

SCALE 1"=20'

SEABOARD AIRLINE RAILROAD

17 FIDER OPTIC RISER
POSSIBLE EASEMENT
PER ORB 26401, PG 1156, PBCR

420.0' (DEED & MEAS)

8' HIGH CONCRETE PANEL WALL
1' WIDE, TIE TO C/L OF WALL

WESTERLY LINE OF
SEABOARD AIRLINE RAILROAD

1 STORY OFFICE BLDG
W/ TWO BAYS
FF EL=15.41
GARAGE EL=15.36

COVERED
CONCRETE

AREA OVER GROWN
WITH VEGETATION

CONCRETE
(BROKEN UP & OVER GROWN
W/ VEGETATION)

SOUTH LOT
PCN12-43-46-18-00-000-1120

N.W. 18th AVENUE

17 FIDER OPTIC RISER
POSSIBLE EASEMENT
PER ORB 26401, PG 1156, PBCR

425.0'
(DEED)

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY
2	9/15/14	REVISED LEGAL DESCRIPTION	RNB
1	8/23/14	SHOW NW 18 AVE ROW EXCEPT	RNB

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP OF LAND SURVEY WAS PREPARED UNDER MY
RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH
BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER
5J-17.050-17.052 FAC, CHAPTER 472 FLORIDA STATUTES, AND THAT IT IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LAST FIELD DATE: 8/19/14

ISSUED DATE: 8/25/14

HANS WILKIE, P.L.S.
REG. LAND SURVEYOR LS #6316

PROPERTY ADDRESS:
101 NW 18th AVENUE
DELRAY BEACH, FL 33445

PARCEL CONTROL NUMBER:
12-43-46-18-00-000-1120 SOUTH LOT
12-43-46-18-00-000-1141 NORTH LOT

CERTIFIED TO:

LEIGH GOVE
FIRST AMERICAN TITLE INSURANCE COMPANY
MATTHEW B. WEALCATCH, P.A.
PARADISE BANK

SURVEYOR NOTES

This survey does not constitute a title search by Apogee Services, Inc. to determine
ownership or easements of record. For all information regarding easements,
rights-of-way and title of record, Apogee Services, Inc. relied upon a First
American Title Commitment for Title Insurance Policy, File Number Four D's Realty
s-t Grove, effective date July 09, 2014 @ 8:00 am. Refer to attached spread sheet
for notes corresponding to Schedule B II Exceptions.

The legal description used for this survey is the legal description in the title report.
Note Apogee Services, Inc. was not previded to the unfilled plat of Totterdale
Industrial.

This sketch is not valid without the original signature and the raised seal of a
Florida Licensed Surveyor and Mapper.

This is an above ground survey only and correctly represents the facts found at
the time of the survey. This surveyor does not purport to identify encroachments,
foundations, utilities, structures of other improvements below grade.

Elevations shown hereon are based on National Geodetic Vertical Datum 1929
(NGVD-29) unless otherwise noted. Benchmark use was a Palm Beach County
brass disk, Stamped: GUELIG, located at the Northeast corner of Congress Ave. and
Lowson Blvd. 15.4' west of a witness post, which bears an elevation of 20.226
feet.

Area of site: Per Legal Description, 110,984 sq. ft., 2.55 acres, more or less.

Zoned: MIC - Mixed Industrial & Commercial (12-DELRAY BEACH), Information per
Palm Beach County Property Appraiser Web Site. <http://www.co.palm-beach.fl.us>,

By graphical plotting only, this site is in Zones "X" and "AE", with a base
elevation of 12, of the Flood Insurance Rate Map, Community Panel No. 125102
0004 D, which bears a revised date of January 5, 1989.

APOGEE SERVICES, INC.

703 SW 24th AVENUE, BOYNTON BCH., FL 33435
TEL: (561) 441-5354 FAX: 1-(866) 425-2032

SCALE: 1" = 20'

DATE: 08/04/14

DRAWN BY: RNB

CKD BY: HW

101 N.W. 18th AVENUE
DELRAY BEACH, FLORIDA

BOUNDARY SURVEY

LEIGH GOVE

L.B. #7644

114-016