

# WEISS, HANDLER & CORNWELL, P.A.

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OF COUNSEL

SHAWN BUTTERS-KIRLAN  
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◊BOARD CERTIFIED MARITAL &  
FAMILY LAW

June 2, 2020

VIA EMAIL: [sinisfgallir@mydelraybeach.com](mailto:sinisfgallir@mydelraybeach.com)  
Rochelle Sinisgalli, Administrative Office Coordinator  
Planning & Zoning Department  
100 N.W. 1<sup>st</sup> Avenue  
Delray Beach, FL 33444

Re: Certain property located at 609 East Atlantic Avenue a/k/a 615 East Atlantic Avenue, Delray Beach, Florida.

Dear Ms. Sinisgalli:

With regard to the above property, enclosing please find for processing:

1. Check number 1553 in the amount of \$1,000.00 representing the application fee for the enclosed Abandonment of Easement Application;
2. The completed, signed Abandonment of Easement Application;
3. A copy of the Special Warranty Deed for the property;
4. The original, signed Consent of the Owner;
5. The original, signed Owner's Designation of Agency;
6. A vicinity map;
7. Eight (8) originals of the signed and sealed survey; and
8. The original Title Certificate.

Should you have any question, please do not hesitate to contact my office. Thank you.

Very truly yours,

WEISS, HANDLER & CORNWELL, P.A.



SHAWN BUTTERS-KIRLAN

SBK/jdn  
Enclosures  
cc: Client



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# ABANDONMENT OF EASEMENT APPLICATION

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## INSTRUCTIONS FOR COMPLETING AND FILING THE ABANDONMENT OF EASEMENT APPLICATION

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Applications for abandonment of easements may be submitted to the Planning and Zoning Department at any time between the hours of 8:00 a.m. and 5:00 p.m., Monday thru Friday. The application must be accompanied by the \$1,000.00 (for General Easements) or \$1,000.00 (for Specific Easements) filing fee (make checks payable to the City of Delray Beach). Please print or type all of the required information, and ensure that the application is complete and accurate. In order to be accepted for processing, the application must be accompanied by the Standard Application Items, as listed on Page 7.

Abandonment of easements is reviewed by the City Commission which meets on the first and third Tuesday of each month. Abandonment of easements is scheduled for City Commission action once all conditions associated with the request have been addressed. It takes approximately eight (8) weeks between submission of the application and final action by the City Commission. This time may vary depending upon the number of comments made by staff, and the time required by the applicant to submit revisions.

Please refer to Section 2.4.6(N) of the City's Land Development Regulations for the processing and findings required for the abandonment application. A pre-application conference with a member of the Planning staff is strongly recommended, and can be scheduled at your convenience. We will be glad to assist you in any way possible.

### **Notes:**

- 1. In addition to the surveys required above, a digital copy of the survey and application documentation provided on CD is required with the submittal of the application and each subsequent resubmittal. The digital copy must be in a PDF format and shall be prepared at a size of 8½" x 11" or 11"x 17", depending upon legibility.**
- 2. Citizens that request a presentation before the City Commission that is on a portable flash drive device must provide their media to the Planning and Zoning Department no later than 12:00 pm one day prior to the meeting where they wish to present. The City laptops will not accept (won't even recognize) any jump drives inserted without prior IT scanning. There will be a zero tolerance policy on this. Applicants have the option to bring their own laptops for their presentation.**

**CITY OF DELRAY BEACH PLANNING AND ZONING DEPARTMENT  
APPLICATION FOR ABANDONMENT OF EASEMENT**

Project Name: **ATLANTIC CROSSING**

Address or General Location: **609 East Atlantic Avenue a/k/a 615 East Atlantic Ave,  
Delray Beach, Florida.**

Description of Easement: **Portions of the sidewalk easements dedicated pursuant to  
the Plat recorded in Plat Book 125 at Page 80 of the Public Records of Palm Beach  
County, Florida.**

**PART ONE - APPLICANT INFORMATION:**

**APPLICANT**

Name: **EDWARDS ATLANTIC AVENUE, LLC, an Ohio limited liability company**

Address: **495 South High Street, Suite 150, Columbus, Ohio 43215.**

Telephone Number: **614-241-2070** E-Mail/Fax: **dean.kissos@edwardscompanies.com /  
614-241-2080x**

**AGENT**

Name: **WEISS, HANDLER & CORNWELL, P.A.**

Address: **2255 Glades Road, Suite 205E, Boca Raton, FL 33431**

Telephone Number: **561-997-9995.** E-Mail/Fax: **hbh@whcfla.com/561-997-5280.**

**OWNER** (if other than applicant)

Name: Same as applicant

Address: \_\_\_\_\_

\_\_\_\_\_  
Telephone Number: \_\_\_\_\_ E-Mail/Fax: \_\_\_\_\_

## **PART TWO - PROPERTY INFORMATION:**

Property Control Number: **Portions of PCN: 12-43-46-16-M8-001-0010; 12-43-46-16-M8-001-0020; 12-43-46-16-M8-004-0000; and 12-43-46-16-M8-002-0000.**

Legal Description of the Area to be Abandoned (attach separate sheet if necessary):

Portions of the platted sidewalk easements located within the following parcels to be dedicated to the Florida Department of Transportation and as more particularly described on Exhibit "A".

### **Right-of Way Parcels:**

A portion of Tract "A", "ATLANTIC CROSSING", according to the Plat thereof, as recorded in Plat Book 125, at Pages 80 through 85 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Tract "A"; thence North 90°00'00" West along the South line of Tract "A", a distance of 306.10 feet to the POINT OF BEGINNING 1; thence North 90°00'00" West, along the said South line of Tract "A", a distance of 70.96 feet to a point to be known hereinafter as Reference Point A; thence North 00°00'00" West, a distance of 1.30 feet; hence North 90°00'00" East, a distance of 15.58 feet; thence North 44°21'41" East, a distance of 19.86 feet; thence North 90°00'00" East, a distance of 41.26 feet; thence South 00°51'58" East, a distance of 15.50 feet to the POINT OF BEGINNING 1;

TOGETHER WITH the following portion of Tract "A", being more particularly described as follows:

Commencing at the aforementioned Reference Point A; thence North 90°00'00" West, along said South line of Tract "A", a distance of 229.82 feet to the POINT OF BEGINNING 2; thence 90°00'00" West, a distance of 5.57 feet to a point of curvature of a circular curve to the right; thence Westerly and Northerly along the arc of said curve, also being the Southwesterly boundary of said Tract "A", having a radius of 15 feet and a central angle of 89°07'44", a distance of 23.33 feet to the point of tangency. Thence North 00°52'16" West, along the West line of said Tract "A", a distance of 5.12 feet to a point to be known hereinafter as Reference Point B; thence South 46°03'58" East, a distance of 5.75 feet; thence South 00°15'16" East, a distance of 7.84 feet; hence North 89°44'44" East, a distance of 8.06 feet; thence South 46°03'58" East, a distance of 11.67 feet to the POINT OF BEGINNING 2;

TOGETHER WITH the following portion of Tract "A", being more particularly described as follows:

Commencing at the aforementioned Reference Point B; thence North 00°52'16" West along the West line of said Tract "A", a distance of 556.50 feet to the POINT OF

BEGINNING 3; thence North 00°52'16" West, a distance of 5.68 feet to the point of curvature of a circular curve to the right; thence Northerly and Easterly along the arc of said curve, also being the Northwesterly boundary of said Tract "A", having a radius of 15.00 feet and a central angle of 90°51'03", a distance of 23.79 feet to the point of tangency; thence South 89°58'47" East along the North line of said Tract "A", a distance of 9.45 feet; thence South 00°01'13" East, a distance of 8.00 feet; thence South 89°58'47" West, a distance of 20.10 feet; thence South 00°52'16" East, a distance of 8.42 feet; thence South 44°19'39" West, a distance of 6.28 feet to the POINT OF BEGINNING 3;

Said lands situate in Palm Beach County, Florida.

Parent Parcel:

That portion of Tract "A", ATLANTIC CROSSING, according to the Plat thereof, as recorded in Plat Book 125, Page(s) 80 through 85, inclusive, of the Public Records of Palm Beach County, Florida, lying West of the East line of the 40.00 foot road right-of-way for NE 7th Avenue, as abandoned per Official Records Book 23166, Page 1366.

Existing Use of Property: **Platted sidewalk easement dedicated to the City of Delray Beach for public purposes.**

Proposed Use of the Property: **Corner clips to be dedicated to the Florida Department of Transportation for maintenance of clear sight window.**

CFN 20160213645  
OR BK 28372 PG 461  
RECORDED 06/16/2016 11:19:20  
Palm Beach County, Florida  
AMT 15,800,000.00  
DEED DOC 110,600.00  
Sharon R. Bock  
CLERK & COMPTROLLER  
Pgs 0461-0470; (10Pgs)

**PREPARED BY AND WHEN RECORDED  
RETURN TO:**

Proskauer Rose LLP  
2255 Glades Road, Suite 421A  
Boca Raton, Florida 33434  
Attn: Stuart T. Kapp, Esq.

Parcel Control Numbers: 12-43-46-16-M8-  
001-0010, and a portion of 12-43-46-16-M8-  
001-0020, 12-43-46-16-M8-004-0000 and 12-  
43-46-16-M8-002-0000

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this 14<sup>th</sup> day of June, 2016, by and among **CDS DELRAY REDEVELOPMENT, LLC**, a Florida limited liability company (the "**Grantor**") with an address of 3299 NW Second Avenue, Boca Raton, Florida 33431, and **EDWARDS ATLANTIC AVENUE, LLC**, an Ohio limited liability company (the "**Grantee**"), whose address is 495 South High Street, Suite 150, Columbus, Ohio 43215.

**WITNESSETH:**

That, for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, those certain parcels of land situate, lying and being in Palm Beach County, Florida being described on Exhibit A attached hereto and made a part hereof (the "**Land**").

TOGETHER WITH all right, title and interest of Grantor in (i) any and all structures and improvements on the Land; (ii) any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Land; and (iii) all easements, rights of way, privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Land.

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO the matters reflected on the attached Exhibit B, without reimposing same.

AND Grantor fully warrants the title to the said property and will defend the same against the lawful claims of persons whomsoever claiming by, through or under Grantor, but not otherwise.

[SIGNATURE PAGE FOLLOWS]

This is not a certified copy

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the date first above written.

