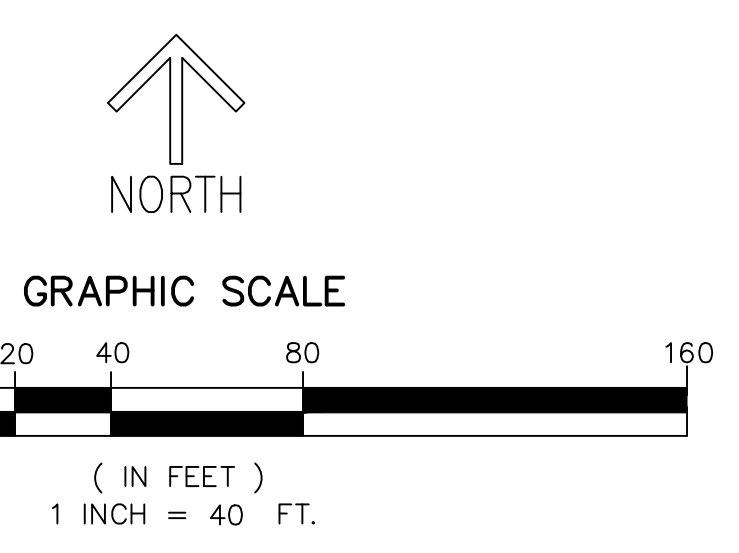


ITEM AFFECTS PLOTTED DESCRIPTION		
7	YES	YES ORB. 3136, PG. 45
8	YES	YES ORB. 3367, PG. 394
9	YES	YES ORB. 3544, PG. 234
10	YES	YES ORB. 3682, PG. 717
11	YES	YES ORB. 3704, PG. 119
12	YES	NO ORB. 4036, PG. 1738
13	YES	YES ORB. 4081, PG. 536
13	YES	YES ORB. 11622, PG. 705
14	YES	YES ORB. 4081, PG. 547
15	YES	YES ORB. 4618, PG. 287
16	YES	YES ORB. 4618, PG. 291
17	YES	YES PB. 74, PG. 13
18	YES	YES ORB. 8781, PG. 1512
19	YES	NO ORB. 22501, PG. 453
19	YES	NO ORB. 26272, PG. 631
20	YES	YES DB. 1115, PG. 608
21	YES	YES SURVEY COMMENTS
22	YES	YES SURVEY COMMENTS
23	YES	YES SURVEY COMMENTS
24	YES	YES ORB. 3296, PAGE 890
25	YES	NO ORB. 28931, PG. 1912
26	YES	NO ORB. 29070, PG. 105
27	YES	NO ORB. 29207, PG. 1945
28	YES	NO ORB. 29506, PG. 1270
28	YES	NO ORB. 28970, PG. 763
28	YES	NO ORB. 28970, PG. 772
29	YES	NO ORB. 29620, PG. 1329
30	YES	YES ORB. 29936, PG. 183
31	YES	YES ORB. 30471, PG. 1682

