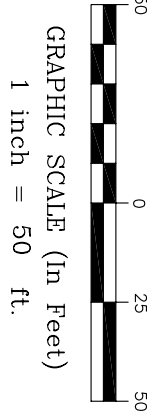
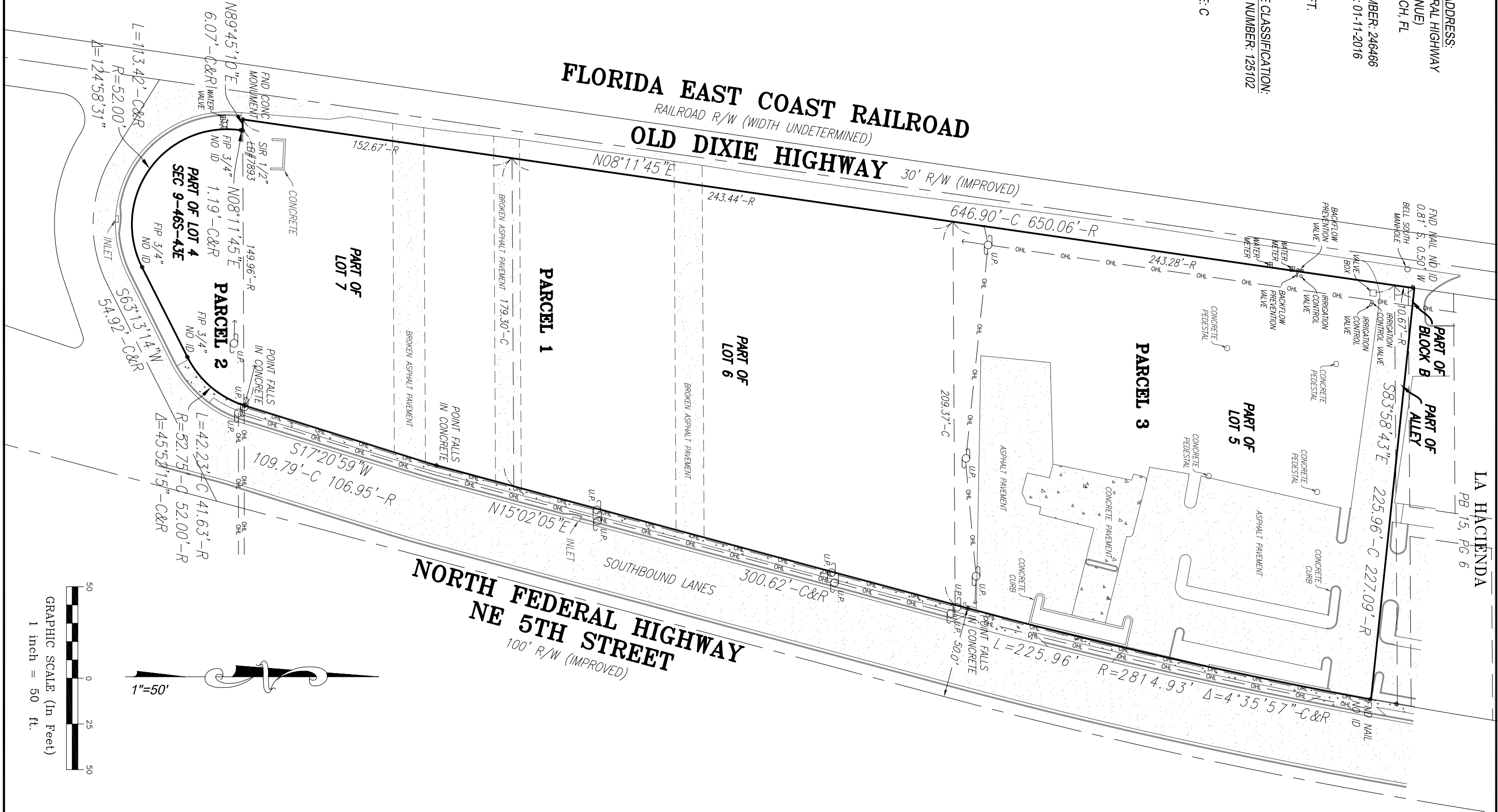


PROPERTY ADDRESS:
1314 N FEDERAL HIGHWAY
(NE 5TH AVENUE)
DELRAY BEACH, FL

SURVEY NUMBER: 246466
FIELD WORK: 01-11-2016

LOT AREA:
131,067 SQ. FT.
3.00 ACRES

FLOOD ZONE CLASSIFICATION:
COMMUNITY NUMBER: 125102
SUFFIX: D
FLOOD ZONE: C



LEGAL DESCRIPTION:

