A ARC
C CALCULATED
CONC. CONCRETE
COR. CORNER
D DELTA (CENTRAL ANGLE)
D.E. DRAINAGE EASEMENT
G.U.E. GENERAL UTILITY EASEMENT
I.R. IRON ROD
I.R.C. IRON ROD AND CAP
L.B. LICENSED BUSINESS
L.S. LICENSED SURVEYOR
MON. MONUMENT
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
P.B.C.R. PALM BEACH COUNTY RECORDS
P.S.M. PROFESSIONAL SURVEYOR & MAPPER
R.C.P. REINFORCED CONCRETE PIPE
S.B. SANITARY
U.E. UTILITY EASEMENT



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

A PORTION OF "CDS DELRAY REDEVELOPMENT" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116 AT PAGES 172 THROUGH 182 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF BLOCK 123, "TOWN OF LINTON", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS "A", "B", "C", "D" AND "E", "CDS DELRAY REDEVELOPMENT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGES 172 THROUGH 182 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 104.42 FEET OF THE WEST 175 FEET OF BLOCK 123, "TOWN OF LINTON", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

BEGINNING AT A POINT 157 FEET (156.75 MEASURED) NORTH OF THE SOUTHWEST CORNER OF BLOCK 123 ON THE SOUTH LINE OF THE PLAT OF "SEESTEDT-STEVENS SUBDIVISION", PLAT BOOK 18, PAGE 3; THENCE EAST 175 FEET; THENCE SOUTH 52 FEET 4 INCHES; THENCE WEST 175 FEET; THENCE NORTH 52 FEET 4 INCHES TO THE POINT OF BEGINNING, ALL IN BLOCK 123, "TOWN OF LINTON", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 9.229 ACRES, MORE OR LESS.

TITLE CERTIFICATE

TITLE COMMITMENT : 4930641
FIDELITY NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: JULY 29, 2014 AT 11:00 PM

