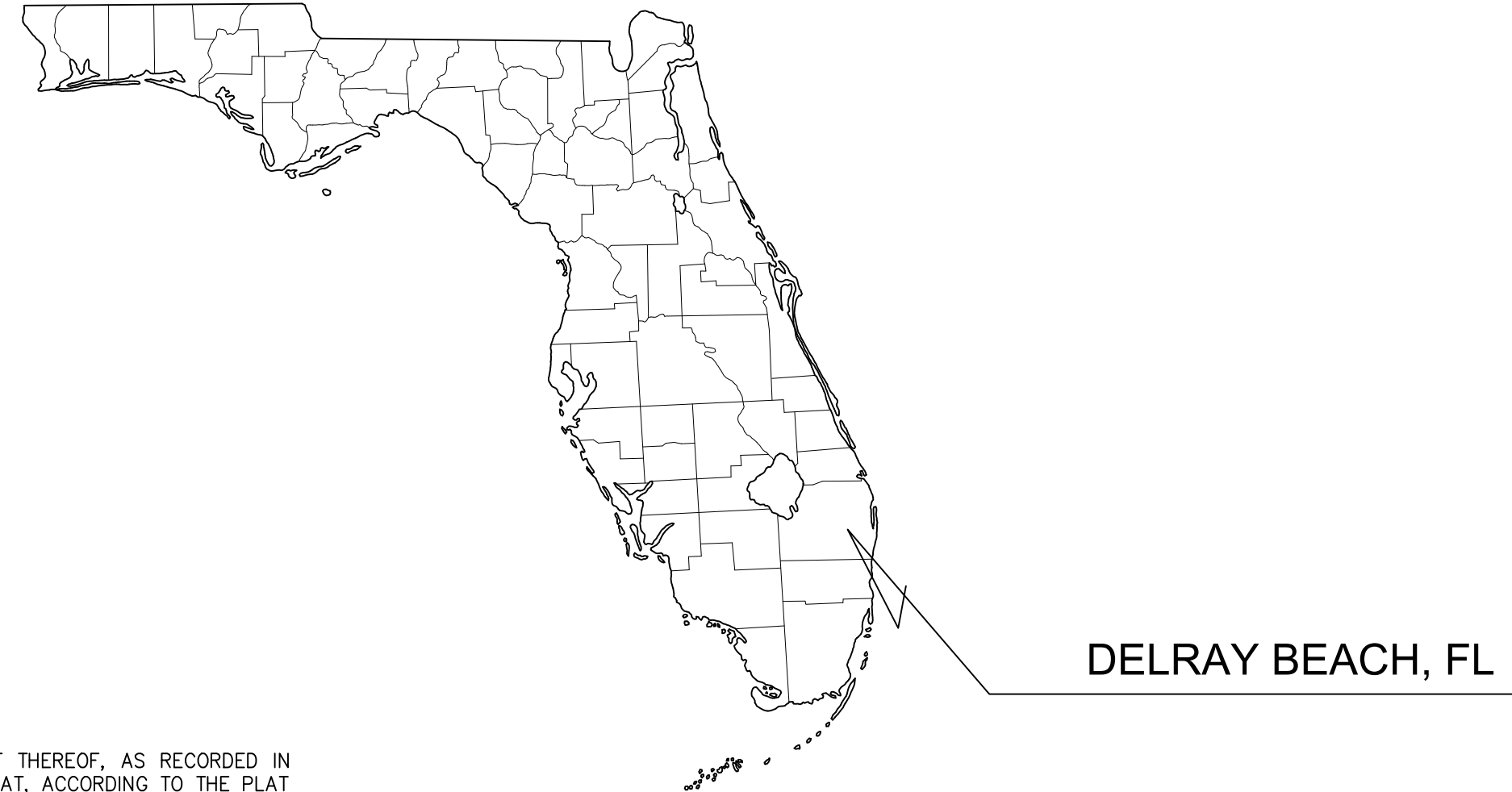
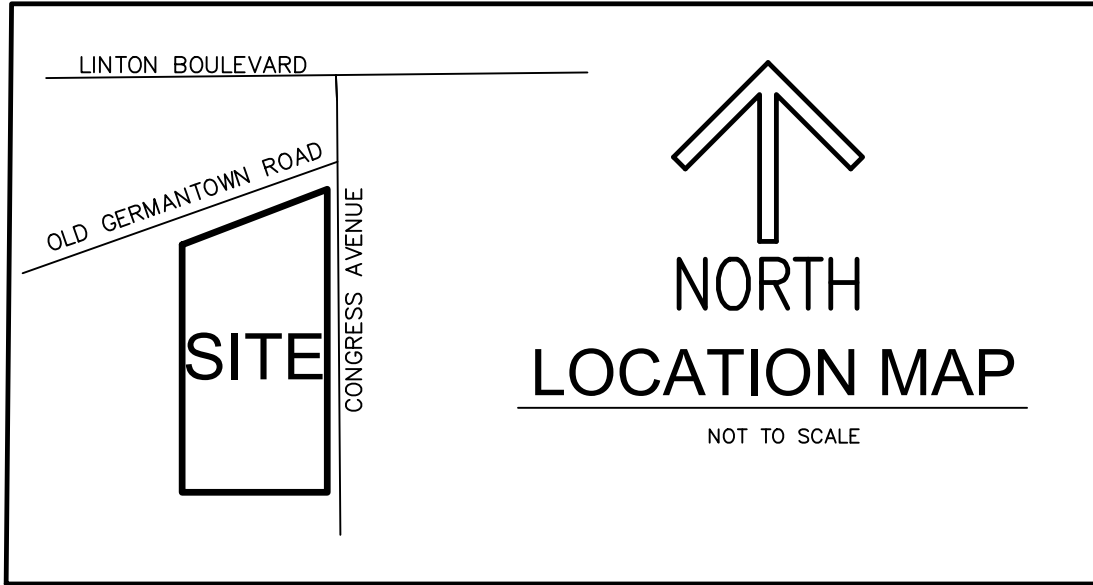


