



A PORTION OF TRACT 27, "MODEL LAND COMPANY'S SUBDIVISION OF THE NORTH HALF AND PART OF THE SOUTH HALF OF SECTION 18-46-43", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 51 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 18; THENCE SOUTH 89°47'40" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, ALSO LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE; THENCE CONTINUOUSLY SOUTH 89°47'40" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 734.34 FEET; THENCE NORTH 11°08'27" EAST, ALONG THE EAST LINE OF SAID SOUTH LINE, WITH DRAINAGE DISTRICT NO. 10, A DISTANCE OF 100.00 FEET; THENCE NORTH 89°55'42" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE, THEREOF, OF WACAT, PALM TRACT, SOUTH COUNTY FACILITY, ACCORDING TO THE "PLAT THEREOF" AS RECORDED IN PLAT BOOK 127 AT PAGES 194 AND 195 OF SAID PUBLIC RECORDS, A DISTANCE OF 681.33 FEET; THENCE SOUTH 00°45'26" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE, A DISTANCE OF 341.53 FEET TO THE POINT OF BEGINNING.

A PORTION OF TRACTS 38 AND 39, "MODEL LAND COMPANY'S SUBDIVISION OF THE NORTH HALF AND PART OF THE SOUTH HALF OF SECTION 18-46-43", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 51 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

NOTES

3. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 4. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
 5. THERE HAVE BEEN NO RECORD IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
 6. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, HAVING A BEARING OF NORTH 89°47'40" EAST, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD NO. 806 (ATLANTIC AVENUE).
 7. RECORDING ORIGINALLY DATED 03/30/2005.
 8. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) UNLESS OTHERWISE INDICATED.
 9. "GUELIC" HAVING AN ELEVATION OF 18.691' NAVD 1988.
 10. PROPERTY ADDRESS: 2095 W ATLANTIC AVE
 2101 W ATLANTIC AVE
 2200 W ATLANTIC AVE
 2189 W ATLANTIC AVE
 20 N CONGRESS AVE
 40 N CONGRESS AVE
 DELRAY BEACH FL, 33445

8. FLOOD INFORMATION IS AS FOLLOWS:

COMMUNITY NUMBER	25102
PANEL NUMBER	0978E
DATE OF FIRM INDEX	10/05/2017
BASE FLOOD ELEVATION	9.0' for AE

NORTH PARCEL
TITLE COMMITMENT #592582 A2
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT DATE: JANUARY 14, 2019 AT 11:00 PM

#	BOOK/PAGE	DESCRIPTION	APPLIES?	PLOTTED?
6	PB 6/51	PLAT	YES	YES
7	DB 649/316	LDWD DEED	YES	NO
7	ORRB 3865/389	QUIT CLAIM	DEED	YES
7	ORRB 20975/734	CORRECTIVE	DEED	YES
7	ORRB 20975/740	CORRECTIVE	DEED	YES
8	ORRB 1732/612	LDWD R/W	YES	NO
9	RPB 4/66	CONGRESS R/W MAP	NO	NO

CENTRAL PARCEL
FIRST COMMITMENT #NCS-957796-TAM
TITLE AMERICAN TITLE INSURANCE COMPANY
COMMITMENT DATE: APRIL 17, 2019 AT 8:00 AM

#	BOOK/PAGE	DESCRIPTION	APPLIES?	PLOTTED?
9	PE 615/608	PIRAT	YES	YES
10	ORD 3543/1339	SIGNAL LEASE	YES	NO*
12	ORD 8578/191	RESOLUTION	NO	NO
13	ORD 1454/1658	LEASE AGREEMENT	YES	YES
14	ORD 25599/1912	LEASE RELATED	YES	YES
14	ORD 2577/799	LEASE RELATED	YES	NO
14	ORD 25828/1561	LEASE RELATED	YES	NO
14	ORD 29336/409	LEASE RELATED	YES	NO
14	ORD 29641/172	LEASE RELATED	YES	NO
15	ORD 2806/806	LEASE MORTGAGE	YES	NO
15	ORD 27225/415	LEASE MORTGAGE	YES	NO
15	ORD 27225/422	LEASE MORTGAGE	YES	NO

SOUTH PARCEL
TITLE COMMITMENT #NCS-962944-TAM
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT DATE: MAY 20, 2019 AT 8:00 AM

#	BOOK/PAGE	DESCRIPTION	APPLIES?	PLOTTED?
9	PB 6/51	PLAT	YES	YES
10	ORB 9555/892	DECLARATION	YES	NO

* SIGN APPEARS TO BE GONE.



