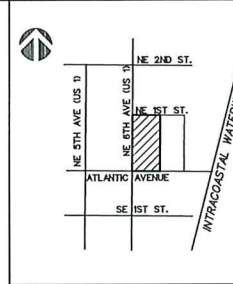




0 30' 60'  
GRAPHIC SCALE  
1"=30'



LOCATION MAP  
NOT TO SCALE

#### LEGAL DESCRIPTION

THAT 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, 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 AT PAGE 1366 OF SAID PUBLIC RECORDS.

- SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 4.402 ACRES, 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.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.

#### FLOOD INFORMATION

COMMUNITY NUMBER : 125102  
PANEL NUMBER : 12099C0979F  
DATE OF FIRM : OCTOBER 5, 2017  
ZONE : X-1-0.2% 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  | LANDSCAPE MAINT. AGREEMENT | YES      | NO     |
| 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

A : ARC  
CONC. : CONCRETE  
COR. : CORNER  
D : 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  
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  
BELL SOUTH MANHOLE  
WATER METER  
CONCRETE SIGNAL POLE

#### SURVEYOR'S CERTIFICATION

TO: EDWARDS ATLANTIC AVENUE, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, FIFTH THIRD BANK, AS AGENT FOR THE BENEFIT OF THE LENDERS: CAREY, O'MALLEY, WHITAKER, MUELLER, ROBERTS & SMITH, P.A. AND MURRAY MURPHY MOUL & BASIL

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 9, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 28, 2018.

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

Jeff S  
Hodapp

Digitally signed by  
Jeff S Hodapp  
Date: 2019.01.07  
08:48:51 -05'00'

PERIMETER  
SURVEYING & MAPPING

947 Clint Moore Road  
Boca Raton, Florida, 33487

Certificate of Authorization No. LB7264

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

## EDWARDS ATLANTIC AVENUE PARCEL ALTA/NSPS LAND TITLE SURVEY

| 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   |          |     |      |                   |       |
| 4   |          |     |      |                   |       |
| 5   |          |     |      |                   |       |
| 6   |          |     |      |                   |       |

JOB NO. 14167  
SCALE 1"=30'  
DRAWN JSH  
CHECKED AR

SHEET 1 OF 1