



LEGAL DESCRIPTION

PARCEL "A" AND TRACT "L", ECKERD'S - HYPOLUXO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGES 61 AND 62, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 1.925 ACRES, MORE OR LESS.

AREA TABULATION

PARCEL "A" = 1.686
TRACT "L" = 0.239
TOTAL = 1.925 ACRES

SURVEYOR'S NOTES

- 1 - THE SURVEY DEPICTED HEREIN IS CLASSIFIED AS A BOUNDARY SURVEY.
- 2 - THE CONTROL SURVEY FOR THE SURVEY DEPICTED HEREON MEETS OR EXCEEDS A LINEAR CLOSURE OF 1 FOOT IN 10,000 FEET. THE EXPECTED USE OF SAID SURVEY IS FOR HIGH RISK COMMERCIAL.
- 3 - UNDERGROUND APPARENT USE WAS NOT LOCATED BY THIS SURVEY.
- 4 - TIMOTHY M. SMITH LAND SURVEYING, INC., LICENSED BUSINESS NUMBER LB-6865.
- 5 - LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- 6 - NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY TIMOTHY M. SMITH LAND SURVEYING, INC..
- 7 - SURVEY MAP AND COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF PROFESSIONAL SURVEYOR AND MAPPER TIMOTHY M. SMITH, FLORIDA CERTIFICATE NO. LS 004676.
- 8 - ADDITIONS OR DELETIONS TO SURVEY MAP BY ANY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- 9 - ALL COMPUTED DATA OR PLOTTED FEATURES DEPICTED ON THIS SURVEY MAP ARE SUPPORTED BY ACCURATE SURVEY MEASUREMENTS MADE BY THE SURVEYOR.
- 10 - BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF PARCEL "A", ECKERD'S - HYPOLUXO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGES 61 AND 62, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 90°00'00".
- 11 - THE SUBJECT PROPERTY LIES IN FLOOD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12099C0779F, COMMUNITY NO. 120192, PANEL NUMBER 0567, SUFFIX F, EFFECTIVE OCTOBER 5, 2017.
- 12 - DIMENSIONS SHOWN HEREON ARE EXPRESSED IN UNITED STATES STANDARD FEET AND DECIMAL PARTS THEREOF.
- 13 - LANDS SHOWN HEREON WERE ABSTRACTED BY _____ ORDER NUMBER _____ WITH A COMMITMENT DATE _____ TITLE EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
- 14 - ALL BEARINGS AND DISTANCES ARE RECORD UNLESS SHOWN OTHERWISE.
- 15 - NO TITLE INFORMATION WAS PROVIDED TO THIS OFFICE.

LEGEND

BE	BELLSOUTH EASEMENT	(A)	AIR RELEASE MANHOLE
BUE	BUFFER EASEMENT	(Z)	BACK FLOW PREVENTER
CONC.	CONCRETE	(10)	B-II EXCEPTION NUMBER
DDCV	DOUBLE DETECTOR CHECK VALVE	(□)	CATCH BASIN
DE	DRAINAGE EASEMENT	(○)	CLEANOUT
FFE	FINISH FLOOR ELEVATION	(⊕)	DRAINAGE MANHOLE
FME	FORCE MAIN EASEMENT	(□)	ELECTRIC HAND HOLE
FND.	FOUND	(□)	FIBER OPTIC HAND HOLE
FPL	FLORIDA POWER & LIGHT	(□)	FIRE DEPARTMENT CONNECTION
I.R.	IRON ROD	(□)	FIRE HYDRANT
I.R.C.	IRON ROD & CAP	(□)	HANDICAP PARKING
LAE	LIMITED ACCESS EASEMENT	(□)	LIGHT POLE
LSE	LIFT STATION EASEMENT	(□)	PARKING SPACE COUNT
N&D	NAIL & DISK	(□)	SANITARY MANHOLE
ORB	OFFICIAL RECORDS BOOK	(□)	SIGN
PB	PLAT BOOK	(□)	UNMARKED MANHOLE
PG.	PAGE	(□)	VALVE
PRM	PERMANENT REFERENCE MONUMENT	(□)	WATER METER
SSE	SANITARY SEWER EASEMENT	(□)	
SSLE	SANITARY SEWER LATERAL EASEMENT	(□)	
TYP.	TYPICAL	(□)	
UE	UTILITY EASEMENT	(□)	
WE	WATERLINE EASEMENT	(□)	

SURVEYOR'S CERTIFICATION

TO: D&N REALTY

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, 6(A), 6(B), 7(a), 8, 9, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 26, 2019.

DATE OF PLAT OR MAP:

TIMOTHY M. SMITH, P.S.M.
FLORIDA REGISTRATION NO. 4676
DATE OF SURVEY: FEBRUARY 28, 2020

TIMOTHY M. SMITH LAND SURVEYING, INC. 4546 CAMBRIDGE STREET WEST PALM BEACH, FL 33415 (561) 602-8180 LB #6865		ALTA/NSPS LAND TITLE SURVEY	
		6950 S CONGRESS AVENUE LAKE WORTH, FL	
		SCALE: N/A	SHEET 1 OF 1
		DATE: JULY 2019	
		DIRECTORY: GALL441	
FIELD BOOK: ELEC.			
DWG NO.: GALL441			