

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.

2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.

The land description shown hereon was provided by the Client.

No underground improvements were located.

- 5. Bearings, distances and/or angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are based on the north line of said Plat having a bearing of N89*59'03"E.
- 6. The property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12099C0979F, Community Number 125102, dated 10/05/2017.
- 7. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.

This map is intended to be displayed at a scale of 1:240' (1" = 20').

. The species of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.

10. Abbreviation Legend: A/C = Air conditioner; Δ = Central Angle; Q = Centerline; CHB = Chord Bearing; CONC. = Concrete; D = Per Deed; F.B. = Field Book; F.D.O.T. = Florida Department of Transportation; ID. = Identification; L = Arc Length; L.B. = Licensed Business; OW = Overhead Wires; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; P.G. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; W/CAP = With Surveyors Cap.

LAND DESCRIPTION:

All of BRANCH BANK LANTANA, according to the Plat thereof as recorded in Plat Book 45, Page 188, of the Public Records of Palm Beach County, Florida.

LESS AND EXCEPT (as shown on F.D.O.T. Financial Project No. 4353841, Parcel 103, dated 08/18/16)

A portion of BRANCH BANK OF LANTANA, according to the plat thereof, as recorded in Plat Book 45, at Page 188, of the Public Records of Palm Beach County, Florida, lying in the southeast one—quarter (S.E. ½) of Section 19, Township 46 South, Range 43 East, and being more particularly described as follows:

Commence at the southwest corner of said plat BRANCH BANK OF LANTANA, said point being on the northerly existing right of way line of County Road 782 (Linton Boulevard); thence N 89°19'19" E along the southerly line of said plat BRANCH BANK OF LANTANA and said northerly existing right of way line of County Road 782 (Linton Boulevard), a distance of 116.79 feet to the Point of Beginning, being the beginning of a curve concave northwesterly, having a chord bearing of N 44°13'17" E; thence northeasterly and northerly along said curve, having a radius of 60.00 feet, through a central angle of 90°12'04", an arc distance of 94.46 feet to a point on the westerly existing right of way line of County Road 807 (Congress Avenue); thence S 00°55'45" E along said westerly existing right of way line of County Road 807 (Congress Avenue), a distance of 35.21 feet to a point on said northerly existing right of way line of County Road 782 (Linton Boulevard); thence along said northerly existing right of way line of County Road 782 (Linton Boulevard) for the following described two (2) courses; thence (1) S 44°13'17" W, a distance of 35.29 feet to a point on said southerly line of plat BRANCH BANK OF LANTANA; thence (2) S 89°19"19" W along said southerly line of plat BRANCH BANK OF LANTANA, a distance of 35.21 feet to the Point of Beginning.

Said lands lying in the City of Delray Beach, Palm Beach County, Florida and containing 34,622 square feet (0.7948 acres) more or less.

CERTIFICATION:

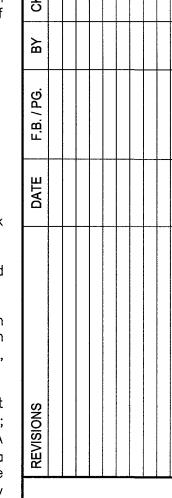
I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J—17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 11/27/2019

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

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WELLS FARGO BANK
#1660 S. CONGRESS AVENUE
BRANCH BANK OF LANTANA
(P.B. 45, PG. 188, P.B.C.R.)
CITY OF DELRAY BEACH

JOB #: 11508
SCALE: 1" = 20"
DATE: 11/27/2019
BY: W.R.E.
CHECKED: J.T.D.
F.B. 1980 PG. 33-35
SHEET: 1 OF 1