A/C	=	AIR CONDITIONER
C.B.S.	=	CONCRETE BLOCK & STUCCO
CONC.	=	CONCRETE
D	=	DELTA (CENTRAL ANGLE)
ELEV.	=	ELEVATION
ELOW	=	EDGE OF WATER
F	=	FINISHED FLOOR
I.P.	=	IRON PIPE
IRC	=	IRON ROD
IR	=	IRON ROD & CAP
L	=	ARC LENGTH
LB	=	LICENSED BUSINESS
L.M.E.	=	LONG TERM EASEMENT
MON.	=	MENTION
N/D	=	NAIL AND DISC
N.P	=	NOT PROVIDED
OHW	=	OVERHEAD WIRES
O/S	=	OFFSET
O/S	=	O'BRIEN SUITER O'BRIEN
P.H	=	PALM BEACH
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
P.G.	=	PAGE
R	=	RADIUS
RTW	=	RIGHT-OF-WAY
T/B	=	TOP OF BANK

	WATER SERVICE		PROPERTY LINE
	ELECTRIC SERVICE		GUY WIRE ANCHOR
	DRAINAGE MANHOLE		WOOD UTILITY POLE
	SANITARY MANHOLE		CONCRETE UTILITY POLE
	WATER VALVE		CLEAN OUT
	TREE		CENTERLINE
	SIGN		WOOD UTILITY LIGHT POLE
	BOLLARD		EXISTING ELEVATION
	LIGHT POLE		

1312	12"-GUMBO	1349	24"-GUMBO	1391	24"-SABAL-PALM	1413	12"-QUEEN-PALM
1313	12"-GUMBO	1370	24"-ROYAL-POINCIANA	1396	6"-QUEEN-PALM	1414	12"-QUEEN-PALM
1314	6"-GUMBO	1371	6"-UNKNOWN	1397	24"-SABAL-PALM	1415	36"-ARECA-PALM
1315	18"-MAJESTIC-PALM	1372	12"-ROYAL-POINCIANA	1398	6"-UNKNOWN	1416	18"-ROYAL-PALM
1316	18"-GUMBO	1373	8"-QUEEN-PALM	1399	6"-SILVER-BUTTONWOOD	1417	10"-QUEEN-PALM
1317	10"-PALM	1374	18"-ARECA-PALM	1400	18"-SABAL-PALM	1418	10"-ROYAL-PALM
1318	4"-PALM-X3	1375	18"-ARECA-PALM	1401	12"-UNKNOWN	1419	18"-MAHAGONI
1319	4"-HIBISCUS	1376	18"-ARECA-PALM	1402	10"-QUEEN-PALM	1420	10"-ROBINILI-X2
1320	4"-PALM	1382	10"-QUEEN-PALM	1403	4"-ROBINILI	1421	8"-BOTTLBRUSH
1324	4"-PALM	1383	6"-QUEEN-PALM	1404	12"-QUEEN-PALM	1509	6"-PALM
1325	4"-PALM-X4	1384	18"-ROYAL-PALM	1405	4"-ROBINILI-X2	1510	6"-PALM
1326	18"-COCONUT-PALM	1385	6"-ROBINILI	1406	12"-UNKNOWN	1511	6"-PALM
1327	4"-ROBINILI	1386	6"-ROBINILI	1407	12"-QUEEN-PALM	1512	6"-PALM
1328	24"-ROYAL-POINCIANA	1387	12"-ROYAL-PALM	1408	48"-ARECA-PALM	1536	12"-OAK
1329	8"-PALM-X2	1388	12"-ROYAL-PALM	1409	10"-QUEEN-PALM	1701	6"-PALM
1332	24"-GUMBO	1389	36"-UNKNOWN	1410	12"-QUEEN-PALM	1702	10"-GUMBO-LIMBO
1333	4"-PALM	1390	36"-ARECA-PALM	1411	12"-QUEEN-PALM	1703	4"-PALM

