



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 "DELAIR 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 1929). ALL ELEVATIONS SHOWN ARE RELATIVE TO NGVD 1929.
 - NGVD 1929 VALUE - 1.532' HAWD 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.	CALCULATED
COR.	CONCRETE
D.E.	CORNER
G.U.E.	DELTA (CENTRAL ANGLE)
I.R.	DRAINAGE EASEMENT
I.R.C.	GENERAL UTILITY EASEMENT
L.B.	IRON ROD
L.B.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 AND/OR 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

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-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

PERIMETER

SURVEYING & MAPPING

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	07/09/20	JSH		DEPICT UNDER CONSTRUCTION AND PROPOSED BUILDINGS	
5					
6					

JOB NO. 14167

SCALE 1"=30'

DRAWN JSH

CHECKED AR

SEAL

SHEET 1 OF 1