ALTA/NSPS LAND TITLE SURVEY



PARCEL A - SCHEDULE B SECTION II EXCEPTIONS

Exception	Instrument Book & Page	Affect on Property
5	Plat Book 77, Page 49	Affects as shown
6	Plat Book 77, Page 51	Affects as shown
7	Plat Book 77, Page 53	Affects as shown
8	Deed Book 790, Page 307	Affects not plottable
8	Official Records Book 3657, Page 11	Affects not plottable
8	Official Records Book 3657, Page 12	Affects not plottable
8	Official Records Book 3868, Page 1423	Affects not plottable
8	Official Records Book 4539, Page 1455	Affects not plottable
8	Official Records Book 4983, Page 416	Affects not plottable
9	Official Records Book 3110, Page 1974	Affects as shown
10	Official Records Book 4692, Page 818	Affects as shown
11	Official Records Book 9129, Page 1973	Affects as shown
11	Official Records Book 9195, Page 376	Affects as shown
12	Official Records Book 9231, Page 1653	Affects as shown
13	Official Records Book 9487, Page 1902	Affects as shown
13	Official Records Book 9566, Page 800	Affects as shown
14	Official Records Book 9566, Page 793	Affects as shown
15	Plat Book 45, Page 49	Does not affect - replats in Delay at that time extinguished underlying easements
16	Plat Book 50, Page 195	Does not affect - replats in Delay at that time extinguished underlying easements
17	Official Records Book 9487, Page 1898	Affects as shown
17	Official Records Book 9566, Page 796	Affects as shown
18	Official Records Book 23134, Page 1574	Affects not plottable
19	Official Records Book 23200, Page 1208	Affects not plottable
20	Easements & dedications in Declaration of Temporary Reciprocal Access Easement	Affects not plottable
21	Terms & conditions of Declaration of Covenants, Conditions, Restrictions, and Easements for Centerpointe Delay	Affects not plottable
22	Terms & conditions of Memorandum of Development Agreement for Centerpointe Delay	Affects not plottable