Signed, sealed and delivered in the presence of:

**GRANTOR:**

CDS DELRAY REDEVELOPMENT, LLC, a Florida limited liability company

By: CDS Group Holdings, L.L.C., a Florida limited liability company, its manager

Witness:

Printed Name:

*Kasey A. Quigley*  
*Kasey A. Quigley*

By:

*William H. Milmo*

William H. Milmo, manager

Witness:

Printed Name:

*Stanley Kapp*  
*STANLEY KAPP*

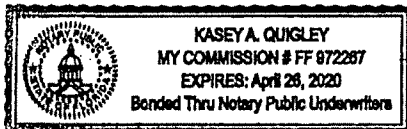
STATE OF

*Florida*

COUNTY OF

*Palm Beach*

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of June, 2016, by William H. Milmo, as manager of CDS Group Holdings, L.L.C., a Florida limited liability company, the manager of CDS Delray Redevelopment, LLC, a Florida limited liability company, on behalf of said entity. He is personally known to me or has produced a driver's license as identification.



(NOTARY SEAL)

*Kasey A. Quigley*  
Notary Public

Commission Number: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



Exhibit A

Legal Description

The land referred to herein below is situated in the County of Palm Beach, State of Florida, and is described as follows

**PARCEL I:**

**PARCEL 1**

Lots 1, 2, 3 and 4, less the South 7.8 feet thereof, Block 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), according to the Plat thereof, as recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida, less the following two parcels, which were deeded to the State of Florida in Official Records Book 511, Page 516, for right of way of State Road No. 5, to wit:

The West 5 feet of Lots 1, 2, 3 and of Lot 4, less the South 7.8 feet thereof, Block 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), according to Plat thereof as recorded in Plat Book 1, Page 3, Palm Beach County Records;

And

A parcel of land in Lot 1, Block 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), as recorded in Plat Book 1, Page 3, Palm Beach County Public Records, more particularly described as follows:

From a point on the North line of said Lot 1, located 5 feet East of the Northwest corner thereof, run Easterly along said North line for 15.22 feet; thence run Southwesterly along a curve concave to the Southeast and having a radius of 15 feet for 23.79 feet through a central angle of 90° 51' 00" to a point on a line parallel to and 5 feet Easterly of the West line of said Lot 1; thence run North 01° 08' 35" West along said parallel line for 15.22 feet to the point of beginning.

Together with:

**PARCEL 2**

The South 7.8 feet of Lot 4 and all of Lots 5 and 6, less the West 5 feet of all the foregoing, Block 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), according to the Plat thereof in Plat Book 1, Page 3 of the Public Records of Palm Beach County, Florida.

**PARCEL II:**

Lots 7 and 8, less the West 5 feet thereof for road right-of-way, Block 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), according to the Plat thereof, as recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida.

**PARCEL III:**

**PARCEL 1.**

Lots 9 & 10, less the West 5 feet, Block 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), according to the Plat thereof, as recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida.

**PARCEL 2**

Lots 18 and 19, Block 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), according to the Plat thereof, as recorded in Plat Book 1, Page 3, Public Records of Palm Beach County, Florida.

**PARCEL 3**

The South 3 feet of Lot 17; all of Lot 23, less the West 40 feet, and less the South 7 feet for road right of way; all of Lot 24, less the South 7 feet for road right of way; Block 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), according to the Plat thereof, as recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida.

**PARCEL IV:**

**PARCEL 1**

Beginning at the Northwest corner of Lot 11, Block 116, of the City of DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), according to the Plat thereof on file in the Office of the Clerk of Circuit Court, Palm Beach County, Florida, recorded in Plat Book 1, Page 3; thence run Easterly along the North line of said Lot 11, a distance of 65 feet; thence Southerly to a point on the North line of Lot 21 in said Block 116, 65 feet East of the Northwest corner of Lot 20 in said Block 116; thence Westerly along the North line of said Lots 21 and 20 to the Northwest corner of said Lot 20; thence Northerly to the point of beginning.

Also

**PARCEL 2**

A parcel of land located in Block 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), Plat of which is recorded in the Office of the Clerk of

the Circuit Court in and for Palm Beach County, Florida, in Plat Book 1, Page 3, more particularly described as follows:

Commencing at the Southeast corner of Lot 22, Block 116, as shown upon the aforementioned Plat, thence run Westerly along the South line of Lots 22 and 21 a distance of 70 feet more or less to a point which is 65 feet Easterly from the Southwest corner of Block 116, thence run Northerly along a line which is 65 feet East of and parallel to the East line of Northeast 6th Avenue to the intersection of said parallel line with the North line of Lot 11, Block 116 aforesaid Plat; thence Easterly along the North line of said Lot 11 a distance of 70 feet more or less to the Northeast corner of Lot 11 and which point is also in the West line of said alley, to the Southeast corner of Lot 22, being the point of beginning.

And

**PARCEL 3**

All of Lot 20 and the West 20 feet of Lot 21, in Block 116 of DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), as in Plat Book 1, Page 3, Palm Beach County, Florida, according to a Plat of DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), on file in the Office of the Clerk of the Circuit Court, Palm Beach County, Florida.

Less

From the Southwest corner of said Lot 20, run North  $01^{\circ} 08' 35''$  West, along the West line of said Block 116 for 172.0 feet to the Northwest corner of said Lot 11, thence run Easterly along the North line of said Lot 11 for 5 feet; thence run South  $01^{\circ} 08' 35''$  East, parallel to and 5 feet Easterly from the West line of said Block 116 for 150.22 feet to the beginning of a curve concave to the Northeast and having a radius of 15 feet; thence run Southeasterly along said curve for 23.34 feet, through a central angle of  $89^{\circ} 09' 00''$  to a point on a line parallel to and 7 feet North of the South line of said Lot 20; thence run Easterly along said parallel line for 45.22 feet to a point on a line parallel to and 20 feet Easterly from the West line of said Lot 21; thence run Southerly, parallel to and 20 feet Easterly from the West line of said Lot 22 for 7 feet to a point on the South line of said Lot 21; thence run Westerly along the South line of Lots 21 and 20 for 65 feet to the Southwest corner of said Lot 20.

And less

South 7 feet of Lot 21, less the West 20 feet thereof, and of Lot 22, Block 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), according to the Plat thereof as recorded in Plat Book 1, Page 3, Public Records of Palm Beach County, Florida.

**PARCEL V:**

Platted alleyway vacated and abandoned pursuant to Resolution No. 08-09 recorded April 8,

2009 in Official Records Book 23166, Page 1366, lying South of Northeast 1st. Street, North of Atlantic Avenue, East of Lots 1 through 11, & Lot 22, and West of Lots 12 through 19, & Lot 23, Block 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), according to the Plat thereof recorded in Plat Book 1, Page 3, Public Records of Palm Beach, County.

A/K/A

All that portion of the North-South 16 foot alley right of way lying in Block 116, TOWN OF LINTON (NOW DELRAY BEACH), according to the Plat thereof, as recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida, less the South 7.0 feet thereof.

**PARCEL VI:**

The West 40 feet of Lots 23, less the South 7 feet for road right of way, Block 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), according to the Plat thereof, as recorded in Plat Book 1, Page(s) 3, of the Public Records of Palm Beach County, Florida.

**PARCEL VII:**

**PARCEL 1**

Lots 14 through 16 and Lot 17 less the South 3 feet thereof, Block 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), according to the Plat thereof, as recorded in Plat Book 1, Page 3, Public Records of Palm Beach County, Florida.

And

**PARCEL 2**

Lots 12 and 13, Block 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), according to the Plat thereof, as recorded in Plat Book 1, Page 3, Public Records of Palm Beach County, Florida.

**PARCEL VIII:**

That portion of N.E. 7th Avenue vacated and abandoned pursuant to Resolution No. 08-09 recorded April 8, 2009 in Official Records Book 23166, Page 1366, lying South of Northeast 1st. Street, North of Atlantic Avenue, East of Lots 12 through 19, and Lot 23, Block 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), according to the Plat thereof recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach, County, Florida, and West of Atlantic Plaza, a replat of part of plat of subdivision of Block 124, Plat Book 18, Page 91, lying in Section 16, Township 46 South, Range 43 East, Palm Beach County, Florida, according to the Plat thereof, as recorded in Plat Book 50, Page 129, of the Public Records of Palm Beach County, Florida.

(NOTE: The above properties NOW BEING a portion of the Plat of CDS DELRAY REDEVELOPMENT, according to the Plat thereof, as recorded in Plat Book 116, Pages 172 through 182, inclusive, of the Public Records of Palm Beach County, Florida.)

This is not a certified copy

Exhibit B

Permitted Exceptions

1. Certification by the City of Delray Beach of Resolution No. 08-09 recorded in Book 23166, Page 1366. (as to Parcels IV, V and VIII)
2. Declaration of Reserved Rights and Agreement Not to Encumber N.E. 7th Avenue (Vacated 7th Avenue) recorded in Book 23166, Page 1375, as affected by Certificate of Delivery of Environmental Audit recorded in Book 23217, Page 990, by Certificate of SPRAB Approval recorded in Book 23315, Page 1872, as amended by First Amendment recorded in Book 24189, Page 200, Second Amendment recorded in Book 24431, Page 407, and recorded in Book 24566, Page 1908, Third Amendment recorded in Book 24662, Page 1970, Fourth Amendment recorded in Book 24812, Page 579, Fifth Amendment recorded in Book 25058, Page 1465, and by Sixth Amendment recorded in Book 25446, Page 606. (as to Parcel VIII)
3. Declaration of Reserved Rights and Agreement Not to Encumber the Abandoned Alley recorded in Book 23166, Page 1447, as affected by Certificate of Delivery of Environmental Audit recorded in Book 23217, Page 995, and by Certificate of SPRAB Approval recorded in Book 23315, Page 1866. (as to Parcels IV and V)
4. Easement Agreement regarding vacated 7th Avenue Easement recorded in Book 23166, Page 1533. (as to Parcel VIII)
5. Easement Agreement regarding relocated 7th Avenue Easement recorded in Book 23166, Page 1567. (as to Parcel VIII)
6. Easement Agreement regarding the abandoned alley recorded in Book 23166, Page 1606, as affected by Owner Certificate recorded in Book 23370, Page 1824. (as to Parcels IV and V)
7. Landscape Maintenance Agreement recorded in Book 24662, Page 1944. (as to all Parcels)
8. Development Agreement recorded in Book 24662, Page 1975, as affected by Certificate of Universal Approval Expiration Date recorded in Book 24711, Page 7. (as to all Parcels)
9. Parking Easement Agreement recorded in Book 10926, Page 529; Amendment to Parking Easement Agreement, recorded February 11, 1998, in Book 10926, Page 547 and recorded in Book 11707, Page 500. (as to Parcels I, II, III and VII)
10. Parking Easement Agreement recorded in Book 11707, Page 504. (as to Parcel VII)

11. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 17580, Page 364, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (as to Parcel IV)
12. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CDS DELRAY REDEVELOPMENT, as recorded in Plat Book 116, Page(s) 177 through 182, inclusive, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (as to all Parcels)
13. Workforce Housing Covenant recorded in Book 27581, Page 1544. (as to all Parcels)
14. Easement granted to Florida Power & Light Company by instrument recorded in Book 27726, Page 1894 (as to Parcels I, III, VII and VIII)
15. Easement granted to Florida Power & Light Company by instrument recorded in Book 27726, Page 1904. (as to Parcels I, III, VII and VIII)
16. Any and all claims, causes of action, and defenses raised or that can or could have been raised, to demands by City of Delray Beach for re-conveyance of certain abandoned alleyways and a section of N.E. 7th Avenue on the Property, all pleadings, orders, judgments and other matters related to the pending litigation set forth in that certain action filed in the United States District Court for the Southern District of Florida, Case No. 9:15-cv-81405-DMM, styled: Edwards CDS, LLC, a Delaware limited liability company, Edwards Atlantic Avenue, LLC, an Ohio limited liability company, CDS Delray Redevelopment, LLC, a Florida limited liability company, and CDR Atlantic Plaza, Ltd., a Florida limited liability partnership, and the successors and/or assigns of the above entities, Plaintiffs, v. the City of Delray Beach, a Florida municipal corporation, Defendant. (as to all Parcels)
17. Any loss or damage due to the fact that the survey prepared by Perimeter Surveying & Mapping dated March 24, 2016, last revised June 8, 2016 under Job No. 14167 does not:
  - 1) Depict existing improvements which are located on the subject property(ies) which may encroach onto adjacent property(ies).
  - 2) Depict existing improvements on adjacent property(ies) which may encroach onto subject property(ies).
  - 3) Depict existing improvements which are located on the subject property(ies) which may encroach onto easements excepted in Schedule B of the policy.
  - 4) Depict existing improvements which are located on the subject property(ies) which may encroach across building setbacks or violate any terms of covenants, conditions or restrictions excepted in Schedule B of the policy.

### **OWNER'S CONSENT**

(This form must be completed by **ALL** property owners)

I, DEAN KISSOS, as Chief Financial Officer of Edwards Atlantic Avenue, LLC, an Ohio limited liability company, the fee simple owner of the following described property (give legal description):

Right-of Way Parcels:

A portion of Tract "A", "ATLANTIC CROSSING", according to the Plat thereof, as recorded in Plat Book 125, at Pages 80 through 85 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Tract "A"; thence North 90°00'00" West along the South line of Tract "A", a distance of 306.10 feet to the POINT OF BEGINNING 1; thence North 90°00'00" West, along the said South line of Tract "A", a distance of 70.96 feet to a point to be known hereinafter as Reference Point A; thence North 00°00'00" West, a distance of 1.30 feet; hence North 90°00'00" East, a distance of 15.58 feet; thence North 44°21'41" East, a distance of 19.86 feet; thence North 90°00'00" East, a distance of 41.26 feet; thence South 00°51'58" East, a distance of 15.50 feet to the POINT OF BEGINNING 1;

TOGETHER WITH the following portion of Tract "A", being more particularly described as follows:

Commencing at the aforementioned Reference Point A; thence North 90°00'00" West, along said South line of Tract "A", a distance of 229.82 feet to the POINT OF BEGINNING 2; thence 90°00'00" West, a distance of 5.57 feet to a point of curvature of a circular curve to the right; thence Westerly and Northerly along the arc of said curve, also being the Southwesterly boundary of said Tract "A", having a radius of 15 feet and a central angle of 89°07'44", a distance of 23.33 feet to the point of tangency. Thence North 00°52'16" West, along the West line of said Tract "A", a distance of 5.12 feet to a point to be known hereinafter as Reference Point B; thence South 46°03'58" East, a distance of 5.75 feet; thence South 00°15'16" East, a distance of 7.84 feet; hence North 89°44'44" East, a distance of 8.06 feet; thence South 46°03'58" East, a distance of 11.67 feet to the POINT OF BEGINNING 2;

TOGETHER WITH the following portion of Tract "A", being more particularly described as follows:

Commencing at the aforementioned Reference Point B; thence North 00°52'16" West along the West line of said Tract "A", a distance of 556.50 feet to the POINT OF BEGINNING 3; thence North 00°52'16" West, a distance of 5.68 feet to the point of curvature of a circular curve to the right; thence Northerly and Easterly along the arc of said curve, also being the Northwesterly boundary of said Tract "A", having a radius of 15.00 feet and a central angle of 90°51'03", a distance of 23.79 feet to the point of tangency; thence South 89°58'47" East along the North line of said Tract "A", a distance of 9.45 feet; thence South 00°01'13" East, a distance of 8.00 feet; thence South 89°58'47" West, a distance of 20.10 feet; thence South 00°52'16" East, a distance of 8.42 feet; thence South 44°19'39" West, a distance of 6.28 feet to the POINT OF BEGINNING 3;



**OWNER'S DESIGNATION OF AGENCY**

(This form must be completed by ALL property owners if designating an Agent)

I, DEAN KISSOS, as Chief Financial Officer of Edwards Atlantic Avenue, LLC, an Ohio limited liability company,, the fee simple owner of the following described property (give legal description:

Right-of Way Parcels:

A portion of Tract "A", "ATLANTIC CROSSING", according to the Plat thereof, as recorded in Plat Book 125, at Pages 80 through 85 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Tract "A"; thence North 90°00'00" West along the South line of Tract "A", a distance of 306.10 feet to the POINT OF BEGINNING 1; thence North 90°00'00" West, along the said South line of Tract "A", a distance of 70.96 feet to a point to be known hereinafter as Reference Point A; thence North 00°00'00" West, a distance of 1.30 feet; hence North 90°00'00" East, a distance of 15.58 feet; thence North 44°21'41" East, a distance of 19.86 feet; thence North 90°00'00" East, a distance of 41.26 feet; thence South 00°51'58" East, a distance of 15.50 feet to the POINT OF BEGINNING 1;

TOGETHER WITH the following portion of Tract "A", being more particularly described as follows:

Commencing at the aforementioned Reference Point A; thence North 90°00'00" West, along said South line of Tract "A", a distance of 229.82 feet to the POINT OF BEGINNING 2; thence 90°00'00" West, a distance of 5.57 feet to a point of curvature of a circular curve to the right; thence Westerly and Northerly along the arc of said curve, also being the Southwesterly boundary of said Tract "A", having a radius of 15 feet and a central angle of 89°07'44", a distance of 23.33 feet to the point of tangency. Thence North 00°52'16" West, along the West line of said Tract "A", a distance of 5.12 feet to a point to be known hereinafter as Reference Point B; thence South 46°03'58" East , a distance of 5.75 feet; thence South 00°15'16" East, a distance of 7.84 feet; hence North 89°44'44" East, a distance of 8.06 feet; thence South 46°03'58" East, a distance of 11.67 feet to the POINT OF BEGINNING 2;

TOGETHER WITH the following portion of Tract "A", being more particularly described as follows:

Commencing at the aforementioned Reference Point B; thence North 00°52'16" West along the West line of said Tract "A", a distance of 556.50 feet to the POINT OF BEGINNING 3; thence North 00°52'16" West, a distance of 5.68 feet to the point of curvature of a circular curve to the right; thence Northerly and Easterly along the arc of said curve, also being the Northwesterly boundary of said Tract "A", having a radius of 15.00 feet and a central angle of 90°51'03", a distance of 23.79 feet to the point of tangency; thence South 89°58'47" East along the North line of said Tract "A", a distance of 9.45 feet; thence South 00°01'13" East, a distance of 8.00 feet; thence South 89°58'47" West, a distance of 20.10 feet; thence South 00°52'16" East , a distance of 8.42 feet; thence South 44°19'39" West, a distance of 6.28 feet

to the POINT OF BEGINNING 3;

Said lands situate in Palm Beach County, Florida.

Parent Parcel:

That portion of Tract "A", ATLANTIC CROSSING, according to the Plat thereof, as recorded in Plat Book 125, Page(s) 80 through 85, inclusive, of the Public Records of Palm Beach County, Florida, lying West of the East line of the 40.00 foot road right-of-way for NE 7th Avenue, as abandoned per Official Records Book 23166, Page 1366.

hereby affirm that **Weiss, Handler & Cornwall, P.A.** (Applicants/Agent's Name) is hereby designated to act as agent on my behalf to accomplish the above.

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of the City of Delray Beach, Florida, and are not returnable.


EDWARDS ATLANTIC AVENUE, LLC

By: 

Dean Kissos, C.F.O

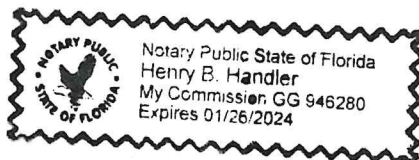
The foregoing instrument was acknowledged before me this 30th, day of April 2020 by DEAN KISSOS, as Chief Financial Officer of Edwards Atlantic Avenue, LLC, and who is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and who did take an oath.

Henry B. Handler  
(Printed Name of Notary Public)

  
(Signature of Notary Public)

Commission # \_\_\_\_\_, My Commission Expires \_\_\_\_\_

(NOTARY'S SEAL)



Said lands situate in Palm Beach County, Florida.

Parent Parcel:

That portion of Tract "A", ATLANTIC CROSSING, according to the Plat thereof, as recorded in Plat Book 125, Page(s) 80 through 85, inclusive, of the Public Records of Palm Beach County, Florida, lying West of the East line of the 40.00 foot road right-of-way for NE 7th Avenue, as abandoned per Official Records Book 23166, Page 1366.

hereby petition to the City of Delray Beach for the abandonment of easements for

**ATLANTIC CROSSING**  
(Project Name)

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. I consent to inspection and photographing of the subject property by the Planning and Zoning Department Staff for purposes of consideration of this application and/or presentation to the approving body. Further, I understand that this application, attachments and fees become part of the Official Records of the City of Delray Beach, Florida, and are not returnable.