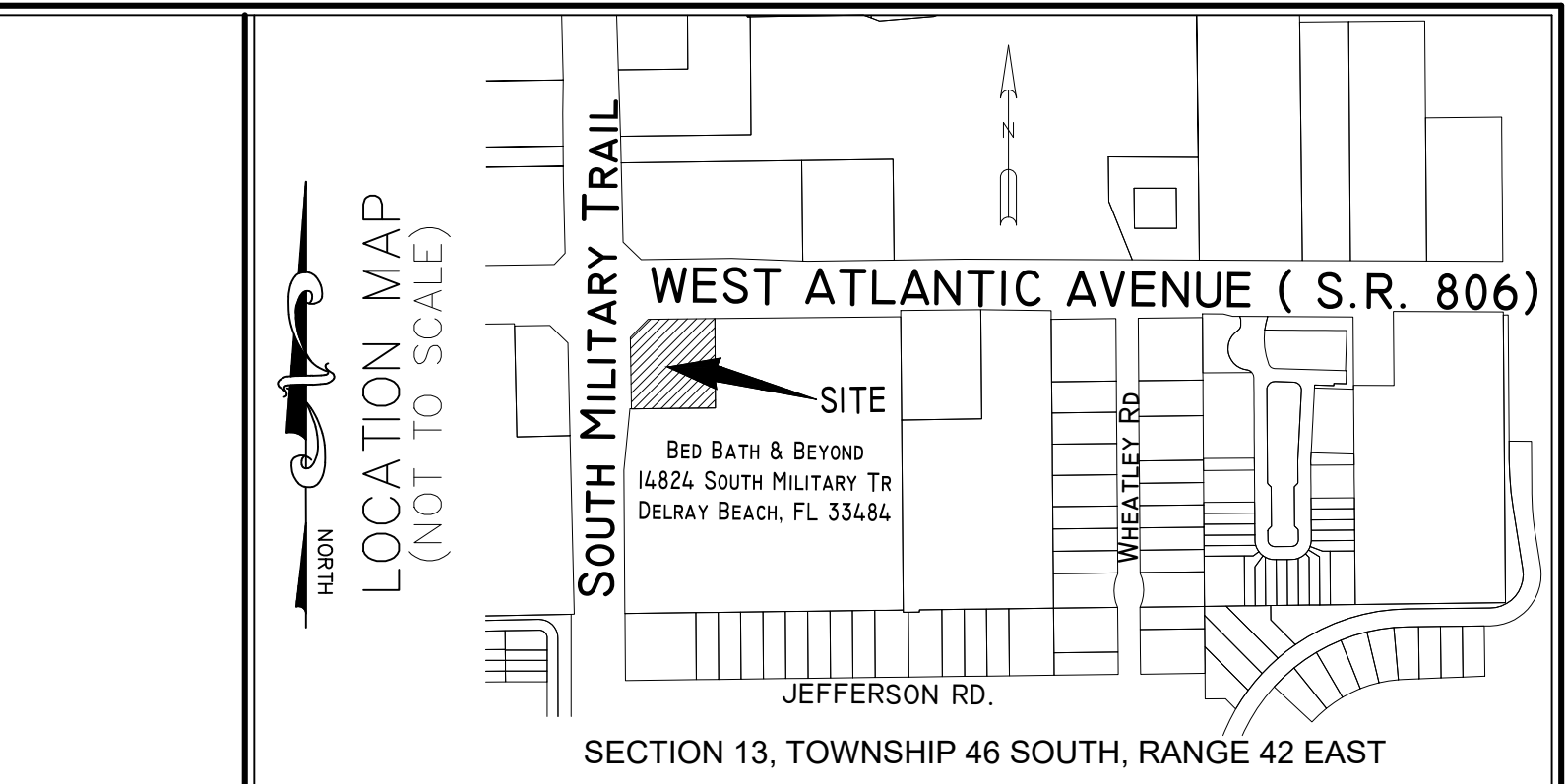
- SYMBOLS:**
- QUARTER CORNER
 - FND 5/8" IRON ROD WITH PLASTIC CAP (L&B 5581)
 - LIGHT POLE
 - FIRE HYDRANT
 - CATCH BASIN
 - WATER VALVE
 - FIRE DEPARTMENT CONNECTION
 - SANITARY MANHOLE
 - DRAINAGE MANHOLE
 - GREASETRAP MANHOLE
 - SINGLE SUPPORT SIGN
 - CUTY ANCHOR
 - WATER METER
 - BACKFLOW PREVENTER
 - ELECTRIC HANDHOLE
 - WOOD POWER POLE (UNLESS NOTED)
 - CONCRETE POWER POLE (UNLESS NOTED)
 - CLEAN OUT
 - IRRIGATION CONTROL VALVE
 - OVERHEAD WIRES

STATE PLANE COORDINATES
Coordinates shown are grid.
Datum = NAD 83, 1983 Adjustment
Coordinate System = 1983 State Plane Transverse Mercator Projection
Linear Units = US Survey Feet
Project Scale Factor = 1.000035617 (WALTER)
Ground Distance X Scale Factor = Grid Distance