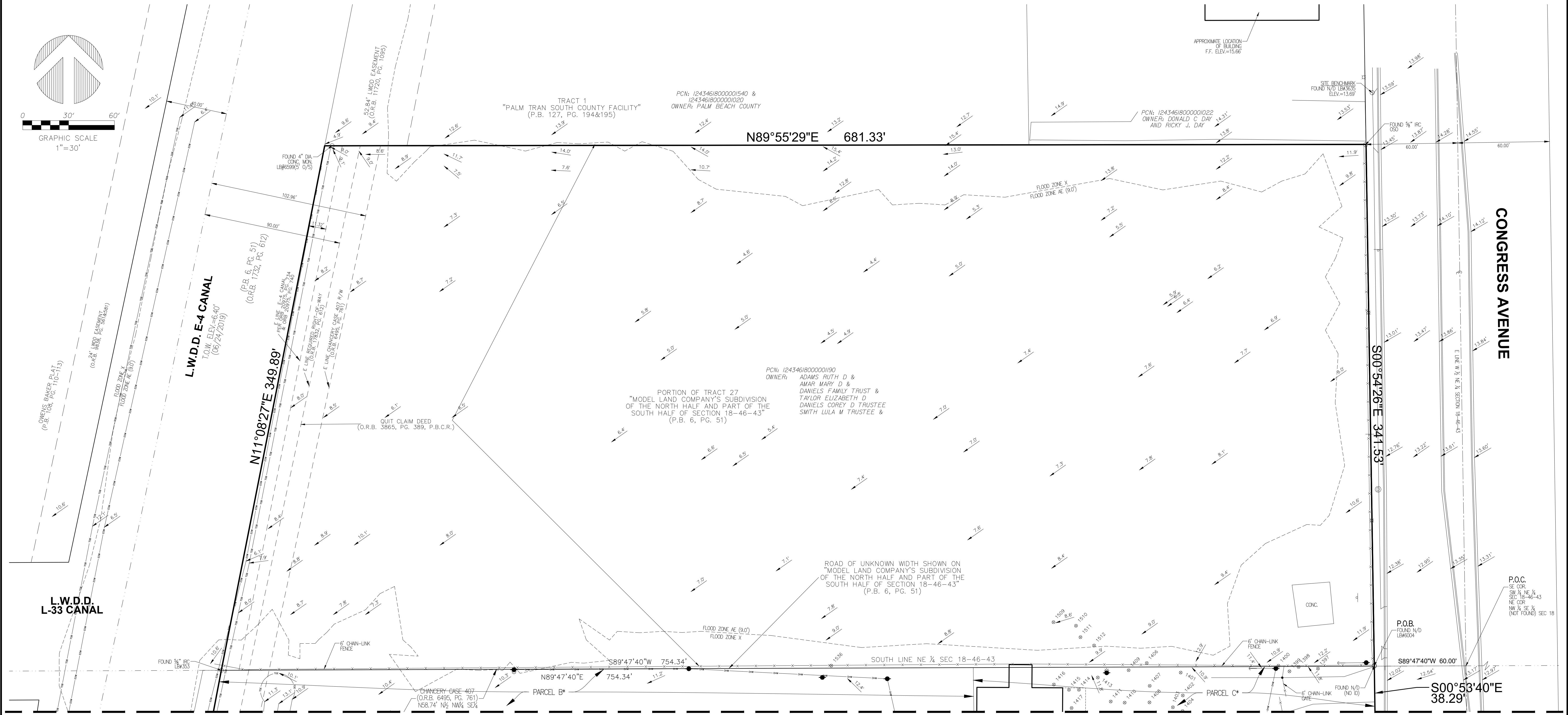
TO: FIRST AMERICAN TITLE INSURANCE COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TRINISIC ACQUISITION COMPANY, LLC AND ITS SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,7C,8,9,11,13,16, 17 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JULY 25, 2019.

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

NO.	DATE	BY	CK'D	REVISIONS:		JOB NO.	18201
1						SCALE	1"=50'
2						DRAWN	AJR
3						CHECKED	JSH
4							
5							
6							
7							
					SEAL	SHEET 1 OF 3	



MATCH LINE

* = PER TITLE COMMITMENT
#NCS-957796-TAM

PERIMETER
SURVEYING & MAPPING
Certificate of Authorization No. LB7264

947 Clint Moore Road
Boca Raton, Florida, 33487

Tel: (561) 241-9988
Fax: (561) 241-5182

AURA DELRAY ALTA/NSPS LAND TITLE SURVEY

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1					
2					
3					
4					
5					
6					
7					

