

PERIMETER

947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

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

BOUNDARY SURVEY - PLOT PLAN 308 S.W. 3RD STREET, DELRAY BEACH, FL.

LEGAL DESCRIPTION

LOT 4, BLOCK 40, GROVE PARK, A SUBDIVISION OF BLOCK 40 OF THE TOWN OF LINTON (NOW DELRAY), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 4,310 SQUARE FEET, MORE OR LESS.

NOTES

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SURVEY.
- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
- BEARINGS SHOWN HEREON ARE BASED ON THE S. RIGHT OF WAY LINE OF S.W. 3RD ST., HAVING A BEARING OF S 89°20'16" W, AS DETERMINED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 83 (NAD 83), FLORIDA EAST ZONE (0901).
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DETERMINED FROM PALM BEACH COUNTY BENCHMARK "LOW 5", ELEVATION: 16.58' NAVD.
- PROPERTY ADDRESS: 308 SW 3RD STREET., DELRAY BEACH, FL. 33435
- FLOOD INFORMATION IS AS FOLLOWS:

COMMUNITY NUMBER	:	125102
PANEL NUMBER	:	0979
DATE OF FIRM INDEX	:	10-05-2017
ZONE	:	X
BASE FLOOD ELEVATION	:	N/A FOR X

ABBREVIATIONS

A/C	=	AIR CONDITIONER
CB	=	CATCH BASIN
CBS	=	CONCRETE BLOCK & STUCCO
CLF	=	CHAIN LINK FENCE
CONC	=	CONCRETE
Δ	=	DELTA (CENTRAL ANGLE)
D.E.	=	DRAINAGE EASEMENT
ELEV	=	ELEVATION
EOP	=	EDGE OF PAVEMENT
FF	=	FINISHED FLOOR
FND	=	FOUND
GAR	=	GARAGE
INV	=	INVERT
IP	=	IRON PIPE
IR	=	IRON ROD
IRC	=	IRON ROD & CAP
(M)	=	MEASURED
MON	=	MONUMENT
NAVD	=	NORTH AMERICAN VERTICAL DATUM
N/D	=	NAIL AND DISC
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
PG	=	PAGE
(R)	=	RECORDED
R/W	=	RIGHT-OF-WAY
STY	=	STORY
TYP.	=	TYPICAL
U.E.	=	UTILITY EASEMENT
V.G.	=	VALLEY GUTTER



LOCATION MAP

NOT TO SCALE

LEGEND

[W]	WATER METER	[Fire Hydrant Symbol]	FIRE HYDRANT
[E]	ELECTRIC SERVICE	[Catch Basin Symbol]	CATCH BASIN
[T]	TELEPHONE BOX	[Light Pole Symbol]	LIGHT POLE
[C]	CABLE TV BOX	[Wood Utility Pole Symbol]	WOOD UTILITY POLE
[D]	DRAINAGE MANHOLE	[Concrete Utility Pole Symbol]	CONCRETE UTILITY POLE
[S]	SANITARY MANHOLE	[Clean Out Symbol]	CLEAN OUT
[WV]	WATER VALVE	[Centerline Symbol]	CENTERLINE
[Sign Symbol]	SIGN	x18.0	EXISTING ELEVATION

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

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

DATE OF LAST FIELD WORK: JUNE 02, 2022 02/13/2023 - PLOT PLAN
06/06/2022 - BOUNDARY& TOPO. SURVEY

PROJECT NAME: 308 SW 3RD ST.	DATE: 02/13/2023
JOB NO. 22150	DWG BY: GY
CK'D BY: JSH	SHEET 1 OF 2

Digitally signed by
Jeff S
Hodapp
Date:
2023.04.24
12:02:51
-04'00'

SHEET 2 OF 2