- NOTE:**
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
 - THERE WAS NO FIELD EVIDENCE OF ENCROACHMENTS OR EASEMENTS LOCATED MARKED BY OTHERS.
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHT-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.
 - SUBSURFACE OR AIR/ AERIAL ENCROACHMENTS, IF ANY, HAVE NOT BEEN LOCATED.
 - NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY, UNLESS SHOWN OR MADE NOTE OF HEREON.
 - BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83, 1990 ADJUSTMENT.
 - ELEVATIONS SHOWN HEREON ARE NATIONAL AMERICAN VERTICAL DATUM (NAVD83) "GODDARD" 13.11, PER PALM BEACH COUNTY ENGINEERING DEPT. IS THE PARENT BENCHMARK.
 - BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83, 1990 ADJUSTMENT.
 - MATTERS CONTAINED IN SCHEDULE B-SECTION II EXCEPTIONS, OLD REPUBLIC TITLE INSURANCE COMPANY, FILE NO. 19025825 MOM, MARCH 11, 2019 AT 5:00 PM ARE REFLECTED ON THE SURVEY SHOWN HEREON.
 - THE GROUND FLOOR AREA OF THE SUBJECT PROPERTY, CALCULATED IN CONFORMANCE WITH THE ZONE GC (GENERAL COMMERCIAL), IS 89,125 SQUARE FEET. THE LAND AREA OF THE SUBJECT PROPERTY IS 404,301 SQUARE FEET.
 - THERE EXIST 340 REGULAR PARKING SPACES AND 16 HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.
 - THE SUBJECT PROPERTY HAS ACCESS TO AND FROM MILITARY TRAIL AND ATLANTIC AVENUE, DULY DEDICATED AND ACCEPTED PUBLIC STREET.
 - THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY BY STREETS, ALLEYS OR BUILDINGS, STRUCTURE OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY.
 - FLOOD ZONE: "X" - FIRM PANEL NO. 12099C0978F, COMMUNITY NO. 125102; DATE: OCTOBER 5, 2017.
 - THERE WAS NO FIELD EVIDENCE OF WETLANDS LOCATED MARKED BY OTHERS.
 - THERE WERE NO SUBSTANTIAL AREAS OF REFUSE OBSERVED AT THE TIME OF THE SURVEY.
 - THERE WERE NO CEMETERIES OR BURIAL OBSERVED AT THE TIME OF THE SURVEY.
 - THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH-MOVING OR CONSTRUCTION.
 - THERE WAS NO OBSERVABLE EVIDENCE OF OR PROPOSED CHANGES WITHIN THE STREET RIGHTS OF WAY.
 - THERE WAS NO OBSERVABLE EVIDENCE OF MARKERS DELINEATING WETLANDS.
 - THE LEGAL DESCRIPTION AS WRITTEN FORMS A MATHEMATICAL CLOSE.
 - PROPERTY ADDRESS: 14802 S MILITARY TRAIL AND 4970 W ATLANTIC AVENUE.
 - THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN OLD REPUBLIC TITLE INSURANCE COMPANY COMMITMENT 30837.BBREFI WITH A COMMITMENT DATE OF MARCH 11, 2019.

CERTIFICATE
TO: B.B.B. PLAZA ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, B.B.B. PLAZA OUTPARCEL ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, OLD REPUBLIC NATIONAL INSURANCE COMPANY AND BSPT CRE FINANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND EACH OF THEIR RESPECTIVE 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 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11(OBSERVED) 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 31, 2019.
DATE OF PLAT OR MAP: 2-1-2021



ABBREVIATIONS:
A/C = AIR CONDITIONER
BM = BENCHMARK ELEVATION
(C) = CENTERLINE
(O) = CHAIN LINK FENCE
CONC = CONCRETE
CUB = CUBIC FOOT
CATV = CABLE BOX
(D) = DEED BOOK
ELEC = ELECTRICAL
EASMT = EASEMENT
FFEL = FINISH FLOOR ELEVATION
FD = FOUND
FPL = FLORIDA POWER AND LIGHT
IRC = IRON ROD & CAP
IRP = IRON PIPE
LB = LICENSE BUSINESS
LS = LICENSE SURVEYOR
(M) = MEASURED
N/E = NOT TO SCALE
ORB = OFFICIAL RECORD BOOK
P/B = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
P/L = PLAT BOOK
PK = PARKING - KALON NAIL & DISC
P/E = PAGE
PT = POINT OF INTERSECTION
PTR = POINT OF TANGENCY
P/T = POINT OF CURVATURE
RSTR = ROSTER, BELL, TELEPHONE RISER
SF = SQUARE FEET
SMH = SANITARY MANHOLE
WUP = WOOD UTILITY POLE
P.C. = PALM BEACH COUNTY PUBLISHED COORDINATES

SEE SHEET 2 FOR ZONING AND SETBACK INFO

SETBACK PER DEED BOOK 1115, PAGE. 608 FROM CENTER LINE OF PAVEMENT IN 1955 AS SHOWN HEREON FOR ATLANTIC AVE.