EDWARDS ATLANTIC AVENUE, LLC

By: \_\_\_\_\_

Dean Kissos, C.F.O

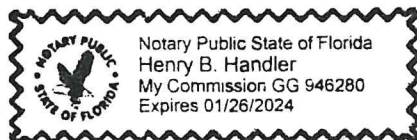
The foregoing instrument was acknowledged before me this 30th, day of April 2020 by DEAN KISSOS, as Chief Financial Officer of Edwards Atlantic Avenue, LLC, and who is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and who did take an oath.

Henry B. Handler  
(Printed Name of Notary Public)

[Signature]  
(Signature of Notary Public)

Commission # \_\_\_\_\_, My Commission Expires \_\_\_\_\_

(NOTARY'S SEAL)



## **Standard Application Items**

### **LDR Section 2.4.3(A)**

1. A copy of the latest recorded warranty deed, and a certificate from an attorney or title company (not title insurance) certifying who the current fee simple title holders of record of the subject property are, and the nature and extent of their interest therein. The title certificate must contain the legal description of the subject property exactly as it appears on the survey and list all existing easements, mortgages and other encumbrances (i.e. Unity of Title etc.). A sample exhibit of the Title Certificate is attached.
2. The written consent of the owner(s) must be provided in a certified form. When an application is executed on behalf of a corporation or business entity, documentation must be provided which demonstrates that the corporation's representative is authorized to act on behalf of the corporation. These forms are available from the Planning and Zoning Department.
3. A vicinity map which clearly shows the subject property, adjacent properties, and their relationship to streets located at a minimum within one-half mile of the property. Vicinity map shall be at a scale that is readily readable and include sufficient landmarks to quickly identify location of proposed project.
4. Surveys (8 copies) signed and sealed by a surveyor registered in the state of Florida, which shows the property described pursuant to the legal description contained in the warranty deed. The survey shall be drawn at a scale of 1"=10'; or 1"=20' or 1"=30'. The survey must also show the area to be abandoned, its legal description, the total acreage in square feet, all encroachments and utility facilities. Prior to conducting the survey, the surveyor shall notify UNCLE (1-800-432-4770) that a survey is being made and request field verification for any underground utilities. The surveyor will then note on the survey all underground utilities.
5. Application filing fee, pursuant to LDR Section 2.4.3(K)(1).

**Sample Title Certificate**

**This is provided as an example of the information to be included in a title certificate**

Re: (Insert Address): \_\_\_\_\_

The undersigned has reviewed the Chain of Title and the Public Records through (insert date) \_\_\_\_\_, and finds that the following described property is presently owned by (insert property owner name(s) \_\_\_\_\_ pursuant to that certain Warranty Deed recorded in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, of the Public Records of Palm Beach County, Florida (copy enclosed as Exhibit A, attached hereto and made a part hereof) (the "Property"):

Parcel ID No. (insert PCN). \_\_\_\_\_

Parcel Description (Insert Legal Description):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

As of the date of the Title Report (insert date) \_\_\_\_\_, the Property was encumbered by the following mortgage (if applicable): \_\_\_\_\_

The Property is further encumbered by the following exceptions to title:

Ad Valorem Real Property Tax and assessments for the year 201\_ and subsequent years which are not yet due and payable;

Restrictions, covenants, conditions, easements and other matters as contained on the Plat of \_\_\_\_\_

Other Easements: \_\_\_\_\_

Other Encumbrances: (such as but limited to Unity of Title etc.) \_\_\_\_\_

This Certificate of Title is prepared and provided to the City of Delray Beach, Department of Planning and Zoning, for the purpose (Insert development action requested) \_\_\_\_\_ and for no other purposes whatsoever. The City of Delray Beach and the Department of Planning & Zoning shall be entitled to rely upon this Certificate of Title the purpose of \_\_\_\_\_ for this Property.

# WEISS, HANDLER & CORNWELL, P.A.

WILLIAM J. BERGER  
WILLIAM J. CORNWELL\*  
PATRICK C. DONAHUE  
DAVID K. FRIEDMAN  
HENRY B. HANDLER  
CAROL A. KARTAGENERØ  
HOWARD I. WEISS\*\*

ATTORNEYS AT LAW  
ONE BOCA PLACE  
2255 GLADES ROAD, SUITE 205-EAST  
BOCA RATON, FLORIDA 33431-7392

OF COUNSEL

SHAWN BUTTERS-KIRLAN  
HARRY WINDERMAN

Telephone (561) 997-9995  
Toll Free (800) 863-9560  
Facsimile (561) 423-0458  
Facsimile (561) 997-5280  
[www.whcfla.com](http://www.whcfla.com)

\*FL, GA BARS  
\*\*FL, NY BARS  
ØBOARD CERTIFIED MARITAL &  
FAMILY LAW

May 26, 2020

City of Delray Beach  
Planning & Zoning Department  
100 N.W. 1<sup>st</sup> Avenue  
Delray Beach, FL 33444

Re: Certain property located at 609 East Atlantic Avenue a/k/a 615 East Atlantic Avenue, Delray Beach, Florida.

Dear Sir/Madam:

## TITLE CERTIFICATE

The undersigned has reviewed the Owner & Encumbrance Property Information Report issued by Old Republic National Title Insurance Company under File No. 19096887, updated and revised as of April 7, 2020 (the "Report") (copy enclosed). Based solely on our review of the Report, we certify that Edwards Atlantic Avenue, LLC, an Ohio limited liability company is the last record title holder of the following property:

Parcel ID Nos. 12-43-46-16-M8-001-0010, and a portion of 12-43-46-16-M8-001-0020, 12-43-46-16-M8-004-0000 and 12-43-46-16-M8-002-0000.

Property Description (the "Property"):

Right-of Way Parcels:

A portion of Tract "A", "ATLANTIC CROSSING", according to the Plat thereof, as recorded in Plat Book 125, at Pages 80 through 85 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Tract "A"; thence North 90°00'00" West along the South line of Tract "A", a distance of 306.10 feet to the POINT OF BEGINNING 1: thence North 90°00'00" West, along the said South line of Tract "A", a distance of 70.96 feet to a point to be known hereinafter as Reference Point A; thence North 00°00'00" West, a distance of 1.30 feet; hence North 90°00'00" East, a distance of 15.58 feet; thence North 44°21'41" East, a

distance of 19.86 feet; thence North 90°00'00" East, a distance of 41.26 feet; thence South 00°51'58" East, a distance of 15.50 feet to the POINT OF BEGINNING 1;

TOGETHER WITH the following portion of Tract "A", being more particularly described as follows:

Commencing at the aforementioned Reference Point A; thence North 90°00'00" West, along said South line of Tract "A", a distance of 229.82 feet to the POINT OF BEGINNING 2; thence 90°00'00" West, a distance of 5.57 feet to a point of curvature of a circular curve to the right; thence Westerly and Northerly along the arc of said curve, also being the Southwesterly boundary of said Tract "A", having a radius of 15 feet and a central angle of 89°07'44", a distance of 23.33 feet to the point of tangency. Thence North 00°52'16" West, along the West line of said Tract "A", a distance of 5.12 feet to a point to be known hereinafter as Reference Point B; thence South 46°03'58" East, a distance of 5.75 feet; thence South 00°15'16" East, a distance of 7.84 feet; hence North 89°44'44" East, a distance of 8.06 feet; thence South 46°03'58" East, a distance of 11.67 feet to the POINT OF BEGINNING 2;

TOGETHER WITH the following portion of Tract "A", being more particularly described as follows:

Commencing at the aforementioned Reference Point B; thence North 00°52'16" West along the West line of said Tract "A", a distance of 556.50 feet to the POINT OF BEGINNING 3; thence North 00°52'16" West, a distance of 5.68 feet to the point of curvature of a circular curve to the right; thence Northerly and Easterly along the arc of said curve, also being the Northwesterly boundary of said Tract "A", having a radius of 15.00 feet and a central angle of 90°51'03", a distance of 23.79 feet to the point of tangency; thence South 89°58'47" East along the North line of said Tract "A", a distance of 9.45 feet; thence South 00°01'13" East, a distance of 8.00 feet; thence South 89°58'47" West, a distance of 20.10 feet; thence South 00°52'16" East, a distance of 8.42 feet; thence South 44°19'39" West, a distance of 6.28 feet to the POINT OF BEGINNING 3;

Said lands situate in Palm Beach County, Florida.

Parent Parcel:

That portion of Tract "A", ATLANTIC CROSSING, according to the Plat thereof, as recorded in Plat Book 125, Page(s) 80 through 85, inclusive, of the Public Records of Palm Beach County, Florida, lying West of the East line of the 40.00 foot road right-of-way for NE 7th Avenue, as abandoned per Official Records Book 23166, Page 1366.

As of the effective date of the Report, the Property was encumbered by:

1. Amended and Restated Construction, Mortgage Security Agreement, Fixture Filing, Assignment of Leases and Rents and Notice of Future Advance recorded in Official Records Book 30371, Page 390
2. Assignment of Leases and Rents recorded in Official Records Book 30371, Page 421.
3. UCC Financing Statement recorded in Official Records Book 30371, Page 433.
4. Notice of Commencement recorded in Official Records Book 30371, Page 438.
5. Notice of Commencement recorded in Official Records Book 31246, Page 1590
6. Claim of Lien recorded in Official Records Book 31302, Page 160.
7. Claim of Lien recorded in Official Records Book 31327, Page 479.

The Property is encumbered by the following exceptions of title:

1. All matters contained on the Plat of ATLANTIC CROSSING, recorded in Plat Book 125, Page 80.
2. Certification by the City of Delray Beach of Resolution No. 08-09, recorded in Official Records Book 23166, Page 1366.
3. Easement Agreement regarding vacated 7th Avenue Easement recorded in Official Records Book 23166 , Page 1533.
4. Landscape Maintenance Agreement recorded in Official Records Book 24662, Page 1944.
5. Hold Harmless Agreement for Work Performed within the State Right-Of-Way recorded in Official Records Book 26347, Page 1633, Official Records Book 26347, Page 1642, Official Records Book 30178, Page 1747, and Official Records Book 30178, Page 1771.
6. Workforce Housing Covenant recorded in Official Records Book 27581, Page 1544.



7. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 27726, Page 1894.
8. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 27726, Page 1904.
9. Easement in favor of Florida Power & Light Company recorded in Official Records Book 29455, Page 1923.
10. Access Easement in favor of the City of Delray Beach, a Florida municipal corporation recorded in Official Records Book 29621, Page 393.
11. Landscape Maintenance Agreement recorded in Official Records Book 30178, Page 1736, and Official Records Book 30178, Page 1759.

This Certificate of Title is provided to the City of Delray Beach Department of Planning and Zoning, in connection with the submission of an Abandonment of Easement Application for the Property and for no other purpose whatsoever. The City of Delray Beach and the Department of Planning & Zoning shall be entitled to rely upon this Certificate of Title for the purpose of reviewing the Abandonment of Easement Application in connection with the Property.

Very truly yours,

WEISS, HANDLER & CORNWELL, P.A.

*Weiss Handler & Cornwell, P.A.*



947 Clint Moore Road  
Boca Raton, Florida 33487

SURVEYING & MAPPING  
Certificate of Authorization No. LB7264

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

## EXHIBIT A

### SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

#### ATLANTIC CROSSING - RIGHT OF WAY PARCEL - EAST

#### LEGAL DESCRIPTION

A PORTION OF TRACT "A", "ATLANTIC CROSSING", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, AT PAGES 80 THROUGH 85 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 00°00'00" WEST ALONG THE SOUTH LINE OF TRACT "A", A DISTANCE OF 265.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 40.50 FEET; THENCE NORTH 00°51'58" WEST, A DISTANCE OF 15.50 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 16.51 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 10.62 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 24.22 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 4.88 FEET TO THE POINT OF BEGINNING;

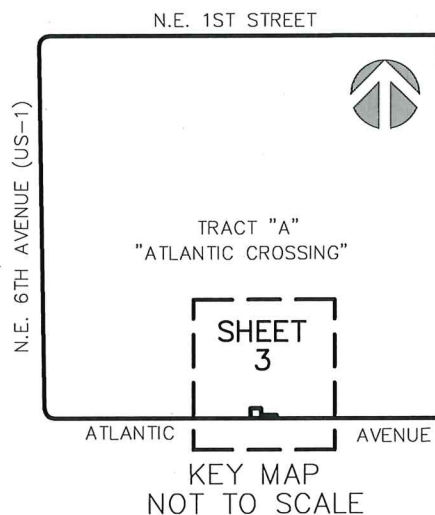
SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA. AND CONTAINING 372 SQUARE FEET, MORE OR LESS.

#### NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. SEE SHEET 2 FOR TITLE INFORMATION.
3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N 90°00'00" W ALONG THE SOUTH LINE OF TRACT "A" OF "ATLANTIC CROSSING", P.B 125, PGS. 80-85, P.B.C.R.

#### ABBREVIATIONS

A	=	ARC LENGTH
D	=	DELTA (CENTRAL ANGLE)
G.U.E.	=	GENERAL UTILITY EASEMENT
L.B.	=	LICENSED BUSINESS
L.S.	=	LICENSED SURVEYOR
O.R.B.	=	OFFICIAL RECORDS BOOK
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.B.	=	PLAT BOOK
P.B..R.	=	PALM BEACH COUNTY RECORDS
R/W	=	RIGHT-OF-WAY
U.E.	=	UTILITY EASEMENT



#### CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

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

Project Name:	ATLANTIC CROSSING	DATE:	09/27/2019
JOB NO.	14167	DWG BY:	GY
		CK'D By:	JSH
			SHEET 1 OF 3

## TITLE INFORMATION

OWNER AND ENCUMBRANCE PROPERTY INFORMATION REPORT  
FILE # 19096887  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
DATE SEARCHED: 1-1-1978-8-12-2019 AT 11:00 PM

#	BOOK, PAGE	DESCRIPTION	APPLIES?	SHOWN?
1	ORB 28372, PG. 461	DEED	YES	NO
2	ORB 30371, PG. 390	MORTGAGE	NO	NO
3	ORB 30371, PG. 421	ASSIGNMENT	NO	NO
4	ORB 30371, PG. 433	FINANCING STMT	NO	NO
5	ORB 30371, PG. 438	NOTICE	NO	NO
6	P.B. 125, PGS. 80-85	ATLANTIC CROSSING PLAT	YES	YES
7	ORB 23166, PG. 1366	RESOLUTION	NO	YES
8	ORB 23166, PG. 1533	ESMT AGREEMENT	YES	YES
9	ORB 24662, PG. 1944	LNDS CP MAINT. AGREEMENT	YES	NO
10	ORB 26347, PG. 1633	HOLD HARMLESS	YES	NO
10	ORB 26347, PG. 1642	HOLD HARMLESS	YES	NO
10	ORB 26347, PG. 1747	HOLD HARMLESS	YES	NO
10	ORB 30178, PG. 1771	HOLD HARMLESS	YES	NO
11	ORB 27581, PG. 1544	WORKFORCE HOUSING AG	YES	NO
12	ORB 27726, PG. 1894	FPL EASEMENT	YES	YES
13	ORB 27726, PG. 1904	FPL EASEMENT	YES	YES
14	ORB 29455, PG. 1923	FPL EASEMENT	YES	YES
15	ORB 296621, PG. 393	ACCESS EASEMENT	NO	NO
16	ORB 30178, PG. 1736	LANDSCAPE AG.	YES	YES
16	ORB 30178, PG. 1759	LANDSCAPE AG.	YES	NO

