

ALTA / NSPS TITLE SURVEY

LEGAL DESCRIPTION:

LOT 15 AND THE NORTH 12.2 FEET OF LOT 16, BLOCK 93, CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

COMMUNITY NUMBER: 125102

PANEL: 12099C0979

SUFFIX: G

F.I.R.M. DATE: 12/20/2024

FLOOD ZONE: X

FIELD WORK: 12/5/2025

CERTIFIED TO:

BRYAN RIPPE: TITLE & ABSTRACT AGENCY OF AMERICA, INC., ;

PROPERTY ADDRESS:

82-34 SOUTHEAST 4TH AVENUE

DELRAY BEACH, FL 33483

SURVEY NUMBER: 723149

PARCEL DETAILS:

- PARCEL CONTAINS 4,890.06 SQUARE FEET OR 0.11 ACRES, MORE OR LESS;
- PARCEL DESCRIBED AS PART OF CITY DELRAY BEACH
- LEGAL DESCRIPTION:
- VEHICULAR ACCESS TO PROPERTY PROVIDED ON THE EASTERLY SIDE OF SITE;

PARKING DETAILS:

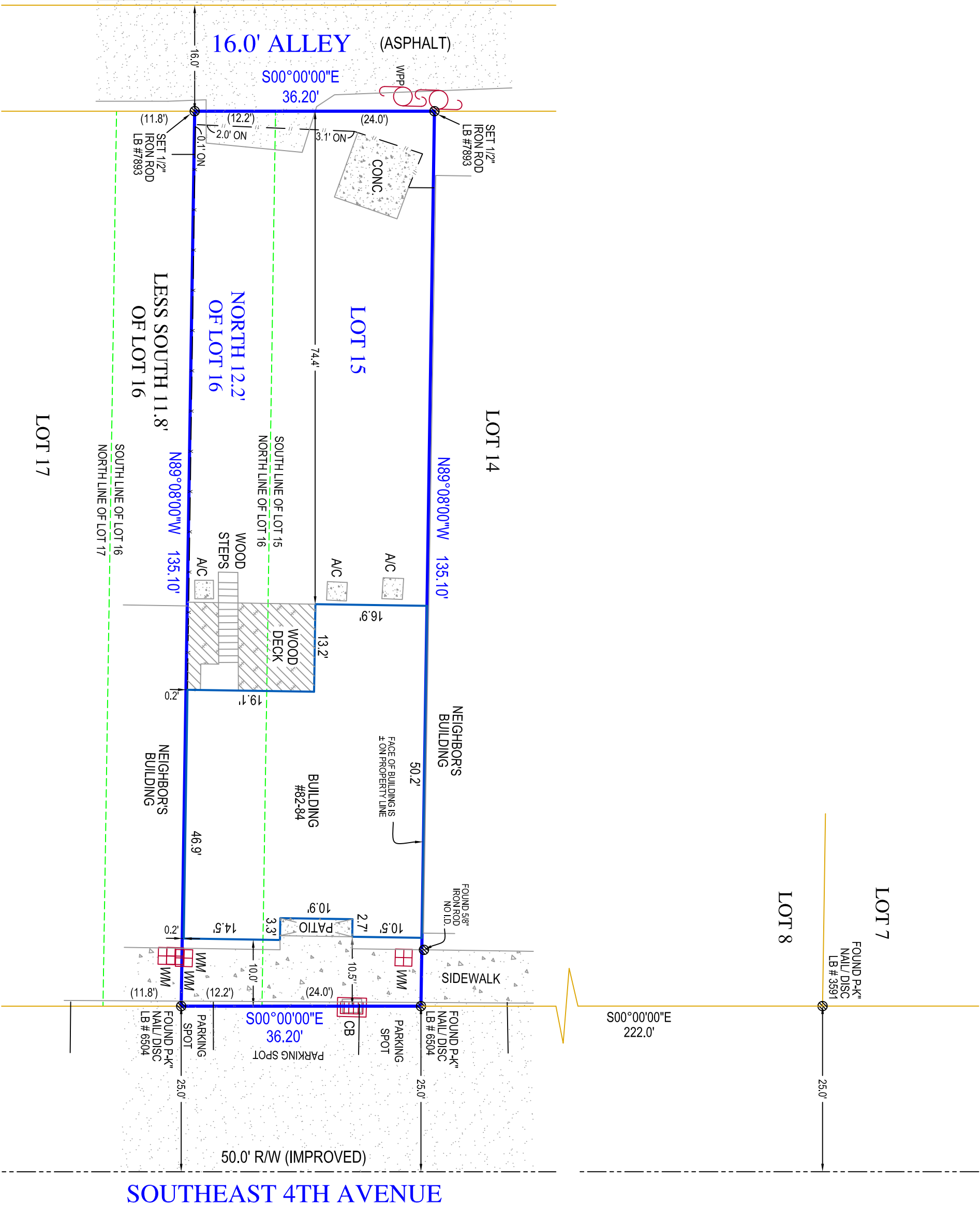
- THERE ARE NO MARKED PARKING SPACES WITHIN THE BOUNDARY OF PROPERTY;
- THERE ARE MARKED PARKING ALONG THE ROADWAY AT THE FRONT THE SUBJECT SITE;