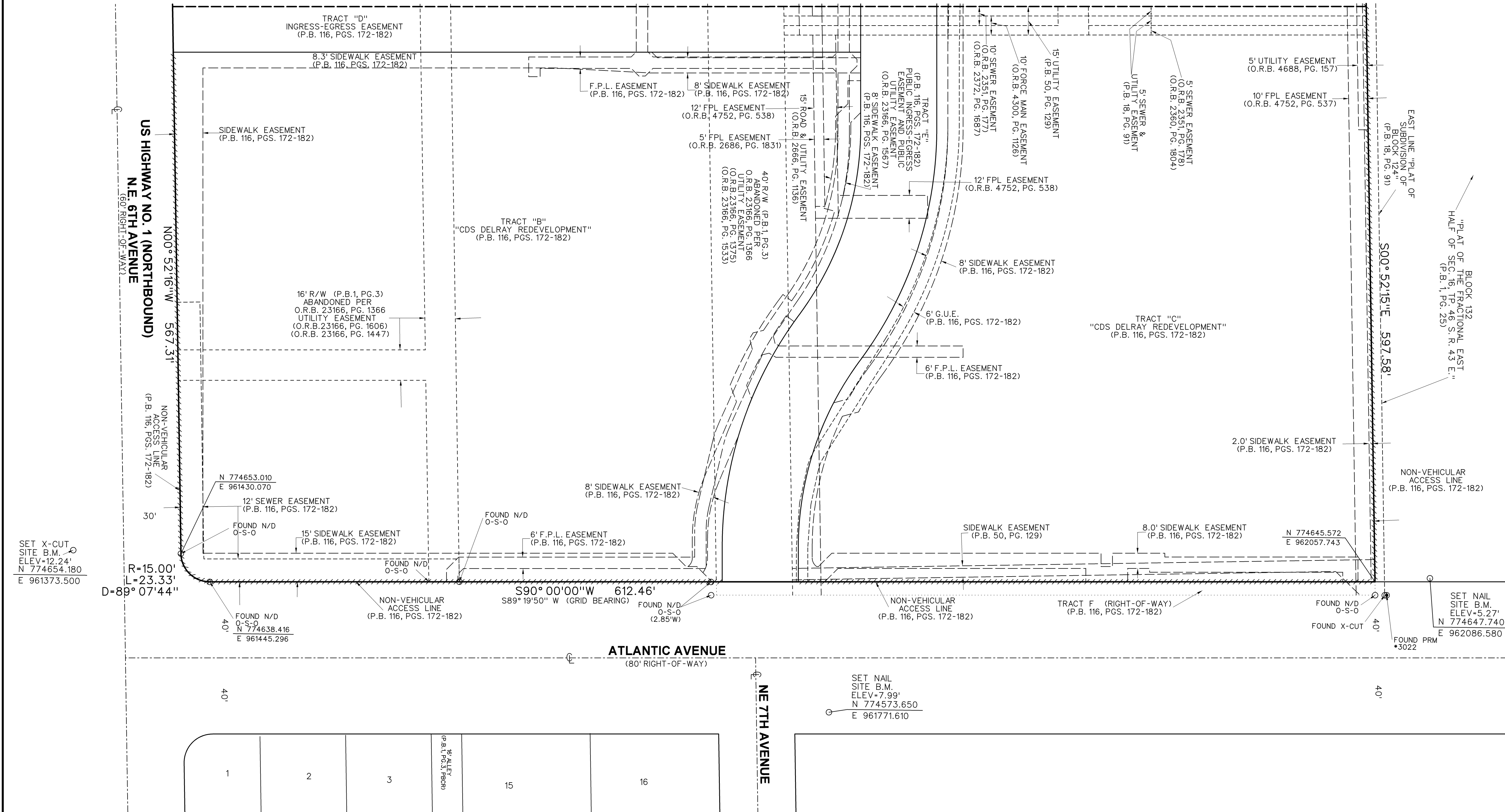
BOOK, PAGE	DESCRIPTION	APPLIES?	SHOWN?
P.B. 18, PG. 3	TOWN OF LINTON PLAT	YES	NO
P.B. 18, PG. 91	SUB. BLOCK 124 PLAT	YES	YES
P.B. 50, PG. 129	ATLANTIC PLAZA PLAT	YES	YES
ORB 2351, PG. 177	UTILITY EASEMENT	YES	YES
ORB 2372, PG. 1687	UTILITY EASEMENT	YES	YES
ORB 2351, PG. 178	UTILITY EASEMENT	YES	YES
ORB 2360, PG. 1804	UTILITY EASEMENT	YES	YES
ORB 2666, PG. 1136	ROAD & UTILITY EASEMENT	YES	YES
ORB 2666, PG. 1831	FPL EASEMENT	YES	YES
ORB 4300, PG. 1226	UTILITY EASEMENT	YES	YES
ORB 4346, PG. 1586	FPL EASEMENT	YES	YES
ORB 4640, PG. 1168	UTILITY EASEMENT	YES	YES
ORB 4688, PG. 157	UTILITY EASEMENT	YES	YES
ORB 4752, PG. 537	FPL EASEMENT	YES	YES
ORB 4752, PG. 538	FPL EASEMENT	YES	YES
ORB 7596, PG. 63	UNITY OF TITLE	YES	NO
ORB 23166, PG. 1366	R/W ABANDONMENT	YES	YES
ORB 23166, PG. 1375	DEC. OF RES. RIGHTS	YES	YES
ORB 23217, PG. 990	CERT. OF DELIVERY	YES	NO
ORB 23315, PG. 1872	SPRAB APPROVAL	YES	NO
ORB 24189, PG. 200	1ST AMENDMENT	YES	NO
ORB 24431, PG. 407	2ND AMENDMENT	YES	NO
ORB 24566, PG. 1908	2ND AMENDMENT	YES	NO
ORB 24662, PG. 1970	3RD AMENDMENT	YES	NO
ORB 24812, PG. 519	4TH AMENDMENT	YES	NO
ORB 25058, PG. 1465	5TH AMENDMENT	YES	NO
ORB 25446, PG. 606	6TH AMENDMENT	YES	NO
ORB 23166, PG. 1447	DEC. OF RES. RIGHTS	YES	YES
ORB 23217, PG. 995	CERT. OF DELIVERY	YES	NO
ORB 23315, PG. 1866	SPRAB APPROVAL	YES	NO
ORB 23166, PG. 1533	EASEMENT AGREEMENT	YES	YES
ORB 23166, PG. 1567	EASEMENT AGREEMENT	YES	YES
ORB 23166, PG. 1606	EASEMENT AGREEMENT	YES	YES
ORB 23370, PG. 1824	OWNER CERTIFICATE	YES	NO
ORB 23217, PG. 990	CERT. OF DELIVERY	YES	NO
ORB 23217, PG. 995	CERT. OF DELIVERY	YES	NO
ORB 24220, PG. 612	NOTICE	YES	NO
ORB 24662, PG. 1944	LANDSCP MAINT. AGREEMENT	YES	NO
ORB 24662, PG. 1975	DEVELOPMENT AGREEMENT	YES	NO
ORB 24711, PG. 7	CERT. OF EXPIRATION DATE	YES	NO
ORB 10926, PG. 529	PRKG EASEMENT AGREEMENT	YES	NO
ORB 10926, PG. 547	AMENDMENT	YES	NO
ORB 11707, PG. 500	AMENDMENT	YES	NO
ORB 11707, PG. 504	PRKG EASEMENT AGREEMENT	YES	NO
ORB 11742, PG. 1072	PRKG EASEMENT AGREEMENT	YES	NO
ORB 3607, PG. 1112	EASEMENT DEED	NO	NO
ORB 17580, PG. 364	DEED RESTRICTIONS	YES	NO
ORB 17580, PG. 370	LICENSE	YES	NO
ORB 11742, PG. 1089	ACCESS & MAINT. EASEMENT	YES	NO
P.B. 116, PGS. 172-182	CDS DELRAY RED. PLAT	YES	YES
ORB 26347, PG. 1633	HOLD HARMLESS AGREEMENT	YES	NO
ORB 26347, PG. 1642	HOLD HARMLESS AGREEMENT	YES	NO

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

LAST DATE OF FIELD WORK: OCTOBER 15, 2014



PERIMETER
SURVEYING & MAPPING

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DRAWN JSH
CHECKED JEK

SHEET 1 OF 2