SETBACK	SOUTH	NORTH
SERVICE STATION OR ISLANDS	49	91
SERVICE STATION BUILDING	69	111
BUILDING FOR DRIVE-IN BUSINESSES, EXCEPT DRIVE-IN THEATRE	69	111
ALL OTHER BUILDINGS	64	106
OTHER CONSTRUCTION INCLUDING PARKING AREAS BUT EXCLUDING CURVETS, BRIDGES AND TURNOUTS	39	91

DESCRIPTION:
PARCEL 1:
A PARCEL OF LAND IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE, AT THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, THENCE NORTH 89 DEGREES 47 MINUTES 38 SECONDS EAST (ASSUMED), ALONG THE NORTH LINE OF THE SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, A DISTANCE OF 256.00 FEET TO THE EAST LINE OF THE WEST 256.00 FEET OF THE SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, THENCE SOUTH 0 DEGREES 02 MINUTES 02 SECONDS WEST ALONG THE SAID EAST LINE OF THE WEST 256.00 FEET, A DISTANCE OF 34.48 FEET TO THE POINT OF BEGINNING BEING ON A LINE 60.0 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF DELRAY WEST ROAD (S.R. 806) AS RECORDED IN ROAD PLAT BOOK 3, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 89 DEGREES 47 MINUTES 38 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 416.80 FEET TO THE EAST LINE OF THE SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, SAID POINT BEING 33.69 FEET SOUTH 0 DEGREES 02 MINUTES 15 SECONDS WEST OF THE NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, THENCE SOUTH 0 DEGREES 02 MINUTES 15 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, SAID POINT BEING 43.06 FEET NORTH 89 DEGREES 47 MINUTES 38 SECONDS EAST OF THE WEST LINE OF SAID SECTION 13, THENCE NORTH 89 DEGREES 47 MINUTES 38 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 240.0 FEET OF THE SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF THE SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, A DISTANCE OF 621.50 FEET TO A POINT 51.38 FEET EAST OF THE WEST LINE OF SECTION 13, THENCE NORTH 0 DEGREES 59 MINUTES 49 SECONDS WEST, A DISTANCE OF 457.52 FEET TO A LINE 240.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, SAID POINT BEING 43.06 FEET NORTH 89 DEGREES 47 MINUTES 38 SECONDS EAST OF THE WEST LINE OF SAID SECTION 13, THENCE NORTH 89 DEGREES 47 MINUTES 38 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 240.0 FEET OF THE SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, A DISTANCE OF 212.94 FEET TO THE EAST LINE OF THE WEST 256.00 FEET OF THE SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, THENCE NORTH 0 DEGREES 02 MINUTES 38 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 205.54 FEET TO THE POINT OF BEGINNING.
ALSO LESS AND EXCEPT THAT PORTION OF THE RIGHT-OF-WAY FOR ATLANTIC AVENUE PER DEED BOOK 808, PAGE 62, PALM BEACH COUNTY RECORDS.
ALSO LESS AND EXCEPT THAT PARCEL DEEDED TO THE COUNTY OF PALM BEACH IN OFFICIAL RECORD BOOK 7173, PAGE 1969, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES LYING IN SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR THE PURPOSE OF THE DESCRIPTION, THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID, SECTION 13, IS ASSUMED TO BEAR NORTH 00 DEGREES 01 MINUTES 07 SECONDS EAST AND ALL BEARINGS RECITED HEREIN ARE RELATED THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, THENCE NORTH 00 DEGREES 01 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF THE SAID LAND DESCRIPTION AND EASEMENTS SHOWN HEREON, A DISTANCE 1032.95 FEET, THENCE SOUTH 89 DEGREES 35 MINUTES 13 SECONDS EAST, A DISTANCE OF 51.46 FEET TO THE POINT OF INTERSECTION WITH THE EXISTING EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL (S.R. 809), AS LAID OUT AND IN USE, BEING A LINE 60.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE MILITARY TRAIL BASELINE OF SURVEY AND CENTERLINE OF RIGHT-OF-WAY AS SHOWN IN PLAT BOOK 3, PAGE 183, OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING, THENCE TRAVELING ALONG THE FOLLOWING FOUR (4) NUMBERED COURSES AND DISTANCES:
1. NORTH 00 DEGREES 24 MINUTES 47 SECONDS EAST ALONG SAID EXISTING EAST RIGHT-OF-WAY LINE, A DISTANCE OF 11.86 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 11519.20 FEET;
2. NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEGREES 33 MINUTES 11 SECONDS, A DISTANCE OF 111.19 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2834, PAGE 1229, OF THE PUBLIC RECORDS OF SAID COUNTY;
3. NORTH 89 DEGREES 46 MINUTES 28 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 12.50 FEET TO THE INTERSECTION WITH THE REQUIRED EAST RIGHT-OF-WAY LINE FOR MILITARY TRAIL;
4. SOUTH 05 DEGREES 57 MINUTES 34 SECONDS WEST ALONG SAID REQUIRED LINE, A DISTANCE OF 123.77 FEET TO THE POINT OF BEGINNING.
ALSO LESS AND EXCEPT ANY LAND LYING IN THE ROAD RIGHT OF WAY ON THE WEST LINE.
PARCEL 2:
ALL OF TRACT "A" OF "SUAREZ DELRAY MOBIL", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 13, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.
CONTAINING 404,301 SQUARE FEET OR 9.2815 ACRES, MORE OR LESS.