PARCEL 1:
ALL THAT PART OF LOTS 6 AND 7 OF THE SUBDIVISION OF HARRY SEEMILLER, LOCATED IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING WEST OF THE FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1) ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:
PART OF LOT 4, SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH LIES EAST OF THE EAST RIGHT-OF-WAY OF OLD DIXIE HIGHWAY, AND WEST OF THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 5 (U.S. 1), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST-WEST QUARTER SECTION LINE OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, SAID POINT BEING 6.07 FEET EAST OF THE INTERSECTION OF SAID EAST-WEST QUARTER SECTION LINE AND EXISTING RIGHT-OF-WAY OF OLD DIXIE HIGHWAY, RUN THENCE SOUTH 8°14'45" WEST, PARALLEL TO SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1.19 FEET TO THE POINT OF BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, THENCE ON SAID CURVE, HAVING A CENTRAL ANGLE OF 124°38'31" AND A RADIUS OF 52 FEET, A DISTANCE OF 113.42 FEET TO THE END OF SAID CURVE, THENCE NORTH 63°13'14" EAST A DISTANCE OF 54.92 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45°32'15" AND A RADIUS OF 52 FEET, THENCE ON SAID CURVE A DISTANCE OF 41.63 FEET TO THE END OF SAID CURVE AND A POINT ON SAID EAST-WEST QUARTER SECTION LINE THENCE WESTERLY ON SAID EAST-WEST QUARTER SECTION LINE A DISTANCE OF 149.96 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
THAT PART OF LOT 5 LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, ALSO KNOWN AS STATE ROAD NO. 5, OF THE PLAT OF HARRY SEEMILLER'S SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH A PORTION OF BLOCK 8 AND THAT PORTION OF AN ABANDONED 8-FOOT PLATTED ALLEY AS SHOWN ON THE PLAT OF LA HACIENDA AS RECORDED IN PLAT BOOK 15, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA: BEGIN AT THE NORTH LINE OF SAID LOT 5 AND THE EAST RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY, THENCE NORTH 08°14'18" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 10.67 FEET, THENCE SOUTH 83°58'43" EAST A DISTANCE OF 96.87 FEET TO THE NORTH LINE OF SAID LOT 5, THENCE SOUTH 89°46'00" WEST A DISTANCE OF 97.86 FEET TO THE POINT OF BEGINNING.

LESS A PORTION OF SAID LOT 5 BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH LINE OF SAID LOT 5 AND THE EAST RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY, THENCE NORTH 89°46'00" EAST ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 97.86 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89°46'00" EAST A DISTANCE OF 132.11 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 SAID POINT BEING ON A CURVE CONCAVE TO THE WEST, THENCE SOUTH ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°17'38" HAVING AN ARC DISTANCE OF 14.43 FEET, THENCE NORTH 83°58'43" WEST A DISTANCE OF 130.22 FEET TO THE POINT OF BEGINNING.

I have reviewed OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE

Agent's File Reference: 2016-0001

Dated: December 15, 2015 @ 11:00p.m.

All policy and title search items have been abstracted and all that apply are shown hereon

ITEM#	O.R.B.	PG.	CONVEYANCE	STATUS
5	FIELD LOCATED	UTILITY POLES AND ANCHORS NOT LOCATED WITHIN EASEMENTS OF RECORD LOCATED ALONG OR NEAR EAST BOUNDARY LINES OF PARCELS 1 & 2		AS SHOWN

SURVEY NOTES:

