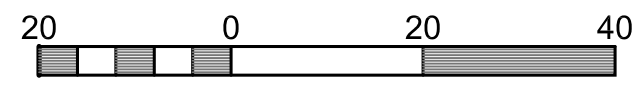


REVISIONS:



Scale 1" = 20'

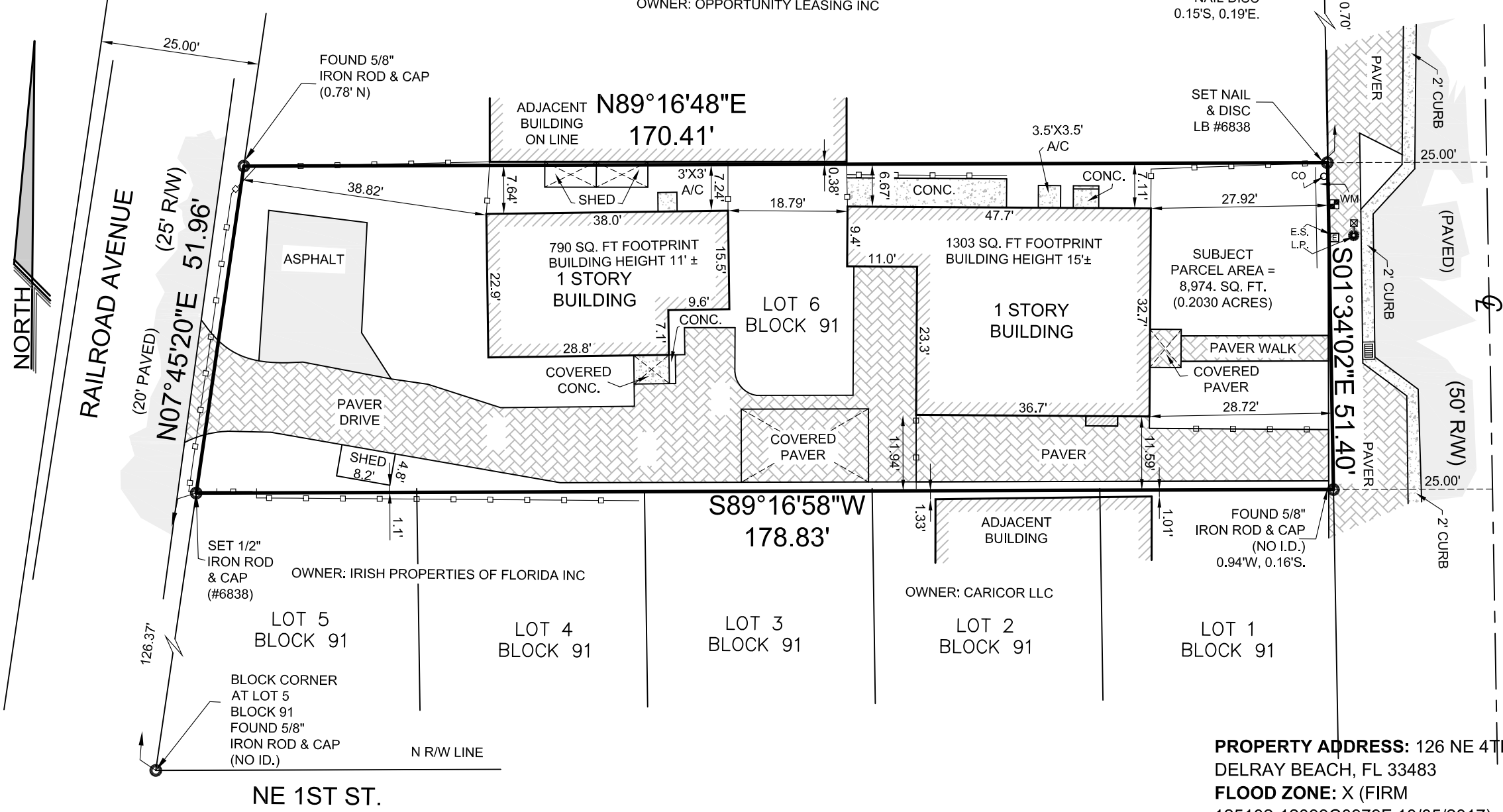
LOT 6
BLOCK 91
OWNER: OPPORTUNITY LEASING INC

ALTA / NSPS LAND TITLE SURVEY

CERTIFIED TO: Irish Properties of Florida, Inc.; U.S. Century Bank, a Florida banking corporation, its successors and/or assigns; Fidelity National Title Insurance Company; Arthur B. D'Almeida, P.A.