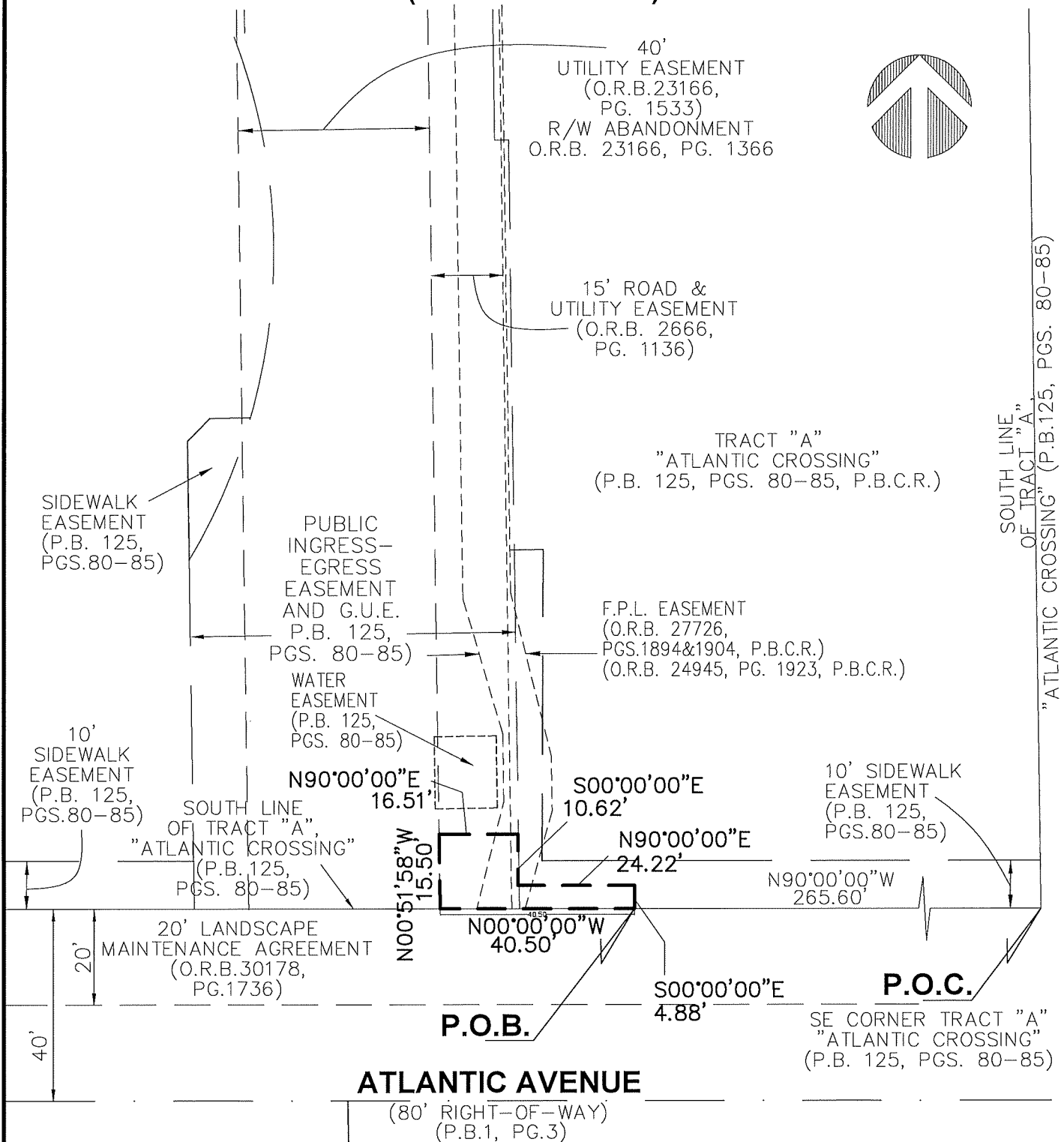


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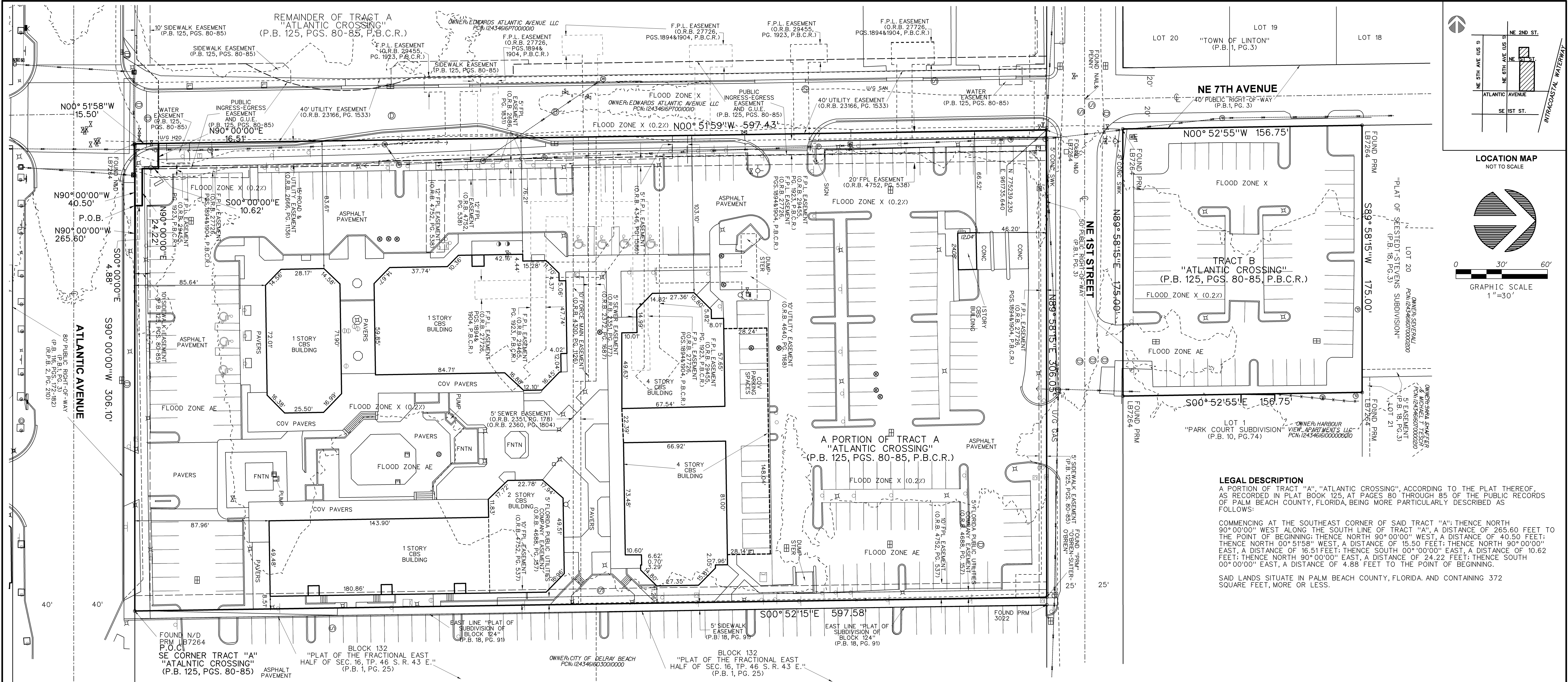
## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)



JOB NO.	14167	Project Name:	ATLANTIC CROSSING	DWG BY:	GY	SCALE:	1"=30'
				CK'D By:	JSH	DATE:	09/27/2019

SHEET 3 OF 3





**LEGAL DESCRIPTION**  
A PORTION OF TRACT "A", "ATLANTIC CROSSING", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, AT PAGES 80 THROUGH 85 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF TRACT "A", A DISTANCE OF 265.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 40.50 FEET; THENCE NORTH 00°51'58" WEST, A DISTANCE OF 15.50 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 16.51 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 10.62 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 24.22 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 4.88 FEET TO THE POINT OF BEGINNING.  
SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 372 SQUARE FEET, MORE OR LESS.

TITLE CERTIFICATE			
TITLE COMMITMENT #2061-3992484			
FIRST AMERICAN TITLE INSURANCE COMPANY			
EFFECTIVE DATE: DECEMBER 21, 2018 AT 8:00 AM			
SCHEDULE B11			
BOOK	PAGE	DESCRIPTION	APPLIES? SHOWN?
11	ORB 2351, PG. 177	UTILITY EASEMENT	YES YES
11	ORB 2372, PG. 1687	UTILITY EASEMENT	YES YES
12	ORB 2351, PG. 178	UTILITY EASEMENT	YES YES
12	ORB 2360, PG. 1804	UTILITY EASEMENT	YES YES
13	ORB 2686, PG. 1136	ROAD & UTILITY EASEMENT	YES YES
14	ORB 2686, PG. 1831	FPL EASEMENT	YES YES
15	ORB 4300, PG. 1126	UTILITY EASEMENT	YES YES
16	ORB 4346, PG. 1586	FPL EASEMENT	YES YES
17	ORB 4640, PG. 1168	UTILITY EASEMENT	YES YES
18	ORB 4688, PG. 157	UTILITY EASEMENT	YES YES
19	ORB 4752, PG. 537	FPL EASEMENT	YES YES
20	ORB 4752, PG. 538	FPL EASEMENT	YES YES
22	ORB 2482, PG. 1944	LANDSCAPE MAINT. AGREEMENT	YES NO
24	ORB 27581, PG. 1544	WORKFORCE HOUSING AG	YES NO
25	ORB 27726, PG. 1894	FPL EASEMENT	YES YES
26	ORB 27726, PG. 1904	FPL EASEMENT	YES YES
27	ORB 29455, PG. 1923	FPL EASEMENT	YES YES
28	P.B. 125, PGS. 80-85	ATLANTIC CROSSING PLAT	YES YES

ABBREVIATIONS	
A	ARC
C	CALCULATED
CONC.	CONCRETE
COR.	CORNER
D.E.	DELTA (CENTRAL ANGLE)
D.E.	DRAINAGE EASEMENT
G.U.E.	GENERAL UTILITY EASEMENT
I.R.	IRON ROD
I.R.C.	IRON ROD AND CAP
L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
MON.	MONUMENT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
P.G.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R.C.P.	REINFORCED CONCRETE PIPE
SAN.	SANITARY
U.E.	UTILITY EASEMENT

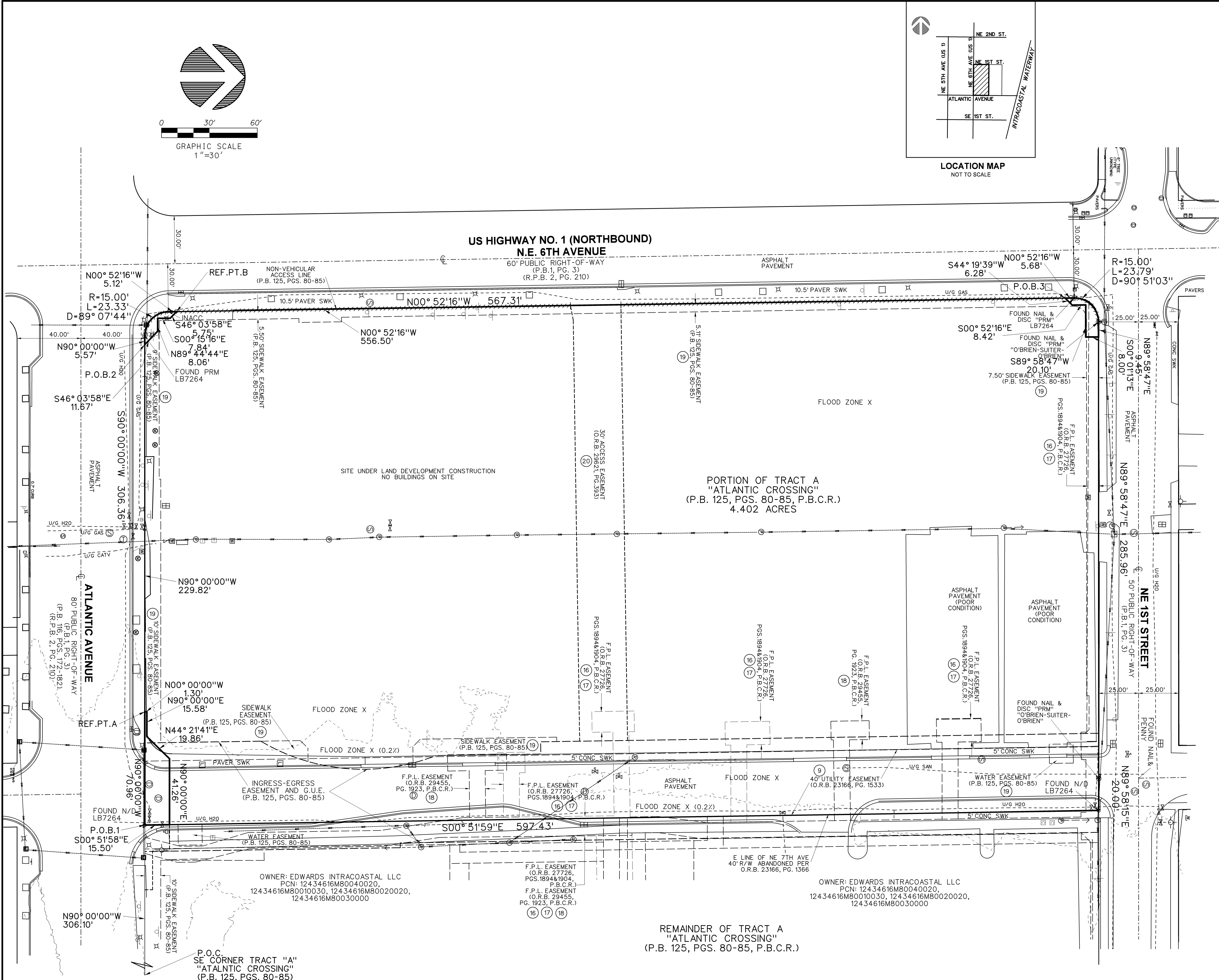
LEGEND	
	GUY ANCHOR WIRE
	WOOD UTILITY POLE
	SANITARY SEWER MANHOLE
	CATCH BASIN
	BELL SOUTH RISER
	WATER VALVE
	FIRE HYDRANT
	SINGLE SUPPORT SIGN
	DRAINAGE MANHOLE
	TRAFFIC SIGNAL BOX
	OVERHEAD UTILITY LINE
	IRRIGATION BOX
	LIGHT POLE
	CONCRETE POWER POLE
	ELECTRIC SERVICE
	CATV BOX
	ELECTRIC MANHOLE
	FENCE
	BELLSOUTH MANHOLE
	WATER METER
	CONCRETE SIGNAL POLE

**NOTES**

- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- TITLE INFORMATION SHOWN ON THIS PAGE.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING NORTH 90°00'00" EAST ALONG THE SOUTH LINE OF TRACT B OF "COS DELRAY REDEVELOPMENT". GRID BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR FLORIDA EAST ZONE, USING PALM BEACH COUNTY CONTROL POINTS "MIDDLE" AND "DELAIR SOUTH BASE".
- ELEVATIONS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY BENCHMARK "17.163(SRD)" - F.D.O.T. BRASS DISK IN CONCRETE STAMPED 17.163 (SRD). DISK LOCATED 0.4 MILES EAST OF FEC CROSSING ALONG ATLANTIC AVENUE. ELEVATION = 17.163' (NGVD 1929). ALL ELEVATIONS SHOWN ARE RELATIVE TO NGVD 1929. NGVD 1929 VALUE - 1.532' - NAVD 1988 VALUE.
- UNDERGROUND UTILITY LOCATION IS BASED UPON MARKINGS BY OTHERS.
- SUBJECT PROPERTY CONTAINS 255 REGULAR PARKING SPACES AND 7 HANDICAP SPACES.

