

PERIMETER

SURVEYING & MAPPING
Certificate of Authorization No. LB7264
Prepared by: Jeff S. Hodapp, P.S.M.
947 Clint Moore Road
Boca Raton, Florida 33487
Tel: (561) 241-9988
Fax: (561) 241-5182

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT EDWARDS ATLANTIC AVENUE, LLC, AN OHIO LIMITED LIABILITY COMPANY, AND EDWARDS INTRACOASTAL, LLC, AN OHIO LIMITED LIABILITY COMPANY, AS OWNERS OF THE LAND AS SHOWN ON THIS PLAT, BEING A REPLAT OF 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, LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, 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-STEVEN'S 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.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "ATLANTIC CROSSING" AND FURTHER DEDICATE AS FOLLOWS:

- TRACTS A AND B, AS SHOWN HEREON, ARE PLATTED FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.
- THE SIDEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH FOR PUBLIC SIDEWALK PURPOSES.
- THE INGRESS-EGRESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY AS PUBLIC ACCESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
- THE NON-VEHICULAR ACCESS LINES, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FOR THE PURPOSE OF PROHIBITING VEHICULAR ACCESS TO ADJOINING RIGHTS-OF-WAY.
- THE GENERAL UTILITY EASEMENTS (G.U.E.S.) ARE DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE OR TELEPHONE LINES AND CABLE TELEVISION; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. THE CITY OF DELRAY BEACH SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SANITARY SEWER FACILITIES WITHIN GENERAL UTILITY EASEMENTS.
- THE WATER EASEMENTS SHOWN HERON ARE DEDICATED FOR THE PERPETUAL EXCLUSIVE USE OF THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER MAINS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS ____ DAY OF _____, 2017.

EDWARDS ATLANTIC AVENUE, LLC,
AN OHIO LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
PRINT NAME PRESIDENT

WITNESS: _____
PRINT NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

BEFORE ME PERSONALLY APPEARED ____ AS IDENTIFICATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF EDWARDS ATLANTIC AVENUE LLC, AN OHIO LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2017.

MY COMMISSION EXPIRES: NOTARY PUBLIC

PRINT NAME: _____

ATLANTIC CROSSING

A REPLAT OF A PORTION OF "CDS DELRAY REDEVELOPMENT" (P.B. 116, PGS. 172-182, P.B.C.R.), TOGETHER WITH A PORTION OF BLOCK 123, "TOWN OF LINTON" (P.B. 1, PG. 3, P.B.C.R.) IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.
APRIL, 2017

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS ____ DAY OF _____, 2017.

EDWARDS INTRACOASTAL, LLC,
AN OHIO LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
PRINT NAME PRESIDENT

WITNESS: _____
PRINT NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

BEFORE ME PERSONALLY APPEARED ____ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF EDWARDS INTRACOASTAL, LLC, AN OHIO LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2017.

MY COMMISSION EXPIRES: NOTARY PUBLIC

PRINT NAME: _____

MORTGAGEE'S CONSENT

STATE OF OHIO)
COUNTY OF FRANKLIN) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 28372 AT PAGE 471 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ____ AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2017.

FIRST FINANCIAL BANK, NATIONAL ASSOCIATION
A NATIONAL BANKING CORPORATION

WITNESS: _____ BY: _____
PRINT NAME PRINT NAME:
TITLE:

ACKNOWLEDGEMENT

STATE OF OHIO)
COUNTY OF FRANKLIN) SS

BEFORE ME PERSONALLY APPEARED ____ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ____ OF FIRST FINANCIAL BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2017.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC,
STATE OF OHIO

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK ____ AT PAGE ____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2017.

CDS INTERNATIONAL REALTY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
PRINT NAME PRINT NAME: WILLIAM MILMOE
TITLE: MANAGER

PRINT NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

BEFORE ME PERSONALLY APPEARED WILLIAM MILMOE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANGER OF CDS INTERNATIONAL REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2017.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC,
STATE OF FLORIDA

CITY OF DELRAY BEACH APPROVAL OF PLAT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

THIS PLAT OF "ATLANTIC CROSSING", AS APPROVED ON THE ____ DAY OF _____, 201____, BY THE CITY COMMISSION OF THIS CITY OF DELRAY BEACH, FLORIDA.