NOTE:
1. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
3. THERE WAS NO FIELD EVIDENCE OF ENCROACHMENTS OR EASEMENTS LOCATED MARKED BY OTHERS.
4. THIS PARCEL IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHT-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.
5. SUBSURFACE OR AIR/ AERIAL ENCROACHMENTS, IF ANY, HAVE NOT BEEN LOCATED.
6. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY, UNLESS SHOWN OR MADE NOTE OF HEREON.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83, 1990 ADJUSTMENT.
8. ELEVATIONS SHOWN HEREON ARE NATIONAL AMERICAN VERTICAL DATUM (NAVD83) "GODDARD" 13.11, PER PALM BEACH COUNTY ENGINEERING DEPT. IS THE PARENT BENCHMARK.
9. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83, 1990 ADJUSTMENT.
10. MATTERS CONTAINED IN SCHEDULE B-SECTION II EXCEPTIONS, OLD REPUBLIC TITLE INSURANCE COMPANY, FILE NO. 19025825 MOM, MARCH 11, 2019 AT 5:00 PM ARE REFLECTED ON THE SURVEY SHOWN HEREON.
11. THE GROUND FLOOR AREA OF THE SUBJECT PROPERTY, CALCULATED IN CONFORMANCE WITH THE ZONE GC (GENERAL COMMERCIAL), IS 89,125 SQUARE FEET. THE LAND AREA OF THE SUBJECT PROPERTY IS 404,301 SQUARE FEET.
12. THERE EXIST 340 REGULAR PARKING SPACES AND 16 HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.
13. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM MILITARY TRAIL AND ATLANTIC AVENUE, DULY DEDICATED AND ACCEPTED PUBLIC STREET.
14. THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY BY STREETS, ALLEYS OR BUILDINGS, STRUCTURE OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY.
15. FLOOD ZONE: "X" - FIRM PANEL NO. 12099C0978F, COMMUNITY NO. 125102; DATE: OCTOBER 5, 2017.
16. THERE WAS NO FIELD EVIDENCE OF WETLANDS LOCATED MARKED BY OTHERS.
17. THERE WERE NO SUBSTANTIAL AREAS OF REFUSE OBSERVED AT THE TIME OF THE SURVEY.
18. THERE WERE NO CEMETERIES OR BURIAL OBSERVED AT THE TIME OF THE SURVEY.
19. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH-MOVING OR CONSTRUCTION.
20. THERE WAS NO OBSERVABLE EVIDENCE OF OR PROPOSED CHANGES WITHIN THE STREET RIGHTS OF WAY.
21. THERE WAS NO OBSERVABLE EVIDENCE OF MARKERS DELINEATING WETLANDS.
22. THE LEGAL DESCRIPTION AS WRITTEN FORMS A MATHEMATICAL CLOSE.
23. PROPERTY ADDRESS: 14802 S MILITARY TRAIL AND 4970 W ATLANTIC AVENUE.
24. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN OLD REPUBLIC TITLE INSURANCE COMPANY COMMITMENT 30837.BBREFI WITH A COMMITMENT DATE OF MARCH 11, 2019.

