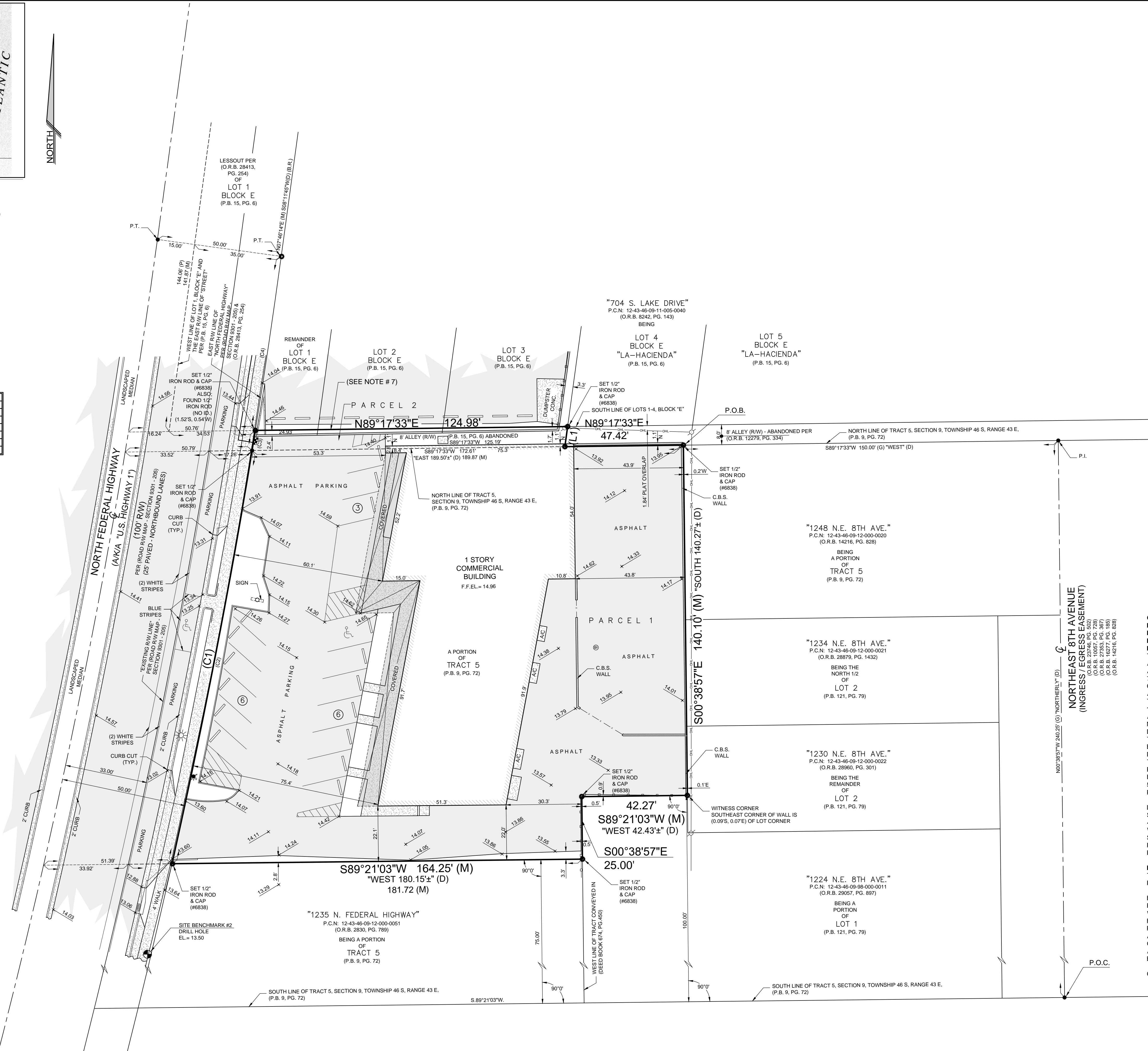


CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	2914.93	03°28'11"	176.52	N10°52'22"E 176.49'
C2 (M)	2914.93	03°18'36"	168.40	N10°55'09"E 168.38'
C2 (D)	2914.93	"NORTHERLY"	"CHORD DIST = 168.60"	
C3	2914.93	00°09'35"	8.12	N09°14'04"E 8.12'
C4 (M)	2914.93	01°23'02"	70.41	N08°27'45"E 70.40'
C4 (D)	2914.93		72.56	

LINE	BEARING	LENGTH
L1	S07°46'14"W	8.09'

SITE SPECIFIC LEGEND:
(M) = MEASURED GRID BEARING & DISTANCE (STATE PLANE)
(D) = DEED DESCRIPTION
(6) = NUMBER OF PARKING SPACES
= PAINT MARKINGS DEPICTING UNDERGROUND WATER LINES (LOCATED BY OTHERS)