MAYOR _____ ATTEST: CITY CLERK _____

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

DIRECTOR OF PLANNING & ZONING CHAIRPERSON PLANNING & ZONING BOARD

CITY ENGINEER FIRE MARSHAL

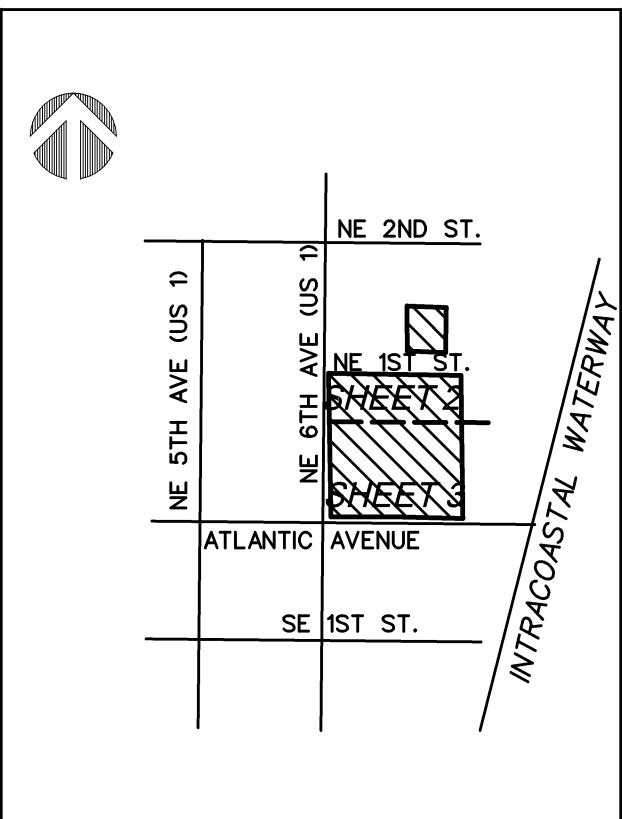
DIRECTOR OF ENVIRONMENTAL SERVICES

REVIEWING SURVEYOR'S STATEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES.

DATE: _____ DAVID PAUL LINDLEY
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS 5005
STATE OF FLORIDA
CAULFIELD & WHEELER, INC. LB #3591



LOCATION MAP
NOT TO SCALE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____
THIS ____ DAY OF _____
201____, AND DULY RECORDED
IN PLAT BOOK ____ ON PAGES
____ THROUGH ____.
SHARON R. BOCK, CLERK AND
COMPTROLLER

BY: _____DC

SHEET 1 OF 3

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)SS

I, ANDREW M. O'MALLEY, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO EDWARDS ATLANTIC AVENUE, LLC, AN OHIO LIMITED LIABILITY COMPANY, AND EDWARDS INTRACOASTAL, LLC, AN OHIO LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH THE YEAR 2016; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: _____ BY: ANDREW M. O'MALLEY, ESQ., ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR
NUMBER 259357

NOTES:

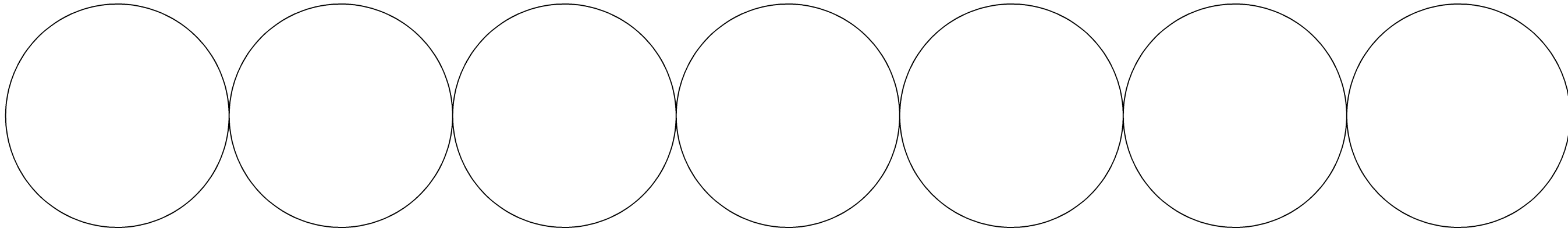
- ALL PLAT BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID ATLANTIC AVENUE. GRID BEARINGS SHOWN ARE DETERMINED FROM STATE PLANE COORDINATES ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT. THE SCALE FACTOR USED FOR THIS PLAT IS 1.000048. THE ROTATION FROM STATE PLANE TO PLAT BEARINGS IS 00°40'10" CLOCKWISE.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- PURSUANT TO CHAPTER 177.101(2), FLORIDA STATUTES, THE RECORDATION OF THIS PLAT, A REPLAT OF PORTIONS OF "CDS DELRAY REDEVELOPMENT" (P.B. 116, PGS. 172-182, P.B.C.R.) AND A PORTION OF "TOWN OF LINTON" (P.B. 1, PG. 3, P.B.C.R.), AND THE PREVIOUSLY REPLATTED "SUBDIVISION OF BLOCK 124, DELRAY BEACH, FLORIDA" (P.B. 18, PG. 91, P.B.C.R.), AND "ATLANTIC PLAZA" (P.B. 50, PG. 129, P.B.C.R.) SHALL AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNULL ALL OF SAID PRIOR PLATS ENCOMPASSED BY THIS REPLAT.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN PLACED AS REQUIRED BY LAW; AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COMMISSION OF DELRAY BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