PARCEL B - SCHEDULE B SECTION II EXCEPTIONS

Exception	Instrument Book & Page	Affect on Property
5	Plat Book 77, Page 49	Does not affect
6	Plat Book 77, Page 51	Affects as shown
7	Plat Book 77, Page 53	Affects as shown
8	Deed Book 790, Page 307	Affects not plottable
8	Official Records Book 3657, Page 11	Affects not plottable
8	Official Records Book 3657, Page 12	Affects not plottable
8	Official Records Book 3668, Page 1423	Affects not plottable
8	Official Records Book 4539, Page 1455	Affects not plottable
8	Official Records Book 4983, Page 416	Affects not plottable
9	Official Records Book 3110, Page 1974	Affects as shown
10	Official Records Book 4692, Page 818	Affects not plottable
11	Official Records Book 8128, Page 1973	Affects not plottable
11	Official Records Book 9195, Page 376	Affects not plottable
12	Official Records Book 9231, Page 1653	Affects not plottable
13	Official Records Book 9487, Page 1902	Affects as shown
13	Official Records Book 9566, Page 800	Affects as shown
14	Official Records Book 9566, Page 793	Affects as shown
15	Plat Book 45, Page 49	Does not affect - replats in Delay at that time extinguished underlying easements
16	Plat Book 50, Page 195	Does not affect - replats in Delay at that time extinguished underlying easements
17	Official Records Book 9487, Page 1898	Affects as shown
17	Official Records Book 9566, Page 796	Affects as shown
18	Official Records Book 23134, Page 1574	Affects not plottable
19	Official Records Book 23200, Page 1208	Affects not plottable
20	Easements & dedications in Declaration of Temporary Reciprocal Access Easement	Affects not plottable
21	Terms & conditions of Declaration of Covenants, Conditions, Restrictions, and Easements for Centerpointe Delay	Affects not plottable
22	Terms & conditions of Memorandum of Development Agreement for Centerpointe Delay	Affects not plottable

DESCRIPTION: PARCEL A RESIDENTIAL

A PORTION OF REPEAT OF LAKESTATE AT CENTRE DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 49, A PORTION OF PARCELS 1 AND 2 OF CATALUMFO P.O.C. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 53, AND A PORTION OF REPEAT OF THE TERRACES AT CENTRE DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 51, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID REPEAT OF LAKESTATE AT CENTRE DELRAY; THENCE, ALONG THE NORTH LINE OF SAID REPEAT OF LAKESTATE AT CENTRE DELRAY ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH LINE OF REPEAT, NORTH 68°34'25" EAST, A DISTANCE OF 709.66 FEET, THENCE, DEPARTING SAID NORTH LINE OF REPEAT OF LAKESTATE AT CENTRE DELRAY, SOUTH 21°22'01" EAST, A DISTANCE OF 10.00 FEET, THENCE, SOUTH 21°22'01" EAST, A DISTANCE OF 40.49 FEET, THENCE, SOUTH 00°59'16" EAST, A DISTANCE OF 524.11 FEET, THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 71°09'19" WEST, HAVING A RADIUS OF 582.46 FEET, A CENTRAL ANGLE OF 35°42'39", AN ARC DISTANCE OF 363.03 FEET, THENCE SOUTH 00°59'16" EAST, A DISTANCE OF 813.66 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID CATALUMFO P.O.C. PLAT; THENCE SOUTH 88°37'42" WEST ALONG THE SOUTH LINE OF SAID CATALUMFO P.O.C. PLAT, A DISTANCE OF 671.08 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1 OF CATALUMFO P.O.C. PLAT; THENCE ALONG THE WEST LINE OF SAID PARCEL 1, NORTH 00°50'17" WEST, A DISTANCE OF 476.52 FEET, THENCE SOUTH 21°22'01" EAST, A DISTANCE OF 10.00 FEET, THENCE SOUTH 00°59'16" EAST, A DISTANCE OF 476.52 FEET TO SAID REPEAT OF LAKESTATE AT CENTRE DELRAY, NORTH 01°30'55" WEST, A DISTANCE OF 1013.08 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.
CONTAINING 25.1051 ACRES OR 1,093,580 SQUARE FEET, MORE OR LESS.

DESCRIPTION: PARCEL B

A PORTION OF A PORTION OF PARCELS 1 AND 2 OF CATALFUMO P.O.C. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 53, AND A PORTION OF REPLAT OF THE TERRACES AT CENTRE DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77 PAGE 51 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 2 OF CATALFUMO P.O.C. PLAT; THENCE ALONG THE EAST LINE OF SAID PARCEL 2 AND THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, NORTH 00°52'24" WEST, A DISTANCE OF 491.36 FEET; THENCE SOUTH 89°05'50" WEST, A DISTANCE OF 564.28 FEET; THENCE SOUTH 00°59'16" EAST, A DISTANCE OF 496.13 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL 1; THENCE NORTH 88°37'42" WEST ALONG THE SOUTH LINE OF SAID PARCELS 1 AND 2, A DISTANCE OF 563.30 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.
CONTAINING 6.3903 ACRES OR 278,363 SQUARE FEET, MORE OR LESS.