CERTIFIED TO: Delray Park Plaza LLC
PROPERTY ADDRESS: 1319 / 1325 N Federal Hwy., Delray Beach, FL 33483
FLOOD ZONE: X (FIRM 125102-12099C0977F 10/05/2017)
DESCRIPTION:
PARCEL 1: 1319 N FEDERAL HWY., DELRAY BEACH, FL 33483 PCN: 12-43-46-09-12-000-0050
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PALM BEACH, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
A PART OF TRACT 5 OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, RECORDED IN PLAT BOOK 9, PAGE 72, PALM BEACH COUNTY, FLORIDA.
COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF TRACT 5, WITH THE CENTERLINE OF 8TH AVENUE, THENCE RUN NORTHERLY ALONG THE EXTENSION OF SAID CENTERLINE TO ITS INTERSECTION OF THE NORTH LINE OF SAID TRACT 5; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 5 A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING; THENCE SOUTH AND PARALLEL TO THE CENTERLINE OF 8TH AVENUE, A DISTANCE OF 140.27 FEET, MORE OR LESS TO A POINT ON A LINE PARALLEL TO AND 100 FEET NORTH OF THE SOUTH LINE OF TRACT 5; THENCE WEST PARALLEL TO THE SOUTH LINE OF TRACT 5, A DISTANCE OF 42.43 FEET MORE OR LESS TO A POINT IN THE NORTHERLY EXTENSION OF THE WEST LINE OF A TRACT CONVEYED TO ROY W. GOTTFRIED AND ALICE GOTTFRIED, NOVEMBER 29, 1943 BY DEED IN DEED BOOK 674, PAGE 450, PALM BEACH COUNTY, RECORDS, THENCE ALONG SAID NORTHERLY EXTENSION A DISTANCE OF 25 FEET TO A POINT ON A LINE PARALLEL TO AND 75 FEET NORTH OF THE SOUTH LINE OF TRACT 5, THENCE WEST ALONG SAID PARALLEL LINE A DISTANCE OF 180.15 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1); THENCE NORTHERLY ALONG THE EAST RIGHT OF WAY LINE A CHORD DISTANCE OF 168.60 FEET MORE OR LESS TO THE NORTH LINE OF TRACT 5; THENCE EAST ALONG THE NORTH LINE OF TRACT 5 A DISTANCE OF 189.50 FEET MORE OR LESS, TO A POINT OF BEGINNING.

LESS THAT PORTION OF LOT 5, LESS THE SOUTH 75 FEET THEREOF CORRECTION MAP SHOWING SUBDIVISION OF PARCELS SITUATED IN LOTS 36, 1, 2, AND 3, SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 9, PAGE 72, PALM BEACH COUNTY PUBLIC RECORDS WHICH LIES WITHIN 50 FEET EASTERLY IF MEASURED AT RIGHT ANGLES TO, THE BASE LINE OF SURVEY OF STATE ROAD 5, SECTION 9301-205 AS SAME IS SHOWN ON A RIGHT OF WAY MAP OF SAID ROAD AND SECTION RECORDED IN STATE AND COUNTY ROAD PLAT BOOK 2, PAGES 156-165 INCLUSIVE, PALM BEACH COUNTY, PUBLIC RECORDS.

PARCEL 2: THAT PORTION OF THE 8 FOOT WIDE ALLEY RIGHT OF WAY LOCATED SOUTH OF AND ADJACENT TO LOTS 1, 2 AND 3, BLOCK E, LA-HACIENDA, AS RECORDED IN PLAT BOOK 15, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3, THENCE S 07°46'14"W ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 3, A DISTANCE OF 8.09 FEET TO THE SOUTH LINE OF THE 8 FOOT WIDE RIGHT OF WAY; THENCE S 89°17'33"W ALONG THE SOUTH RIGHT OF WAY LINE, A DISTANCE OF 125.19 FEET TO THE EAST RIGHT OF WAY OF NORTH FEDERAL HIGHWAY (STATE ROAD 5), BEING A LINE LYING 50 FEET EAST OF THE BASE LINE OF SURVEY OF STATE ROAD 5, THENCE NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2914.93 FEET, A CENTRAL ANGLE OF 00°09'35", AN ARC LENGTH OF 8.12 FEET, A CHORD BEARING OF N 09°14'04"E, A CHORD DISTANCE OF 8.12 FEET, THENCE N 89°17'33"E ALONG THE NORTH LINE OF THE 8 FOOT WIDE RIGHT OF WAY, A DISTANCE OF 124.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,001 SQUARE FEET.

SHEET 1 OF 2
BOUNDARY SURVEY
This survey is not valid without embossed surveyor's seal and/or an authorized electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

CRD. FILE Y190600-A

SEE SHEET 2 OF 2 FOR 1"=10' SCALE

LEGEND:									
CALC.	=	CALCULATED	(P)	=	PLAT	P.I.	=	POINT OF INTERSECTION	ASPHALT PAVEMENT
C.B.S.	=	CONCRETE BLOCK STRUCTURE	R	=	RADIUS	P.O.C.	=	POINT OF COMMENCEMENT	CONCRETE PLATWORK
CONC. MON.	=	CONCRETE MONUMENT	A	=	CENTRAL DELTA ANGLE	P.O.B.	=	POINT OF BEGINNING	PAVER BRICK PLATWORK
CONC.	=	CONCRETE	CHB	=	CHAIN BEARING	R/W	=	RIGHT OF WAY	WOOD POWER POLE
CHB.	=	CHAIN BEARING	N.G.V.D.	=	NATIONAL GEODETIC VERTICAL DATUM	W.F.	=	WOOD FENCE	WATER METER
U.S.E.	=	UNITED STATES ELEVATION	O.R.B.	=	OFFICIAL RECORD BOOK	M.F.	=	METAL FENCE	PRE-HORNT
F.F.E.L.	=	FINISHED FLOOR ELEVATION	P.B.	=	PLAT BOOK	C.	=	CENTERLINE	CATCH BASIN
(E)	=	ELEVATION	P.C.	=	POINT OF CURVATURE	E.	=	EASEMENT	SANITARY MANHOLE
(R)	=	BEARING REFERENCE	P.R.C.	=	POINT OF REVERSE CURVATURE	C.	=	COVERED	
(D)	=	DEED	M.	=	MEASURED	O.H.L.	=	OVERHEAD LINES	
(L)	=	MEASURED				LOT TIE	=	LOT TIE	

SCALE: 1" = 20'

DRAWN BY: PICARD

FIELD WK: M.M. / B.M.

DATE: 08/09/2019

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