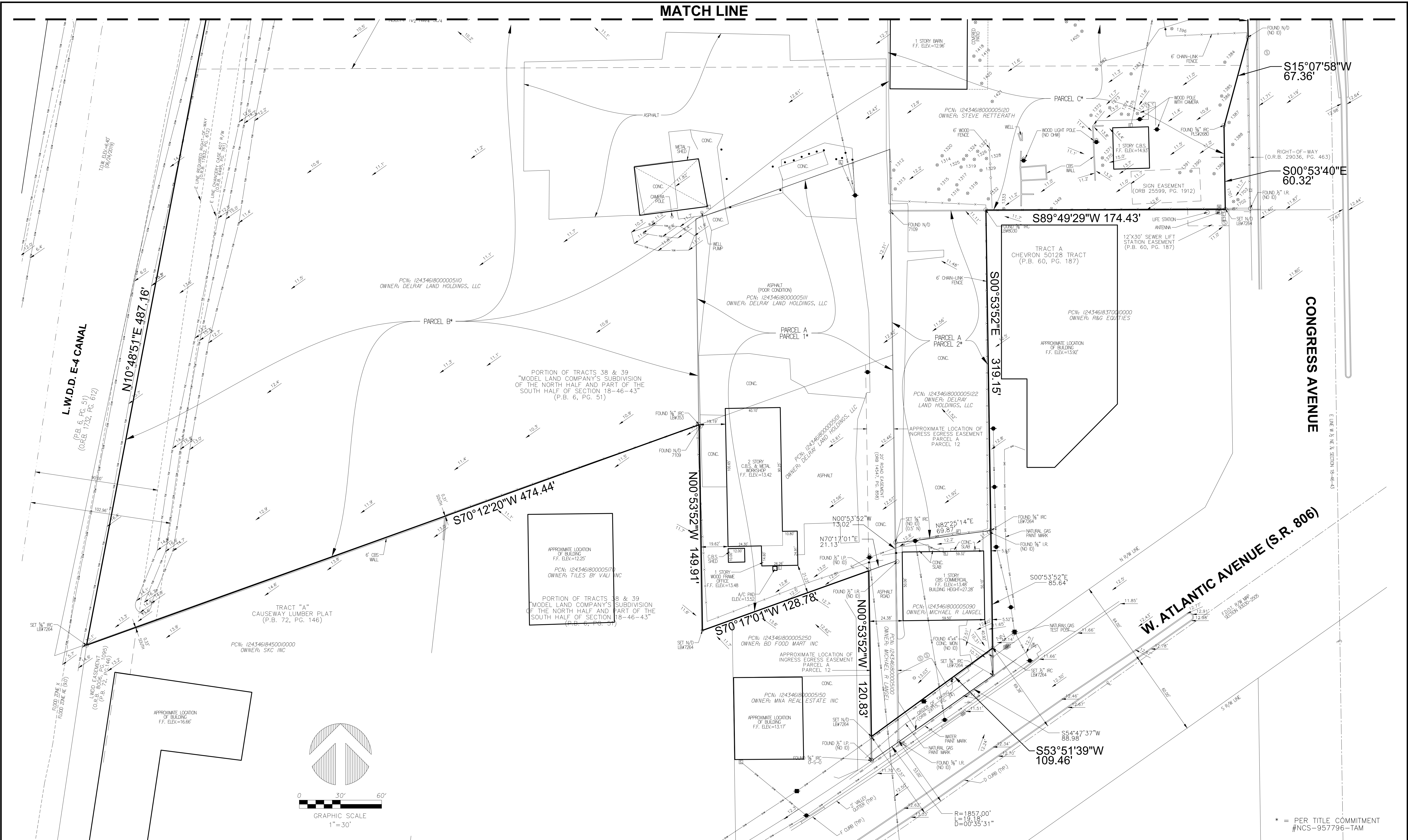
JOB NO. 18201

SCALE 1"=30'

DRAWN AJR

CHECKED JSH

SHEET 2 OF 3



* = PER TITLE COMMITMENT
#NCS-957796-TAM

PERIMETER
SURVEYING & MAPPING
Certificate of Authorization No. LB7264

947 Clint Moore Road
Boca Raton, Florida, 33487

Tel: (561) 241-9988
Fax: (561) 241-5182

AURA DELRAY

ALTA/NSPS LAND TITLE SURVEY

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1					
2					
3					
4					
5					
6					
7					

JOB NO. 18201

SCALE 1"=30'

DRAWN AJR

CHECKED JSH

SHEET 3 OF 3