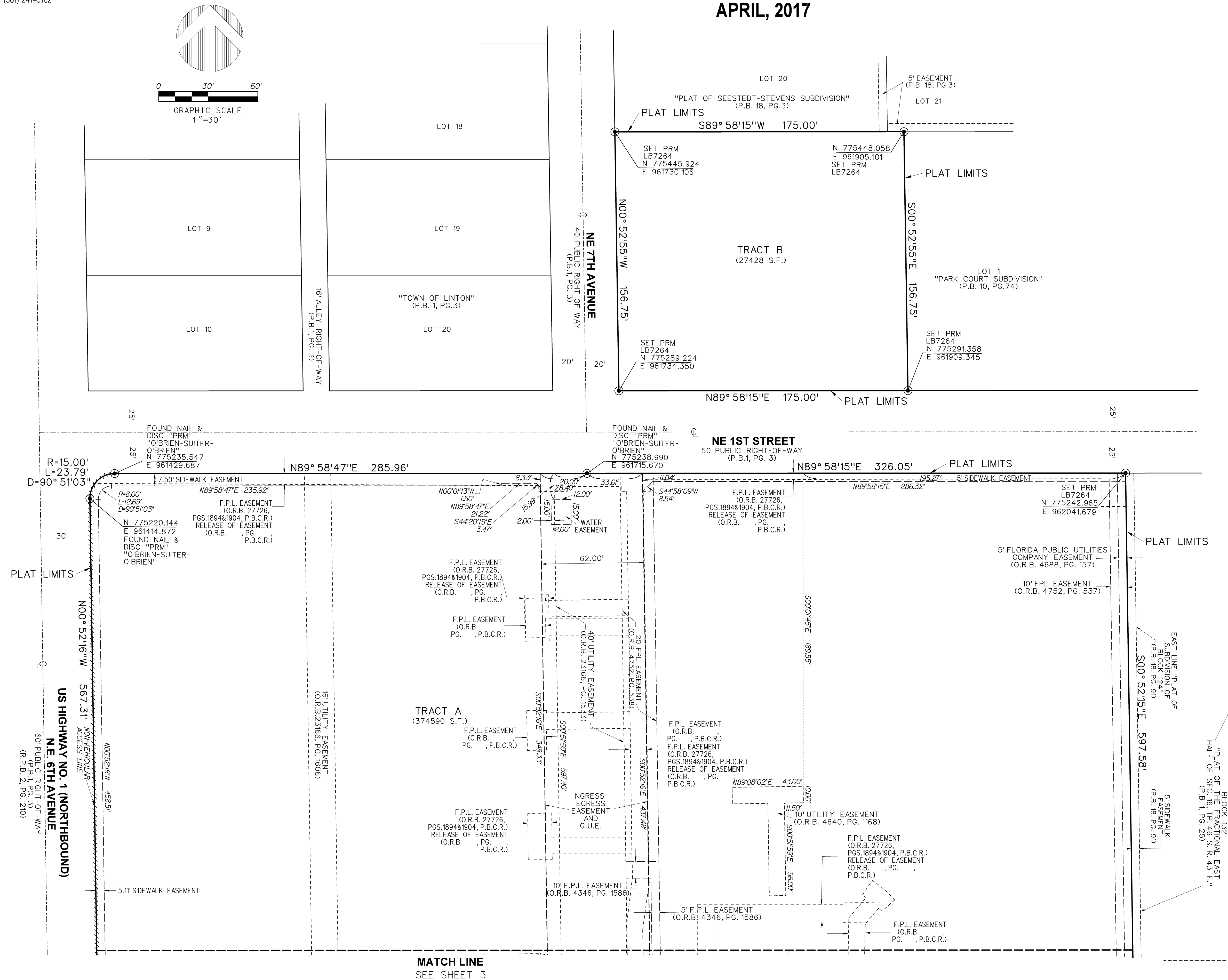
DATE: _____ JEFF S. HODAPP,
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

