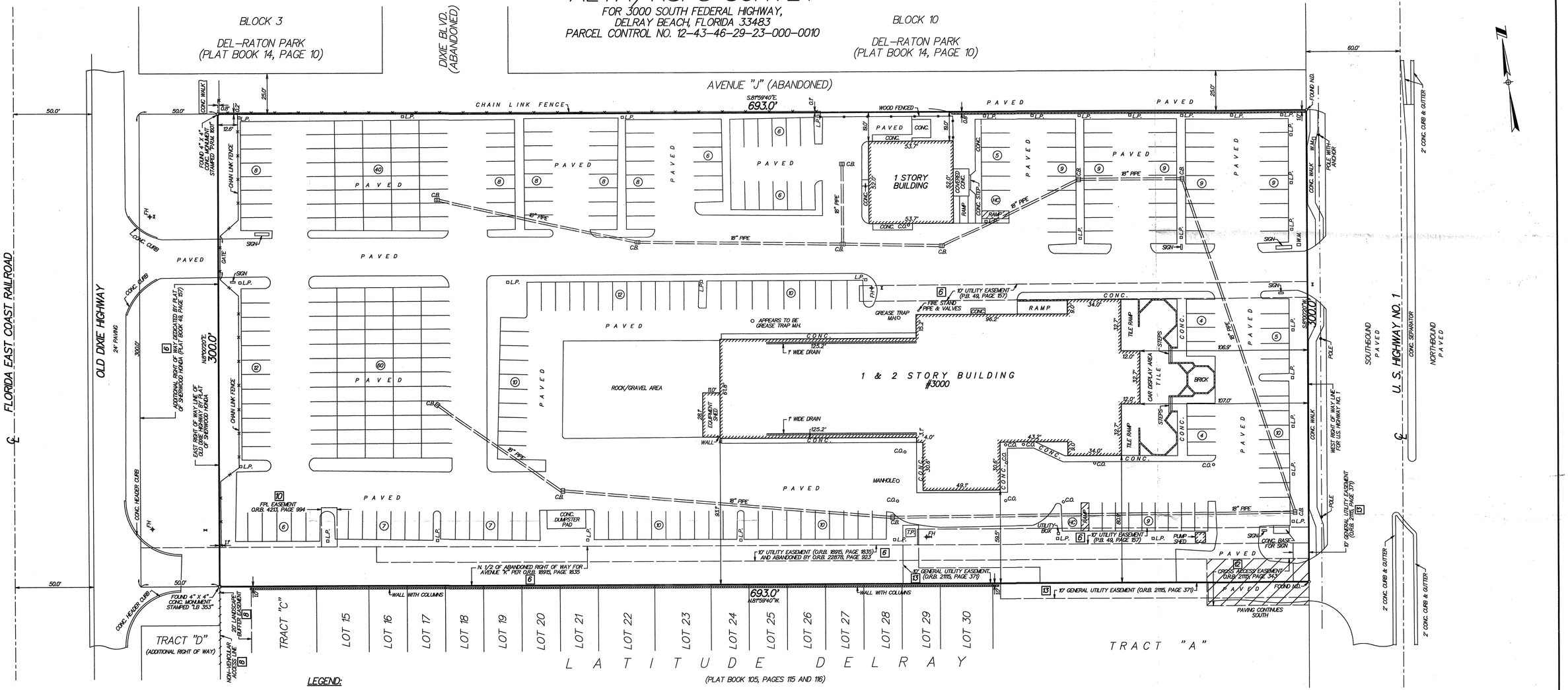
ALTA/NSPS SURVEY

FOR 3000 SOUTH FEDERAL HIGHWAY,
DELRAY BEACH, FLORIDA 33483
PARCEL CONTROL NO. 12-43-46-29-23-000-0010



LEGEND:

℄ = CENTERLINE
CONC. = CONCRETE
L.P. = LIGHT POLE
N.D. = NAIL & DISK #LB 353
P.B. = PLAT BOOK
I.R. = 5/8" IRON ROD WITH CAP #LB 353
T.P. = CONC. TRANSFORMER PAD
O.R.B. = OFFICIAL RECORDS BOOK
O.R. BOOK = OFFICIAL RECORDS BOOK
M.H. = MANHOLE
C.B. = CATCH BASIN
S.S.M.H. = SANITARY SEWER MANHOLE
C.O. = SANITARY SEWER CLEAN OUT
W.M. = WATER METER
FH = FIRE HYDRANT
⧖ = WATER VALVE
(HC) = HANDICAP PARKING SPACE
(10) = REGULAR PARKING SPACE

TOTAL NUMBER OF REGULAR PARKING SPACES = 324 REGULAR
TOTAL NUMBER OF HANDICAP PARKING SPACES = 2 HANDICAP

THE NORTH LINE OF THE PLAT OF SHERWOOD HONDA IS ASSUMED TO BEAR S.81°59'40"E.