**FLOOD INFORMATION**  
COMMUNITY NUMBER : 125102  
PANEL NUMBER : 12099C0979F  
DATE OF FIRM : OCTOBER 5, 2017  
ZONE : AE, X, X-0.2% ANNUAL CHANCE  
BASE FLOOD ELEV : 6.0' FOR AE

**SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 53-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.  
JEFF S. HODAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111  
LAST DATE OF FIELD WORK : DECEMBER 12, 2018



**LEGAL DESCRIPTION**

A PORTION OF TRACT "A", "ATLANTIC CROSSING", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, AT PAGES 80 THROUGH 85 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF TRACT "A", A DISTANCE OF 306.10 FEET TO THE POINT OF BEGINNING 2; THENCE NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF TRACT "A", A DISTANCE OF 70.96 FEET TO A POINT TO BE KNOWN HEREINAFTER AS REFERENCE POINT A; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 1.30 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 15.58 FEET; THENCE NORTH 44°21'41" EAST, A DISTANCE OF 19.86 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 41.26 FEET; THENCE SOUTH 00°51'58" EAST, A DISTANCE OF 15.50 FEET TO THE POINT OF BEGINNING 1.

TOGETHER WITH THE FOLLOWING PORTION OF TRACT "A", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOREMENTIONED REFERENCE POINT A; THENCE NORTH 90°00'00" WEST, ALONG SAID SOUTH LINE OF TRACT "A", A DISTANCE OF 229.82 FEET TO THE POINT OF BEGINNING 2; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 5.57 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE SOUTHWESTERLY BOUNDARY OF SAID TRACT "A", HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°07'44", A DISTANCE OF 23.33 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°52'16" WEST, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 5.12 FEET TO A POINT TO BE KNOWN HEREINAFTER AS REFERENCE POINT B; THENCE SOUTH 46°03'58" EAST, A DISTANCE OF 5.75 FEET; THENCE SOUTH 00°15'16" EAST, A DISTANCE OF 7.84 FEET; THENCE NORTH 89°44'44" EAST, A DISTANCE OF 8.06 FEET; THENCE SOUTH 46°03'58" EAST, A DISTANCE OF 11.67 FEET TO THE POINT OF BEGINNING 2.

TOGETHER WITH THE FOLLOWING PORTION OF TRACT "A", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOREMENTIONED REFERENCE POINT B; THENCE NORTH 00°52'16" WEST, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 556.50 FEET TO THE POINT OF BEGINNING 3; THENCE NORTH 00°52'16" WEST, A DISTANCE OF 5.68 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE NORTHWESTERLY BOUNDARY OF SAID TRACT "A", HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°51'03", A DISTANCE OF 23.79 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°58'47" EAST, ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 9.45 FEET; THENCE SOUTH 00°01'13" EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 89°58'47" WEST, A DISTANCE OF 20.10 FEET; THENCE SOUTH 00°52'16" EAST, A DISTANCE OF 8.42 FEET; THENCE SOUTH 44°19'39" WEST, A DISTANCE OF 6.28 FEET TO THE POINT OF BEGINNING 3.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND ALL CONTAINING 1097 SQUARE FEET, MORE OR LESS.

- NOTES**
- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - TITLE INFORMATION SHOWN ON THIS PAGE.
  - BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING NORTH 90°00'00" EAST ALONG THE SOUTH LINE OF TRACT B OF "CDS DELRAY REDEVELOPMENT". GRID BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR FLORIDA EAST ZONE, USING PALM BEACH COUNTY CONTROL POINTS "MIDDLE" AND "DELRAY SOUTH BASE".
  - ELEVATIONS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY BENCHMARK "17.163 SRD" - F.O.D.T. BRASS DISK IN CONCRETE STAMPED 17.163 (SRD, DISK LOCATED 0.4 MILES EAST OF FEC CROSSING ALONG ATLANTIC AVENUE. ELEVATION = 17.163' (NGVD 29). ALL ELEVATIONS SHOWN ARE RELATIVE TO NGVD 1929. NGVD 1929 VALUE = 1.532' + NAVD 1988 VALUE.
  - UNDERGROUND UTILITY LOCATION IS BASED UPON MARKINGS BY OTHERS.

**FLOOD INFORMATION**

COMMUNITY NUMBER : 125102  
PANEL NUMBER : 12099C0979F  
DATE OF FIRM : OCTOBER 5, 2017  
ZONE : X, X-0.2% ANNUAL CHANCE  
BASE FLOOD ELEV : N/A

**TITLE CERTIFICATE**

CERTIFICATE OF TITLE #2061-3992459  
FIRST AMERICAN TITLE INSURANCE COMPANY  
EFFECTIVE DATE: DECEMBER 21, 2018 AT 8:00 AM

BOOK, PAGE	DESCRIPTION	APPLIES?	SHOWN?
9 ORB 23166, PG. 1533	EASEMENT AGREEMENT	YES	YES
10 ORB 24662, PG. 1944	LNDSCP MAINT. AGREEMENT	YES	YES
13 ORB 17580, PG. 364	DEED RESTRICTIONS	YES	NO
15 ORB 27581, PG. 1544	WORKFORCE HOUSING AG	YES	NO
16 ORB 27726, PG. 1894	FPL EASEMENT	YES	YES
17 ORB 27726, PG. 1904	FPL EASEMENT	YES	YES
18 ORB 29455, PG. 1923	FPL EASEMENT	YES	YES
19 P.B. 125, PGS. 80-85	ATLANTIC CROSSING PLAT	YES	YES
20 ORB 29621, PG. 393	ACCESS EASEMENT	YES	YES

ABBREVIATIONS	LEGEND
A	ARC
CONC.	CONCRETE
COR.	CORNER
D.E.	DELTA (CENTRAL ANGLE)
G.U.E.	DRAINAGE EASEMENT
I.R.	GENERAL UTILITY EASEMENT
I.R.C.	IRON ROD AND CAP
L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
MON.	MONUMENT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
P.C.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R.C.P.	REINFORCED CONCRETE PIPE
SAN.	SANITARY
U.E.	UTILITY EASEMENT
	GUY ANCHOR WIRE
	WOOD UTILITY POLE
	SANITARY SEWER MANHOLE
	CATCH BASIN
	BELL SOUTH RISER
	WATER VALVE
	FIRE HYDRANT
	SINGLE SUPPORT SIGN
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	CONCRETE POWER POLE
	ELECTRIC SERVICE
	CATV BOX
	ELECTRIC MANHOLE
	FENCE
	BELLSOUTH MANHOLE
	WATER METER
	CONCRETE SIGNAL POLE

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER SJ-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

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

LAST DATE OF FIELD WORK : SEPTEMBER 28, 2018

947 Clint Moore Road  
Boca Raton, Florida, 33487  
Tel: (561) 241-9988  
Fax: (561) 241-5182

Certificate of Authorization No. LB7264

EDWARDS ATLANTIC AVENUE PARCEL

SPECIFIC PURPOSE SURVEY - PROPOSED RIGHT-OF-WAY PARCELS

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1	12/13/18	JSH		UPDATE TITLE INFO	
2	01/04/19	JSH		UPDATE TITLE INFO	
3	05/20/20	JSH		DEPICT RIGHT-OF-WAY PARCELS	
4					
5					
6					

SEAL

JOB NO. 14167

SCALE 1"=30'

DRAWN JSH

CHECKED AR

SHEET 1 OF 1

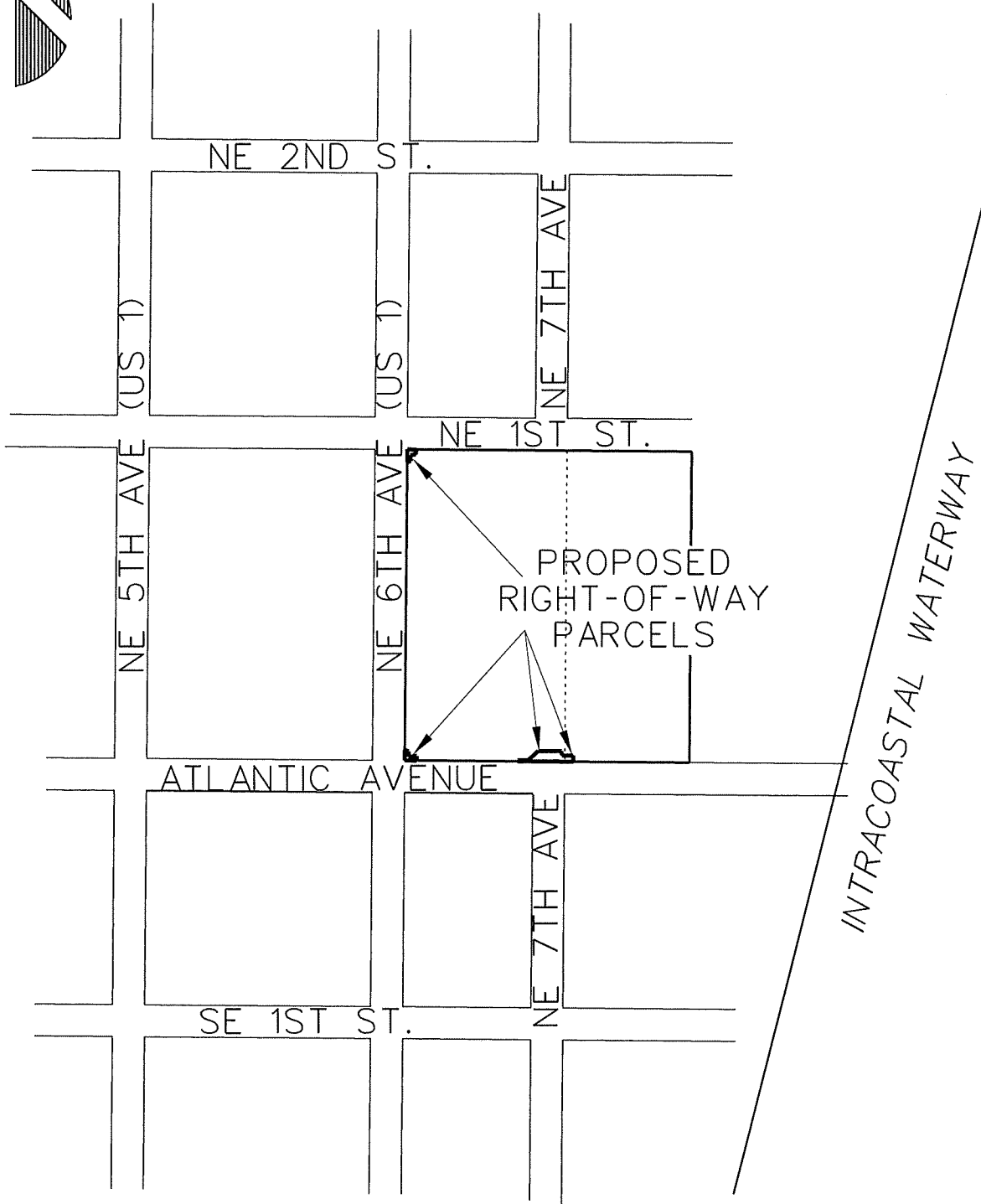
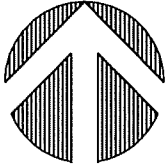