REVIEWING SURVEYOR CITY OF DELRAY BEACH SURVEYOR

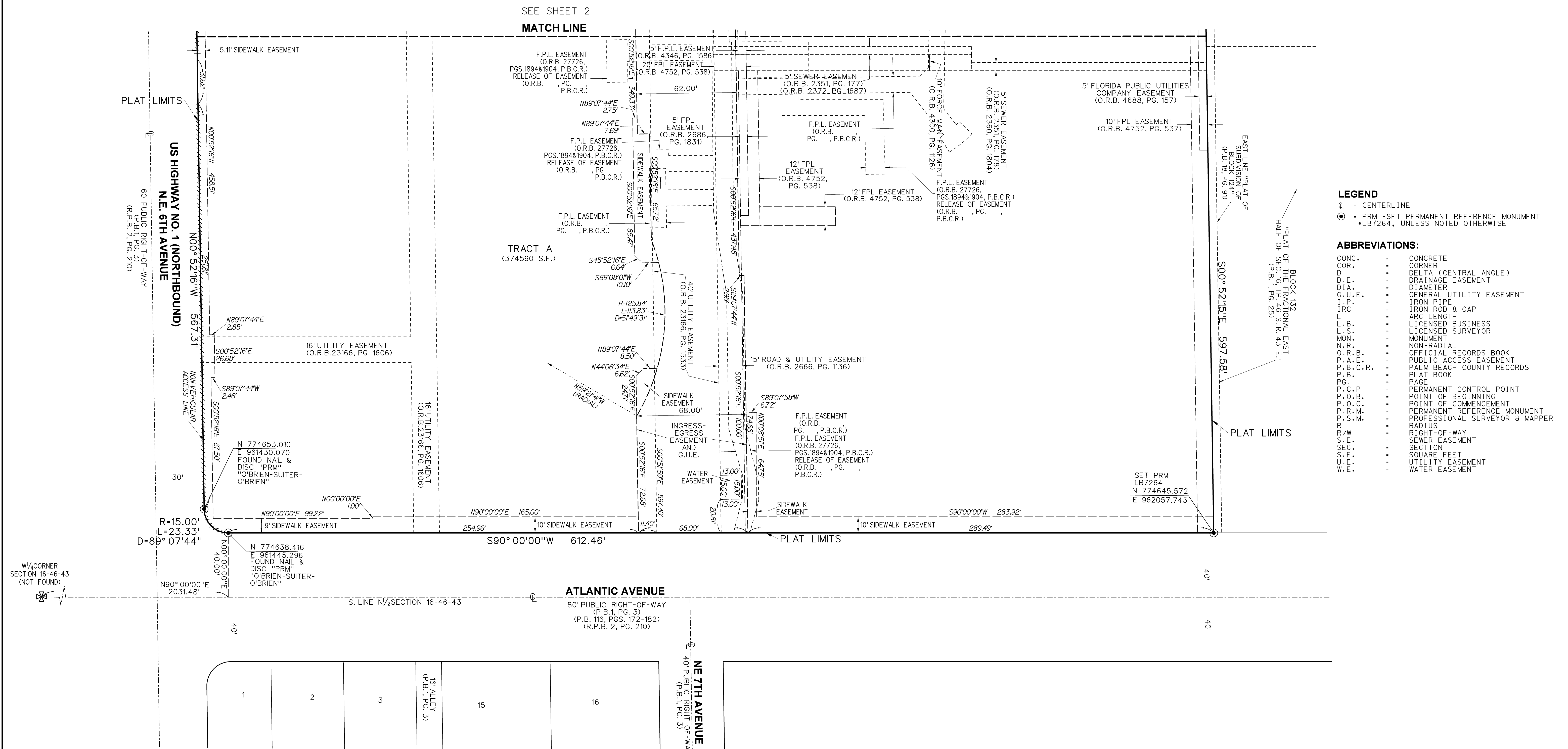


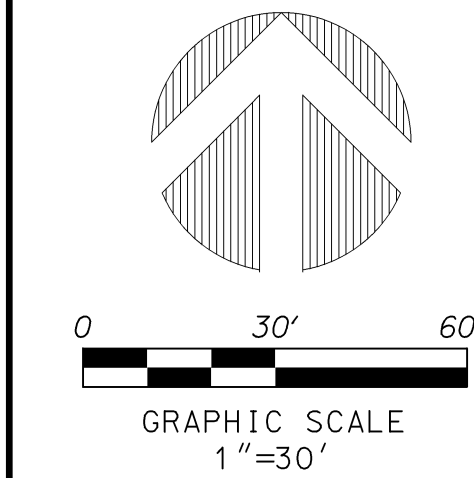
**A REPLAT OF A PORTION OF "CDS DELRAY REDEVELOPMENT" (P.B. 116, PGS. 172-182, P.B.C.R.),
TOGETHER WITH A PORTION OF BLOCK 123, "TOWN OF LINTON" (P.B. 1, PG. 3, P.B.C.R.)
IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.
APRIL, 2017**

SHEET 2 OF 3



**A REPLAT OF A PORTION OF "CDS DELRAY REDEVELOPMENT" (P.B. 116, PGS. 172-182, P.B.C.R.).
TOGETHER WITH A PORTION OF BLOCK 123, "TOWN OF LINTON" (P.B. 1, PG. 3, P.B.C.R.)
IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.
APRIL, 2017**





NOTES

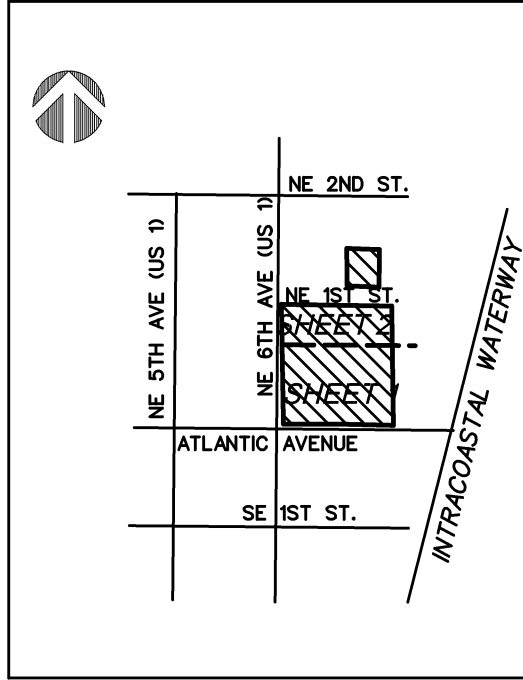
1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. TITLE INFORMATION SHOWN ON THIS PAGE.
3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING NORTH 90°00'00" EAST ALONG THE SOUTH LINE OF TRACT B OF "CDS DELRAY 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) |
| 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 |
| SAN. | 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