DESCRIPTION: PARCEL C

A PORTION OF PARCELS 12 AND 3 OF CATALFUMO P.O.C. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 53, AND A PORTION OF REPLAT OF THE TERRACES AT CENTRE DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77 PAGE 51 AND REPLAT OF LAKESIDE AT CENTRE DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 49, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL 2 OF CATAFUPO P.O.C. PLAT; THENCE ALONG SAID EAST LINE OF PARCEL 2 OF CATAFUPO P.O.C. PLAT AND THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, NORTH 00°52'24" WEST, A DISTANCE OF 491.36 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°06'50" WEST, A DISTANCE OF 564.28 FEET; THENCE NORTH 00°59'16" WEST, A DISTANCE OF 317.53 FEET; THENCE NORTH 89°06'50" WEST, A DISTANCE OF 10.36 FEET; THENCE CURVE LEFT BY AN ARC HAVING A RADIUS OF 582.46 FEET, A CENTRAL ANGLE OF 35°42'39" AN ARC DISTANCE OF 363.03 FEET; THENCE NORTH 00°59'16" WEST, A DISTANCE OF 524.11 FEET; THENCE NORTH 21°25'35" WEST, A DISTANCE OF 40.49 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF OLD GERMANTOWN ROAD, AS SHOWN ON SAID PLAT REPLAT OF LAKESIDE AT CENTRE DELRAY; THENCE NORTH 68°34'25" EAST ALONG SAID SOUTH RIGHT-OF-WESTLY BOUNDARY A DISTANCE OF 67.71 FEET; THENCE SOUTH 01°30'58" EAST, A DISTANCE OF 510.52 FEET TO THE NORTHERLY BOUNDARY OF THE ARBORS AT CENTRE DELRAY, ACROSSING THE TERRACES AT CENTRE DELRAY AS ALSO INDICATED IN PAGE 166 OF PUBLIC RECORDS FOR PALM BEACH COUNTY, FLORIDA; TO THE NORTHWEST CORNER OF SAID REPLAT OF THE TERRACES AT CENTRE DELRAY AND THE SOUTHWEST CORNER OF SAID THE ARBORS AT CENTRE DELRAY; THENCE, ALONG THE NORTH LINE OF SAID REPLAT OF THE TERRACES AT CENTRE DELRAY AND THE SOUTHERLY BOUNDARY OF THE ARBORS AT CENTRE DELRAY, NORTH 68°34'25" EAST, A DISTANCE OF 484.61 FEET TO THE WEST-NORTH-EAST CORNER OF SAID THE TERRACES AT CENTRE DELRAY; THENCE, ALSO CONTINUING ALONG THE WEST-RIGHT-OF-WAY LINE OF CONGRESS AVENUE, THENCE, ALONG THE EAST LINE OF SAID REPLAT OF THE TERRACES AT CENTRE DELRAY AND SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°52'24" EAST, A DISTANCE OF 200.62 FEET; THENCE, DEPARTING SAID EAST REPLAT LINE AND WEST RIGHT-OF-WAY LINE, RUN ALONG THE WESTERLY BOUNDARY OF ADDITIONAL RIGHT OF WAY DEDICATED BY SAID REPLAT OF THE TERRACES OF CENTRE DELRAY, SOUTH 12°37'37" WEST, A DISTANCE OF 11.42 FEET; THENCE CONTINUE ALONG SAID ADDITIONAL RIGHT OF WAY BOUNDARY, SOUTH 12°37'37" WEST, A DISTANCE OF 240.00 FEET TO THE POINT OF INTERSECTION OF A DISTANCE OF 159.83 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID PARCEL 3 OF CATAFUPO P.O.C. PLAT AND THE SOUTHERLY LINE OF SAID REPLAT OF THE TERRACES AT CENTRE DELRAY; THENCE, ALONG SAID NORTH LINE OF SAID PARCEL 3, NORTH 49°47'35" EAST, A DISTANCE OF 15.51 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID PARCEL 3 OF CATAFUPO P.O.C. PLAT AND SAID WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, SOUTH 00°52'24" EAST, A DISTANCE OF 541.14 FEET TO THE END OF THE FIRST PLAT AND SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°52'24" EAST, A DISTANCE OF 541.14 FEET TO THE POINT OF BEGINNING.











SAID LANDS LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.
CONTAINING 11.2532 ACRES OR 490,191 SQUARE FEET, MORE OR LESS.