THE PARCELS ARE CONTIGUOUS AND CONTAIN NO GORES, GAPS OR OVERLAPS ALONG THEIR COMMON BOUNDARIES UNLESS OTHERWISE SHOWN

ASPHALT PAVEMENT CROSSING BOUNDARY INTO R/W ON EASTERLY AND WESTERLY SIDES OF THE PROPERTY

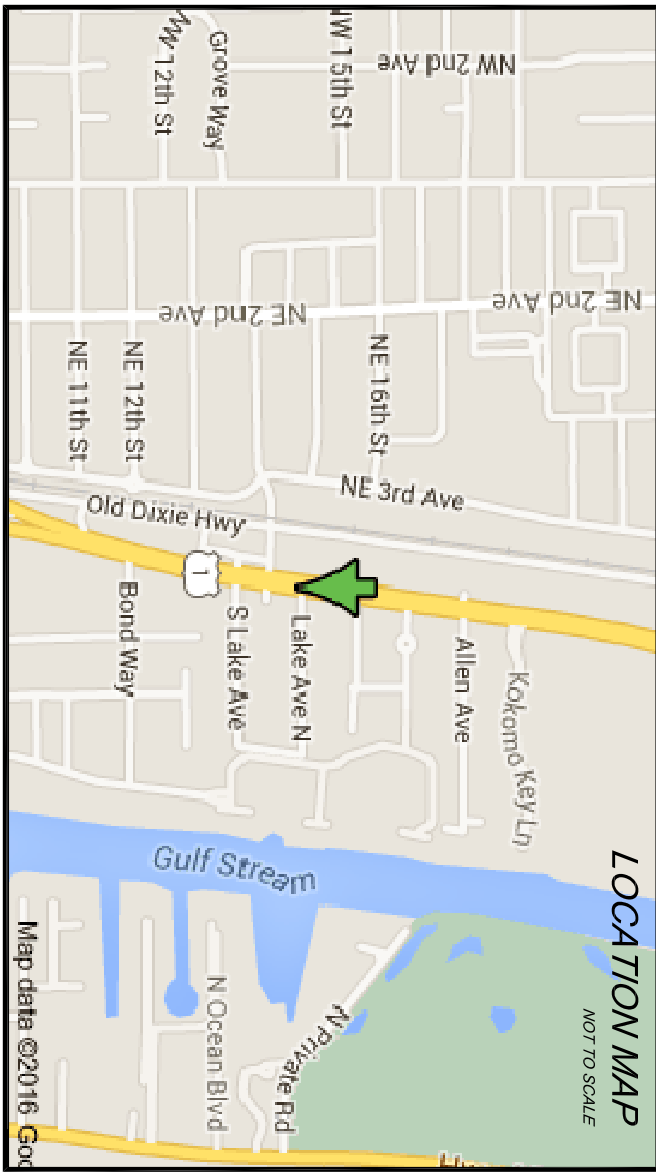
CONCRETE SIDEWALK CROSSING BOUNDARY ON EASTERLY SIDE OF THE PROPERTY

CERTIFIED TO:

MOGUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY; CRYSTAL TITLE & ESCROW COMPANY; CARNEY STANTON P.L.L.C.; LES H. STEVENS, P.A.; 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(A), 8, 11(A), 18, of Table A thereof. The field work was completed on January 11, 2016.

Date of Plat or Map: January 14, 2016



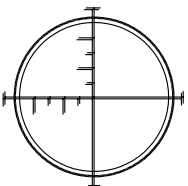
ALTA/ACSM SURVEY

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
- BEARINGS REFERENCED TO LINE NOTED AS B.R.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER SCALED POSITIONS.

LEGEND:

A/C	AIR CONDITIONER	XX XX	EXISTING ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK	S.I.R.	SET IRON ROD & CAP
B.R.	BEARING REFERENCE	F.F.	FINISHED FLOOR	U.E.	UTILITY EASEMENT	P.P.	POWER POLE
B.M.	BENCH MARK	F.I.P.	FOUND IRON PIPE	P.C.P.	PERMANENT CONTROL POINT	T.O.B.	TOP OF BANK
C	CENTERLINE	FD	FOUND	P.R.M.	PERMANENT REFERENCE MONUMENT	W.M.	WATER METER
C	CALCULATED	W.C.	WITNESS CORNER	T.B.M.	TEMPORARY BENCH MARK	PG	PAGE
CATV	CABLE RISER	F.P.K.	FOUND PARKER-KALON NAIL	TEL	TELEPHONE FACILITIES	(P)	PLAT
C.B.	CATCH BASIN	F.C.M.	FOUND CONCRETE MONUMENT	P.O.B.	POINT OF BEGINNING	P.B.	PLAT BOOK
D.H.	DRILL HOLE	F.I.R.	FOUND IRON ROD	P.O.C.	POINT OF COMMENCEMENT	R.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT	L	LENGTH	P.C.C.	POINT OF COMPOUND CURVATURE	O.H.L.	OVERHEAD LINES
DW	DRIVEWAY	L.A.E.	LIMITED ACCESS EASEMENT	P.C.	POINT OF CURVATURE	(M)	FIELD MEASURED
A	CENTRAL ANGLE/DELTA	M.H.	MANHOLE	P.R.C.	POINT OF REVERSE CURVATURE		COVERED AREA
C.M.	CONCRETE MONUMENT	F.N.	FOUND NAIL	P.T.	POINT OF TANGENCY		CONCRETE
D.B.	DEED BOOK	N&D	NAIL & DISC	●	PROPERTY CORNER	★	METAL FENCE
D.	DESCRIPTION OR DEED	N.R.	NON RADIAL	R.O.E.	ROOF OVERHANG EASEMENT	★	WOOD FENCE
ESMT	EASEMENT	N.T.S.	NOT TO SCALE	L.M.E.	LAKE MAINTENANCE EASEMENT		
E.O.W.	EDGE OF WATER	O.R.	OFFICIAL RECORDS	R.P.	RADIUS POINT		



L.B. 7893

TARGET
SURVEYING, LLC

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407

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STATEWIDE NUMBERS PHONE: (800) 226-4807 FACSIMILE: (800) 741-0576