

DESCRIPTION:

LOTS 1 THROUGH 14, INCLUDING LOT 29 AND TRACT "A" OF GATEWAY SHOPPING CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 76, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PROPERTY ALSO SOMETIMES DESCRIBED AS: LOTS 1 THROUGH 14, INCLUDING AND LOT 29, TRACT A OF GATEWAY SHOPPING CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 76, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH PARKING AREA TRACT A.

THE HEREABOVE DESCRIBED PROPERTY IS A BEAT OF TRACT A AS SHOWN ON THE PLAT OF TROPIC ISLE, RECORDED IN PLAT BOOK 24, PAGE 235, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TITLE NOTES:

- THIS SURVEY SHOWS ALL EASEMENTS AND RIGHTS OF WAY AS SHOWN ON SCHEDULE B-1 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT, ORDER NO. 439550, DATED APRIL 27, 2013.
- PARCEL SUBJECT TO DECLARATION OF UNITY OF TITLE AS RECORDED IN ORDER 24063, PAGE 799.
- PARCEL SUBJECT TO TERMS, CONDITIONS, AND PROVISIONS OF ORDER AS RECORDED IN ORDER 2601, PAGE 271.

SITE INFORMATION:

PARCEL ZONING: PC PLANNED COMMERCIAL
PROPERTY ADDRESS: 1911 SOUTH FEDERAL HIGHWAY DELRAY BEACH, FLORIDA 33444
PARCEL CONTROL NO. 12-43-46-28-06-001-000
LAND AREA = 77,430 SQ. FT. (1.78 ACRES), MORE OR LESS

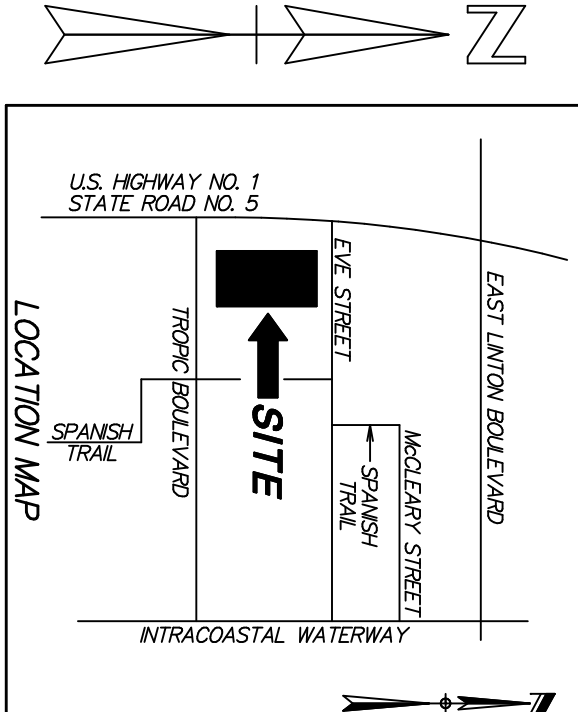
SETBACKS: FRONT 10'
SIDE STREET 10'
SIDE INTERIOR 10'
REAR 10'

ALL DIMENSIONS SHOWN HEREON ARE BASED ON THE STANDARD U.S. FOOT.

THIS SURVEY HAS ACHIEVED A MINIMUM LEVEL OF CLOSURE OF 1 FOOT IN 10,000 FEET AS REQUIRED FOR COMMERCIAL PLAT REVISIONS. DIMENSIONS SHOWN ARE BASED ON A REDUNDANCY OF MEASUREMENTS FOR VERTICAL, HORIZONTAL AND ANGULAR DIMENSIONS.

NO TITLE WAS REVIEWED OR SEARCH OF THE PUBLIC RECORDS WAS MADE IN ORDER TO ENSURE THAT NO SUBSURFACE SEARCH WAS MADE FOR UTILITIES OR UNDERGROUND FOOTINGS.

EB = ELECTRIC BOX FLUSH WITH GROUND
COVD = COVERED
SSM = STORM SEWER MANHOLE
SSCO = SANITARY SEWER CLEAN OUT
SSM = SANITARY SEWER MANHOLE
[X] = REFERS TO ITEM NUMBER IN SCHEDULE B-1 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT
T.P. = CONCRETE TRANSFORMER PAD
STM = STORM SEWER MANHOLE
FLOOD ZONE: X
COMMUNITY PANEL NO. 05102 0879
SUFFIX F
EFFECTIVE DATE: OCTOBER 05, 2017
NOTE: ALL BOUNDARY LINES AND ANGULAR DIMENSIONS ARE PLAT AND SURVEY UNLESS STATED OTHERWISE.



LEGEND:

☐ = CENTERLINE
CONC. = CONCRETE
W.M. = WATER METER
F.H. = FIRE HYDRANT
X = WATER VALVE
B-F-P = BACK FLOW PREVENTER
— — — — — = OVERHEAD UTILITY LINES
SSCO = SANITARY SEWER CLEAN OUT
SSM = SANITARY SEWER MANHOLE
[X] = REFERS TO ITEM NUMBER IN SCHEDULE B-1 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT
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MAP OF AS-BUILT SURVEY
SITE ADDRESS: 1911 S. FED. HIGHWAY
DELRAY BEACH, FLORIDA 33483

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND THAT I AM A LICENSED SURVEYOR AND MAPPER IN THE STATE OF FLORIDA. ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES.

Paul D. Engle

NOT VALID WITHOUT THE SIGNATURE AND LICENSED SURVEYOR AND MAPPER #5108

O'BRIEN, SUTER & O'BRIEN, INC.

CERTIFICATE OF AUTHORIZATION #18333
SUPERVISOR AND DESIGNER: PAUL D. ENGLE
955 NW 7TH AVENUE, SUITE 100 DELRAY BEACH, FLORIDA 33445
(561) 276-4901 / 132-3279 FAX 276-2390

DATE OF SURVEY: JAN. 15, 2019
FIELD BOOK: 58
SCALE: 1" = 20'
SHEET NO.: 13-370b