FLOOD ZONE: X
COMMUNITY PANEL NO.: 125012 0987
MAP NO.: 12099C0987F
SUFFIX: F
EFFECTIVE DATE: OCTOBER 5, 2017

[9] = REFERS TO ITEM NUMBER OF TITLE COMMITMENT EXCEPTION AS LISTED IN SCHEDULE B-II OF HEREON REFERENCED TITLE COMMITMENT

DESCRIPTION:

ALL OF THE PLAT OF SHERWOOD HONDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE WEST 50 FEET THEREOF, TOGETHER WITH THE NORTH 1/2 OF THAT PORTION OF THE ABANDONED AVENUE K RIGHT-OF-WAY LYING WEST OF THE WEST RIGHT-OF-WAY LINE FOR U.S. HIGHWAY NO. 1 AND EAST OF THE EAST RIGHT-OF-WAY LINE FOR OLD DIXIE HIGHWAY, LESS THE WEST 50 FEET THEREOF, AS SHOWN ON THE PLAT OF DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, WHICH WAS VACATED AND ABANDONED BY CITY OF DELRAY BEACH RESOLUTION NO. 45-05, RECORDED IN O.R. BOOK 18915, PAGE 1835, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH EASEMENT INTEREST CONTAINED IN THAT CERTAIN MUTUAL NON-EXCLUSIVE CROSS ACCESS - EASEMENT AGREEMENT RECORDED IN O.R. BOOK 21115, PAGE 343, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH PROVIDES FOR A MUTUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND MAINTENANCE FOR DRIVEWAY PURPOSES TO AND FROM FEDERAL HIGHWAY AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 30 FEET OF THE SOUTH 40 FEET OF THE EAST 65 FEET OF THAT PORTION OF AVENUE K LYING WEST OF AND ADJACENT TO THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TITLE NOTES:

THIS SURVEY SHOWS ALL EASEMENTS AND RIGHTS OF WAY AS SHOWN ON THE AS SHOWN ON SCHEDULE B-II OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 8212178, DATED DECEMBER 6, 2019.

[6] PARCEL SUBJECT TO ALL MATTERS OF PLAT BOOK 49, PAGE 157, TOGETHER WITH CITY OF DELRAY BEACH RESOLUTION NO. 45-05, RECORDED IN O.R.B. 18915, PAGE 1835 AND CITY OF DELRAY BEACH RESOLUTION 34-08 VACATING EASEMENT, RECORDED IN O.R.B. 22878, PAGE 923. (PARTIALLY PLOTTABLE)

[7] PARCEL SUBJECT ALL ON THE PLAT OF DEL-RATON PARK, AS RECORDED IN PLAT BOOK 14, PAGE 9. (NOT PLOTTABLE)

[8] PARCEL SUBJECT ALL ON THE PLAT OF LATITUDE OF DELRAY, AS RECORDED IN PLAT BOOK 107, PAGE 115. (NOT PLOTTABLE)

[9] PARCEL SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN O.R.B. 22482, PAGE 1596 AS AFFECTED BY AMENDMENTS IN O.R.B. 24529, PAGE 1207, O.R.B. 24529, PAGE 1210 AND THE QUIT CLAIM DEED RECORDED IN O.R.B. 23826, PAGE 1130. (NOT PLOTTABLE)

[10] PARCEL SUBJECT FOR FLORIDA POWER & LIGHT CO. EASEMENT AS RECORDED IN O.R.B. 4213, PAGE 994. (PLOTTED HEREON)

[11] PARCEL SUBJECT TO EASEMENT AND SEWAGE DISPOSAL AGREEMENT RECORDED IN O.R.B. 4381, PAGE 1249. (NOT PLOTTABLE)

[12] PARCEL SUBJECT TO TERMS AND CONDITIONS IN MUTUAL NON-EXCLUSIVE CROSS ACCESS-EASEMENT AGREEMENT AS CONTAINED IN O.R.B. 21115, PAGE 343, TOGETHER WITH AFFIDAVIT RECORDED IN O.R.B. 21115, PAGE 284. (NOT PLOTTABLE)

[13] PARCEL SUBJECT TO GRANT OF UNDERGROUND UTILITY EASEMENT AS RECORDED IN O.R.B. 21115, PAGE 343, TOGETHER WITH AFFIDAVIT RECORDED IN O.R.B. 21115, PAGE 284. (NOT PLOTTABLE)

[14] DEED BOOK 855, PAGE 427, AS AFFECTED BY DEED BOOK 1050, PAGE 31, DOES NOT AFFECT SUBJECT PARCEL.

[15] PARCEL SUBJECT TO ORDINANCE NO. 42084 OF THE CITY OF DELRAY BEACH, AS RECORDED IN O.R.B. 4900, PAGE 1127. (NOT PLOTTABLE)

[16] PARCEL SUBJECT TO REMOVAL AGREEMENT FOR FUTURE RIGHT OF WAY RECORDED IN O.R.B. 3077, PAGE 861. (NOT PLOTTABLE)

CERTIFIED TO:

MDR MOTORS LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
STEPHEN A. SCHORR, P.A.

MAP OF BOUNDARY SURVEY

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. THE FIELD WORK WAS COMPLETED ON FEBRUARY 7, 2020.

Paul D. Engle

PAUL D. ENGLE
SURVEYOR & MAPPER #5708

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

O'BRIEN, SUITER & O'BRIEN, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION #LB353
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE
955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445
(561) 276-4501 732-3279 FAX 276-2390

DATE OF SURVEY	REVISED: 02/25/2020 - GENERAL NOTES	SCALE:
FEBRUARY 17, 2020		1" = 30'
FIELD BOOK / PAGE NO.		ORDER NO.:
D.271 / 10		82-172db"C"