CERTIFICATE
TO: B.B.B. PLAZA ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, B.B.B. PLAZA OUTPARCEL ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, OLD REPUBLIC NATIONAL INSURANCE COMPANY AND BSPT CRE FINANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND EACH OF THEIR RESPECTIVE 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 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11(OBSERVED) 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 31, 2019.
DATE OF PLAT OR MAP: 2-1-2021

DATE	01/18/19
DRAWN BY	TKM
F.B./ PG.	ELEC.
SCALE	SHOWN

ALTA/NSPS LAND TITLE SURVEY
CVS/PLAZA - MILITARY & ATLANTIC
14802 S MILITARY TRAIL
DELRAY BEACH

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33433
PHONE (561) 392-1991 / FAX (561) 750-1452

JOB # 7477
SHT. NO. 1
OF 3 SHEETS

LOCATION MAP
(NOT TO SCALE)

SOUTH MILITARY TRAIL

WEST ATLANTIC AVENUE (S.R. 806)

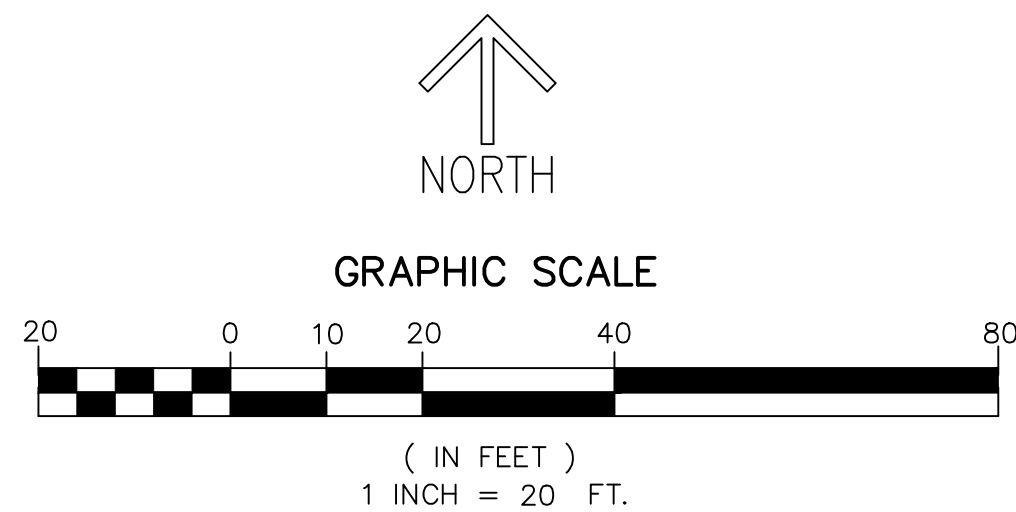
WHEATLEY RD.

JEFFERSON RD.

SITE

BED BATH & BEYOND
14824 SOUTH MILITARY TR
DELRAY BEACH, FL 33484

SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST



- ABBREVIATIONS:**
- A/C = AIR CONDITIONER
 - BM = BENCHMARK ELEVATION
 - C = CALCULATED
 - CE = CENTERLINE
 - CH = CHAIN LINK FENCE
 - CONC = CONCRETE
 - CU = CUBIC FOOT
 - CAT = CABLE
 - D = DEED BOOK
 - ELEC = ELECTRICAL
 - ESMT = EASEMENT
 - FEL = FINISH FLOOR ELEVATION
 - F = FOUND
 - FLP = FLORIDA POWER AND LIGHT
 - IR = IRON ROD
 - IRP = IRON ROD & CAP
 - IP = IRON PIPE
 - IB = BUSINESS
 - LS = LICENSE SURVEYOR
 - M = MEASURED
 - N.T. = NOT TO SCALE
 - ORB = OFFICIAL RECORD BOOK
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - P.L. = PLAT BOOK
 - P.F. = PARKER-KALON NAIL & DISC
 - P = PAGE
 - PI = POINT OF INTERSECTION
 - PO = POINT OF TANGENCY
 - PC = POINT OF CURVATURE
 - PS = POINT OF SIGHT
 - SB = SQUARE FEET
 - SH = SANITARY MANHOLE
 - WF = WOOD FENCE
 - WUP = WOOD UTILITY POLE
 - W.P.C. = PALM BEACH COUNTY PUBLISHED COORDINATES