DESCRIPTION: ARBORS

ALL OF THE PLAT OF THE ARBORS AT CENTRE DELRAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGE 166, AS MODIFIED BY SURVEYOR'S AFFIDAVIT MODIFYING THE DESCRIPTION AND CALLS OF SAID PLAT, AS RECORDED IN OFFICIAL RECORDS BOOK 3760, PAGE 384, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THAT CERTAIN PORTION OF THE PLAT DEED TO PALM BEACH COUNTY PURSUANT TO RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 5031, PAGE 101, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 6.0426 ACRES OR 263,218 SQUARE FEET, MORE OR LESS.

LEGEND

- | | |
|---|---------------------|
|  | UTILITY RISER |
|  | CATCH BASIN |
|  | CLEANOUT |
|  | FIRE HYDRANT |
|  | HANDICAP PARK SPACE |
|  | LIGHT POLE |
|  | SANITARY MANHOLE |
|  | SIGN (UNLESS NOTED) |
|  | GATE VALVE |
|  | WATER METER BOX |

- | | |
|---------------|--------------------------|
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| BFP | BACK FLOW PREVENTER |
| O.R.B. | OFFICIAL RECORDS BOOK |
| PG. | PAGE |
| P.B. | PLAT BOOK |
| R | RADIUS |
| D | DELTA ANGLE |
| L | LENGTH |
| EL. | ELEVATION |
| FPL | FLORIDA POWER & LIGHT |
| F.F.E. | FINISHED FLOOR ELEVATION |
| — — — | OVERHEAD UTILITY LINES |

SURVEYED PROPERTY LAND DESCRIPTION:

PARCEL I:
ALL OF THE REPLAT OF LAKESIDE AT CENTRE' DELRAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 77, PAGES 49 AND 50, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL II:
ALL OF THE REPLAT OF THE TERRACES AT CENTRE' DELRAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 77, PAGES 51 AND 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL III:
PARCELS 1 AND 3, CATALFUMO P.O.C. PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 77,
PAGES 53, 54 AND 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2, CATALFUMO P.O.C. PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 77, PAGES 53, 54 AND 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

ALL OF THE PLAT OF THE ARBORS AT CENTRE DELRAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGE 166, AS MODIFIED BY SURVEYOR'S AFFIDAVIT MODIFYING THE DESCRIPTION AND CALLS OF SAID PLAT, AS RECORDED IN OFFICIAL RECORDS BOOK 3760, PAGE 384, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS AND EXCEPT THAT CERTAIN PORTION OF THE PLAT DEEDED TO PALM BEACH COUNTY PURSUANT TO RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 5031, PAGE 101, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 2,125,352 SQUARE FEET/48.7914 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF 8.00°52'24"E, ALONG THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
3. ALL FIELD MEASURED ANGLES AND DISTANCES ARE CONSISTENT WITH THE INSTRUMENTS OF RECORD.
4. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
5. THE SURVEYOR HAS REVIEWED CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE , ORDER NO. 6858221, EFFECTIVE DATE OCTOBER 25, 2015, AT 11:00 PM, REV. H -12/12/2015, ALL PLOTTABLE B-2 EXCEPTIONS HAVE BEEN PLOTTED HEREON.
6. THE SURVEYOR HAS REVIEWED CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE , ORDER NO. 7317814, EFFECTIVE DATE OCTOBER 25, 2018, AT 11:00 PM, REV C-12/12/2018, ALL PLOTTABLE B-2 EXCEPTIONS HAVE BEEN PLOTTED HEREON.
7. ALL SANITARY MANHOLES ARE PRESSURE PIPE VALVES NOT GRAVITY SEWER.

SURVEY CERTIFICATION:

HIS 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, 4, 7(A) AND 11. THE FIELD WORK WAS COMPLETED ON AUGUST 22, 2020.

DATE OF MAP:8/22/2020

CERTIFIED TO:

CENTERPOINTE DELRAY HOLDINGS, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP
PARCEL B CONGRESS DELRAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING — LAND SURVEYING
LANDSCAPE ARCHITECTURE
7900 GLADES ROAD — SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-
1991

ALTA/NSPS LAND TITLE SURVEY
CONGRESS AVENUE/OLD GERMANTOWN ROAD
DELRAY BEACH, FL

DATE 2-28-2017	
DRAWN BY	TM
F.B./ PG.	N/
SCALE	N/

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 53
STATE OF FLORIDA
L.B. 3591

JOB # 7678
SHT.NO. 1
OF 3 SHEETS