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 ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a) (c), 8, 9, 13, 16, 17, of Table A thereof. The fieldwork was completed on 06/20/2023. *Date of Plat or Map: 06/26/2023*

Said described property is located within an area having a Zone Designation of "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 12099C0979F, with a date of identification of 10/05/2017, for Community Number 125102, in Palm Beach County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said property is situated.



PROPERTY ADDRESS: 126 NE 4TH AVE, DELRAY BEACH, FL 33483

FLOOD ZONE: X (FIRM 125102-12099C0979F 10/05/2017)

DESCRIPTION: Lot 6, Block 91, Delray Resubdivision of Blocks 91, 92 and the West one-half (1/2) of Block 99, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 21, of the Public Records of Palm Beach County, Florida.

SURVEY NOTES:

- Lands shown hereon reflect all pertinent easements and/or rights of way contained in Fidelity National Title Insurance Company, Commitment for Title Insurance; Commitment Number: 11196152; Commitment Date: 05/23/2023 at 8:00 AM; See "Notes on Schedule B2 Title Exceptions".
- No underground improvements located.
- All bearings and distances shown hereon are plat and measured unless otherwise noted.
- This firm's "Certificate of Authorization" number is "LB 6838".

NOTES ON SCHEDULE B2 TITLE EXCEPTIONS:

- Standard exceptions. **Not plottable.**
- Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Delray Resubdivision of Blocks 91, 92 and the West one-half (1/2) of Block 99, recorded in Plat Book 2, Page 21, of the Public Records of Palm Beach County, Florida. **Affects the subject property. All pertinent items are plotted hereon.**

LEGEND:

CALC. = CALCULATED	(P) = PLAT	P.I. = POINT OF INTERSECTION	[Pattern] = ASPHALT PAVEMENT
C.B.S. = CONCRETE BLOCK STRUCTURE	R = RADIUS	P.O.C. = POINT OF COMMENCEMENT	[Pattern] = CONCRETE FLATWORK
CONC. MON. = CONCRETE MONUMENT	Δ = CENTRAL "DELTA" ANGLE	P.O.B. = POINT OF BEGINNING	[Pattern] = PAVER BRICK FLATWORK
CONC. = CONCRETE	L = ARC LENGTH	R/W = RIGHT OF WAY	[Symbol] = WOOD POWER POLE
D.E. = DRAINAGE EASEMENT	CH.B. = CHORD BEARING	— x — x — = CHAIN LINK FENCE	[Symbol] = WATER METER
U.E. = UTILITY EASEMENT	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	— o — o — = WOOD FENCE	[Symbol] = FIRE HYDRANT
P.E. = POOL EQUIPMENT	O.R.B. = OFFICIAL RECORD BOOK	— o — = METAL FENCE	[Symbol] = CATCH BASIN
F.F.E.L. = FINISHED FLOOR ELEVATION	P.B. = PLAT BOOK	— o — = CENTERLINE	[Symbol] = SANITARY MANHOLE
EL. = ELEVATION	P.C. = POINT OF CURVATURE	— o — = EASEMENT	
(B.R.) = BEARING REFERENCE	P.T. = POINT OF TANGENCY	— o — = COVERED	
(D) = DEED	P.R.C. = POINT OF REVERSE CURVATURE	— o — = OVERHEAD LINES	
(M) = MEASURED	P.C.C. = POINT OF COMPOUND CURVATURE	— o — = LOT TIE	

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authentication seal.

Digitally signed by Michael J Miller
Date: 2023.06.26
11:14:04 -04'00'
Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

CRD. FILE Y2110

SCALE:	1" = 20'
DRAWN BY:	R. D.
FIELD WK:	J.W. / B.M.
DATE:	06/20/2023

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T-39/76 REF: F-45/74
PREV. Y220363 JOB NO'S.
JOB NO. Y220363
S - 49,342