24' INGRESS & EGRESS
ESMT.
ORB. 4081, PG. 541
ORB.11622, PG.705

ESMT. DEED
ORB. 4795, PG. 1433
ORB. 10271, PG .684

[illegible]

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING • LAND PLANNING
LANDSCAPE ARCHITECTURE • SURVEYING
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ALTA/NSPS LAND TITLE SURVEY
CVS/PLAZA – MILITARY & ATLANTIC
14802 S MILITARY TRAIL
DELRAY BEACH

DATE	01/18/19
DRAWN BY	TKM
F.B./ PG.	ELEC.
SCALE	SHOWN

JOB # 7477
SHT.NO. 2
OF 3 SHEETS

1. Date of Existing Ordinance:	December 10th, 2018
2. Existing Zoning Designation:	<i>"PC" Planned Commercial District within the Four Corners Overlay District</i>
3. Adjacent Zoning Designation and or Uses if Applicable:	<i>North / West: "PC" and "GC" South: "GC" and "R-1-A" East: "PC" Planned Commercial</i>
4. Existing Land Use:	<i>Shopping Center including Restaurant, Retail, Medical Office, Professional Office, Personal Service and Car Rental Office Businesses</i>

<p>2. Building Size</p> <p>a. Maximum Building Height or Stories:</p> <p>b. Existing Building Height or Stories:</p> <p>c. Building Site Area Requirements:</p>	<p><u>Per the Four Corners Overlay Regulations:</u></p> <p><i>60 Feet on parcels of 4 Acres or More and a Maximum of 48 Feet for Parcels less than 4 Acres (60 Feet Required)</i></p> <p>29 Feet (Per Survey) 1 Story (Per Review of Aerial Imagery)</p> <p>Minimum Lot Frontage: 50 Feet Existing: Exceeds 50 Feet along West Atlantic and State Road 809 (Per Review of Survey)</p> <p>Minimum Lot Depth: 100 Feet Existing: Exceeds 100 Feet (Per Review of Survey)</p> <p>Minimum Lot Width: 50 Feet Existing: Exceeds 50 Feet (Per Review of Survey)</p> <p>Minimum Lot Size: 10,000 Square Feet Existing: 367,164.94 Square Feet (Per Scale of Survey)</p>
--	---

1. Date of Existing Ordinance:	December 10th, 2018
2. Existing Zoning Designation:	<i>"GC" General Commercial District within the Four Corners Overlay District</i>
3. Adjacent Zoning Designation and or Uses if Applicable:	<i>North / South / East: "PC" West: "PC" and "GC"</i>
4. Existing Land Use:	<i>Retail / Pharmacy with Drive-thru Window and Minute Clinic</i>

2. Building Size

a. Maximum Building Height or Stories:	<u>Per the Four Corners Overlay Regulations:</u> 60 Feet on parcels of 4 Acres or More and a Maximum of 48 Feet for Parcels less than 4 Acres (48 Feet Required)
b. Existing Building Height or Stories:	30 Feet (Per Survey) 1 Story (Per Review of Aerial Imagery)
c. Building Site Area Requirements:	Minimum site area: 4 acres Existing: 11.372 per site plan (CVS, including lease area and Shopping Center) Please note, the Four Corners Overlay allows for aggregation of parcels.

ADD OF PRK(S)G COUNT	02/15/2023	TRM
REVISIONS	DATE	BY
FILE NAME 7477 SIRV6		



CAULFIELD & WHEELER, INC.
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ALTA/NSPS LAND TITLE SURVEY
CVS/PLAZA - MILITARY & ATLANTIC
14802 S MILITARY TRAIL
DELRAY BEACH

DATE	01/18/19
DRAWN BY	TKM
F.B./ PG.	ELEC.
SCALE	SHOWN