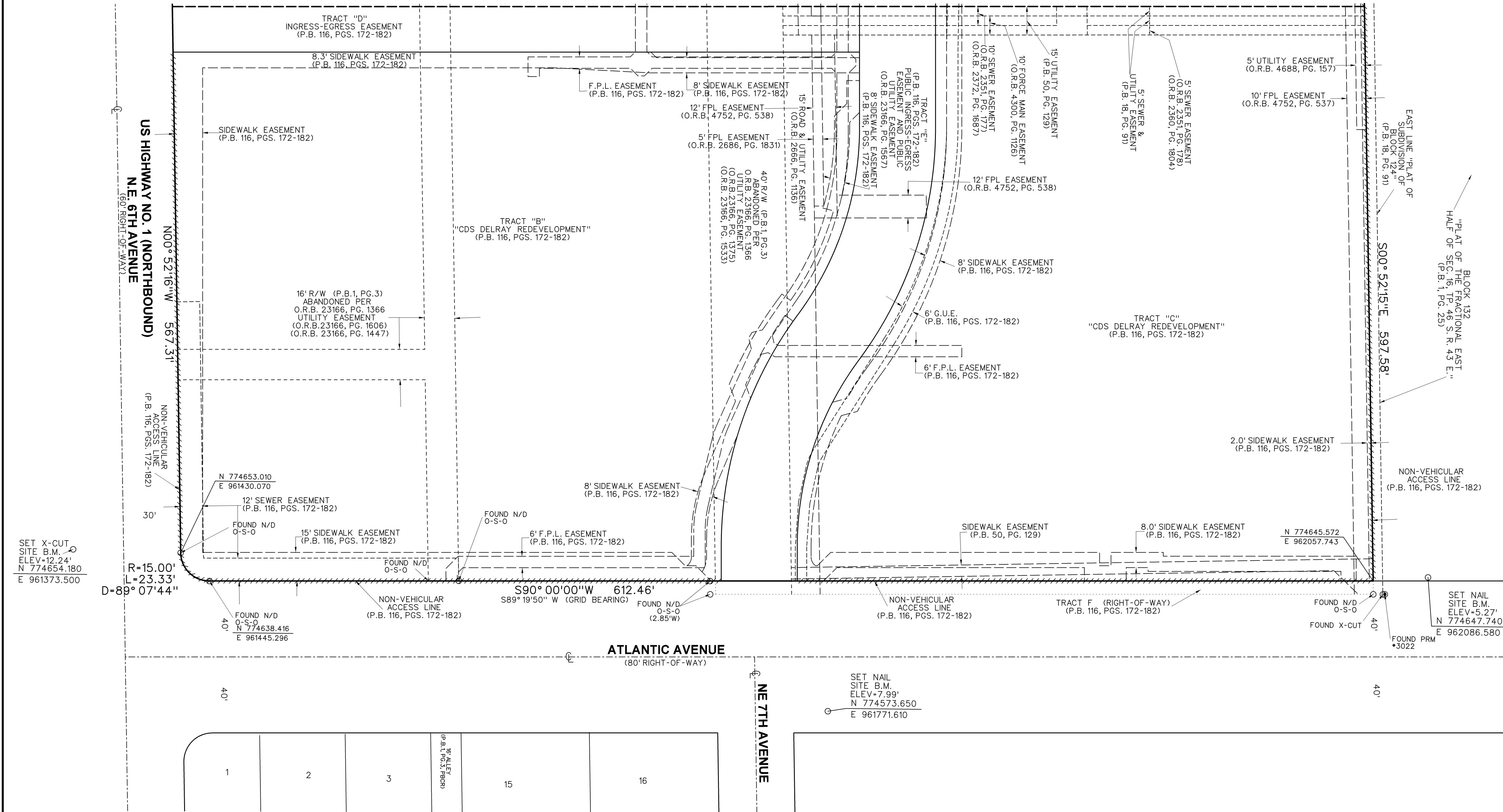
BOOK, PAGE	DESCRIPTION	APPLIES?	SHOWN?
P.B. 18, PG. 3	TOWN OF LINTON PLAT	YES	NO
P.B. 18, PG. 91	SUB. BLOCK 124 PLAT	YES	YES
P.B. 50, PG. 129	ATLANTIC PLAZA PLAT	YES	YES
ORB 2351, PG. 177	UTILITY EASEMENT	YES	YES
ORB 2372, PG. 1687	UTILITY EASEMENT	YES	YES
ORB 2351, PG. 178	UTILITY EASEMENT	YES	YES
ORB 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. 126	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