ALTANSPS CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, AND INCLUDES ITEMS 3, 4, 6(a) 6(b) 9, 11(a), AND 11(b), FROM THE TABLE A OF SURVEY REQUIREMENTS. THE FIELD WORK WAS COMPLETED ON 2/09/2025. DATE OF MAP: 12/08/2025

THE PARCELS HEREIN ARE CONTIGUOUS AND CONTAIN NO GORES, GAPS OR OVERLAPS ALONG THEIR COMMON BOUNDARIES UNLESS SHOWN HEREON.

I have reviewed OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE				
Fund File Number: 38-2015-223587		Agent's File Reference: Iberia st Buena Vista		
Dated: July 21, 2015 @ 11:00p.m.				
All policy and title search items have been abstracted and all that apply are shown hereon				
ITEM#	I.O.R.B.	P.G.	CONVEYANCE	STATUS
6	8061	327	COVENANTS, CONDITIONS AND RESTRICTIONS FOR LESSEE ESTATES	AFFECTS NOT PLOTTABLE
6	8061	339	COVENANTS, CONDITIONS AND RESTRICTIONS FOR LESSEE ESTATES	AS SHOWN
6	12389	670	COVENANTS, CONDITIONS AND RESTRICTIONS FOR LESSEE ESTATES	DOES NOT AFFECT
6	12523	85	COVENANTS, CONDITIONS AND RESTRICTIONS FOR LESSEE ESTATES	BLANKET IN NATURE
6	13447	1719	COVENANTS, CONDITIONS AND RESTRICTIONS FOR LESSEE ESTATES	NOT PLOTTABLE
6	13447	1720	COVENANTS, CONDITIONS AND RESTRICTIONS FOR LESSEE ESTATES	NOT PLOTTABLE
7	9900	1897	ASSIGNMENT AND QUIT CLAIM OF RIGHT-OF-WAYS, PERMITS AND EASEMENTS	NOT PLOTTABLE
8	11821	1475	GRANTS OF EASEMENT	NOT PLOTTABLE



LOCATION MAP NOT TO SCALE

SURVEY NOTES
CONCRETE DRIVE CROSSING INTO 6' U.E./D.E. ON NORTHERLY SIDE OF PROPERTY
CONCRETE DRIVE CROSSING
NORTHERLY PROPERTY BOUNDARY
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY AND CROSS INTO THE 6' U.E./D.E. AT REAR OF PROPERTY.

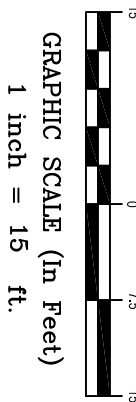
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS ALTA/NSPS TITLE SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

SCALE
1"=15'



GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.S.D. 1988
- THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

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