947 Clint Moore Road  
Boca Raton, Florida 33487

SURVEYING & MAPPING  
Certificate of Authorization No. LB7264

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

## VICINITY MAP - ATLANTIC COMMONS



JOB NO.	14167	Project Name:	ATLANTIC COMMONS	DWG BY:	JSH	SCALE:	NOT TO SCALE
		CK'D By:	GY	DATE:	5/20/2020		SHEET 1 OF 1



## EXHIBIT A

### SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

#### ATLANTIC CROSSING - RIGHT-OF-WAY PARCELS

### LEGAL DESCRIPTION

A PORTION OF TRACT "A", "ATLANTIC CROSSING", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, AT PAGES 80 THROUGH 85 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF TRACT "A", A DISTANCE OF 306.10 FEET TO THE POINT OF BEGINNING 1; THENCE NORTH 90°00'00" WEST, ALONG THE SAID SOUTH LINE OF TRACT "A", DISTANCE OF 70.96 FEET TO A POINT TO BE KNOWN HEREINAFTER AS REFERENCE POINT A; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 1.30 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 15.58 FEET; THENCE NORTH 44°21'41" EAST, A DISTANCE OF 19.86 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 41.26 FEET; THENCE SOUTH 00°51'58" EAST, A DISTANCE OF 15.50 FEET TO THE POINT OF BEGINNING 1;

### NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. SEE SHEET 3 FOR TITLE INFORMATION.
3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N 90°00'00" W ALONG THE SOUTH LINE OF TRACT "A" OF "ATLANTIC CROSSING", P.B. 125, PGS. 80-85, P.B.C.R.

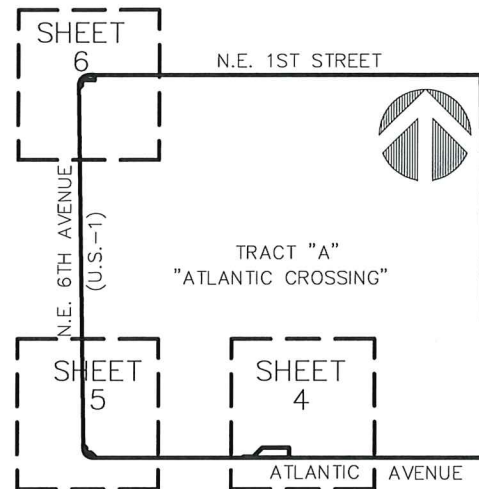
### ABBREVIATIONS

A	=	ARC LENGTH
D	=	DELTA (CENTRAL ANGLE)
G.U.E.	=	GENERAL UTILITY EASEMENT
L.B.	=	LICENSED BUSINESS
L.S.	=	LICENSED SURVEYOR
O.R.B.	=	OFFICIAL RECORDS BOOK
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
REF.PT.	=	REFERENCE POINT
R/W	=	RIGHT-OF-WAY
U.E.	=	UTILITY EASEMENT

### CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

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



KEY MAP  
NOT TO SCALE

Project Name:	ATLANTIC CROSSING	DATE:	01/29/2020
JOB NO.	14167	DWG BY:	GY
		CK'D By:	JSH
			SHEET 1 OF 6





947 Clint Moore Road  
Boca Raton, Florida 33487

SURVEYING & MAPPING  
Certificate of Authorization No. LB7264

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

## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

TOGETHER WITH THE FOLLOWING PORTION OF TRACT "A", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT A; THENCE NORTH 90°00'00" WEST, ALONG SAID SOUTH LINE OF TRACT "A", A DISTANCE OF 229.82 FEET TO THE POINT OF BEGINNING 2; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 5.57 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE SOUTHWESTERLY BOUNDARY OF SAID TRACT "A", HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°07'44", A DISTANCE OF 23.33 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°52'16" WEST, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 5.12 FEET TO A POINT TO BE KNOWN HEREINAFTER AS REFERENCE POINT B; THENCE SOUTH 46°03'58" EAST, A DISTANCE OF 5.75 FEET; THENCE SOUTH 00°15'16" EAST, A DISTANCE OF 7.84 FEET; THENCE NORTH 89°44'44" EAST, A DISTANCE OF 8.06 FEET; THENCE SOUTH 46°03'58" EAST, A DISTANCE OF 11.67 FEET TO THE POINT OF BEGINNING 2;

TOGETHER WITH THE FOLLOWING PORTION OF TRACT "A", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT B; THENCE NORTH 00°52'16" WEST ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 556.50 FEET TO THE POINT OF BEGINNING 3; THENCE NORTH 00°52'16" WEST, A DISTANCE OF 5.68 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE NORTHWESTERLY BOUNDARY OF SAID TRACT "A", HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°51'03", A DISTANCE OF 23.79 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°58'47" EAST ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 9.45 FEET; THENCE SOUTH 00°01'13" EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 89°58'47" WEST, A DISTANCE OF 20.10 FEET; THENCE SOUTH 00°52'16" EAST, A DISTANCE OF 8.42 FEET; THENCE SOUTH 44°19'39" WEST, A DISTANCE OF 6.28 FEET TO THE POINT OF BEGINNING 3;

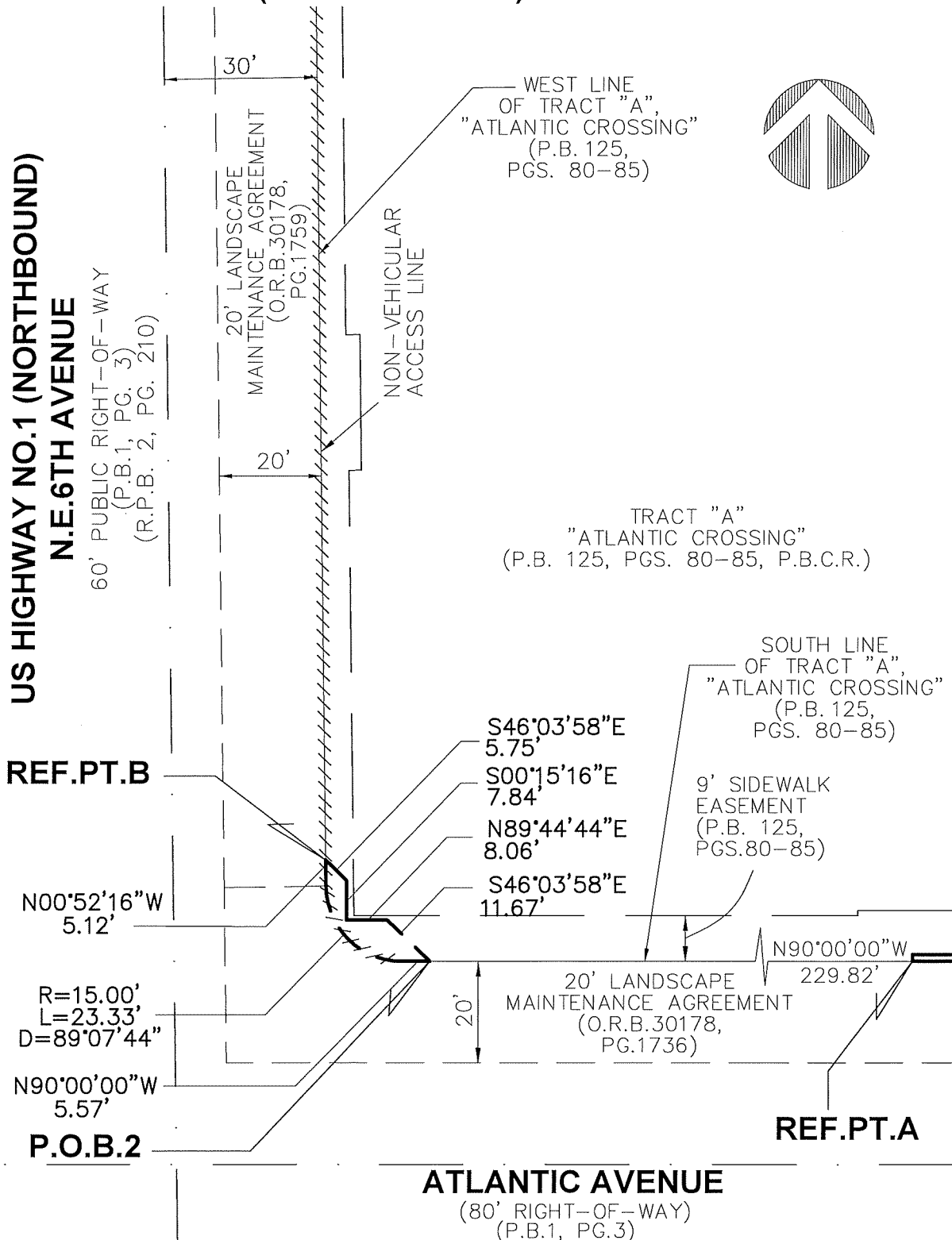
SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND ALL CONTAINING 1097 SQUARE FEET, MORE OR LESS.

JOB NO.	14167	Project Name:	ATLANTIC CROSSING	DWG BY:	GY	SCALE:	N/A
				CK'D By:	JSH	DATE:	01/29/2020
						SHEET 2 OF 6	





## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)



## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