947 Clint Moore Road
Boca Raton, Florida, 33487

Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

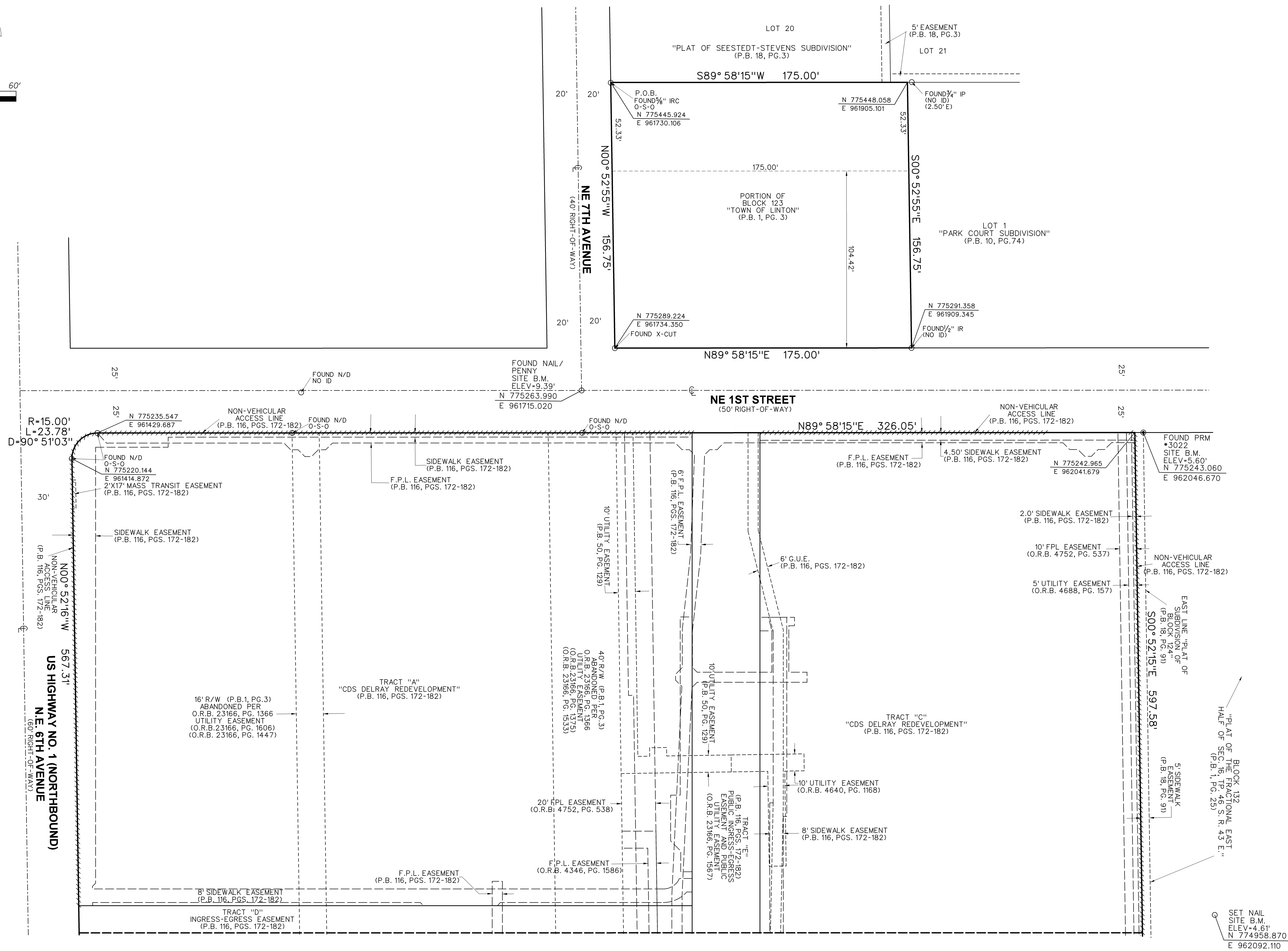
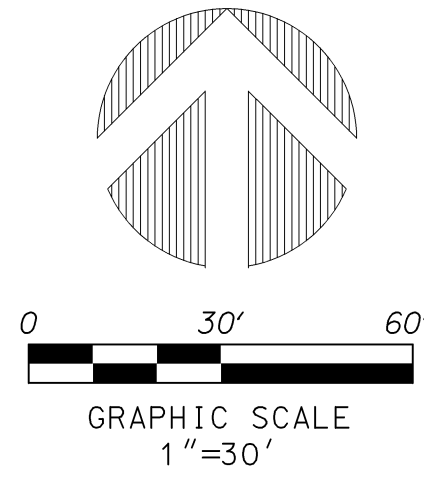
ATLANTIC CROSSING
BOUNDARY SURVEY

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

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

SEAL

SHEET 1 OF 2



947 Clint Moore Road
Boca Raton, Florida, 33487
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

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