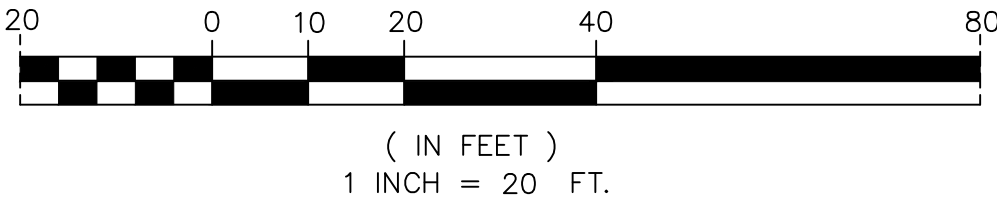


LEGEND

- A/C ALUM. CONC. COVD. F.F.E. FND. F.P.L. P.B. PG. O.R.B. R/W TYP. CC NAVD CONC
- AIR CONDITIONER  
— ALUMINUM  
— CONCRETE  
— COVERED  
— FINISH FLOOR ELEVATION  
— FOUND  
— FLORIDA POWER & LIGHT  
— PLAT BOOK  
— PAGE  
— OFFICIAL RECORDS BOOK  
— RIGHT-OF-WAY  
— TYPICAL  
— CURB CUT  
— NORTH AMERICAN VERTICAL DATUM(1988)  
— CONCRETE
- ANCHOR  
BACKFLOW PREVENTER  
CABLE BOX  
CATCH BASIN  
CLEANOUT  
DRAINAGE MANHOLE  
ELECTRIC BOX  
FIRE HYDRANT  
HANDICAP PARKING  
IRRIGATION CONTROL VALVE  
LIGHT POLE  
POWER POLE  
SANITARY MANHOLE  
SIGN  
VALVE  
WATER METER  
YARD DRAIN  
BOLLARD  
TACTILE SURFACE

GRAPHIC SCALE



NOTES

- SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
- THE SURVEYOR HAS REVIEWED OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 985773 WITH AN EFFECTIVE DATE OF DECEMBER 3, 2020 AND ALL EASEMENTS CONTAINED THEREON HAVE BEEN PLOTTED HEREON.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A BEARINGS OF NORTH 89°15'10" EAST.
- THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
- UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FLOOD ZONE: "X"; FLOOD INSURANCE RATE MAP NO. 12099C 0979 F; COMMUNITY NO. 125102; DATE: OCTOBER 5, 2017.
- BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY ENGINEERING BENCHMARK "LWS" WITH A PUBLISHED ELEVATION OF 16.579 NAVD.
- PROPERTY ADDRESS: 318 SE 5TH AVE, DELRAY BEACH, FL

DESCRIPTION

LOTS 1 AND 2, BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

EAST 10 FEET OF LOTS 1 AND 2, BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO LESS

A PARCEL OF LAND IN LOT 1, BLOCK 104, OSCEOLA PARK, AS RECORDED IN PLAT BOOK 3, PAGE 2, PALM BEACH COUNTY PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT ON THE NORTH LINE OF SAID LOT 1, LOCATED 10 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1, RUN WESTERLY ALONG SAID NORTH LINE FOR 14.78 FEET; THENCE, RUN SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 15 FEET FOR 23.34 FEET THROUGH A CENTRAL ANGLE OF 89° 09' 00" TO A POINT ON A LINE PARALLEL TO AND 10 FEET WESTERLY FROM THE EAST LINE OF SAID LOT 1; THENCE RUN NORTH 1° 08' 35" WEST ALONG SAID PARALLEL LINE FOR 14.78 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 3 AND 4, LESS AND EXCEPT THE EAST TEN FEET THEREOF, BLOCK 104, OF OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

LOTS 5 AND 6, BLOCK 104, OF OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 10 FEET OF SAID LOTS FOR ROAD RIGHT OF WAY PURPOSES.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 38,323 SQUARE FEET, OR 0.8798 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

TO:

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 SNAPS, AND INCLUDES ITEMS 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11(A), 13, 14, 16, 17, 18, 19, 20(A) AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6-6-2023.

DATE OF PLAT OR MAP: 6-06-2023

DAVID P. LINDLEY, PLS  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA - LB #3591

TITLE EXCEPTIONS

- ITEM 6 PLAT BOOK 3 PAGE 2. DOES AFFECT. NO PLOTTABLE EASEMENTS.
- ITEM 6 OFFICIAL RECORDS BOOK 10537, PAGE 104. DOES AFFECT LOT 6. NOT PLOTTED. BLANKET IN NATURE.

BENCHMARK NAIL & DISK LB 3591  
ELEVATION = 10.21 NAVD

CATCH BASIN  
GRATE = 9.61 (CENTER)  
INVERT N = 5.51  
INVERT S = 3.49  
INVERT W = 3.09

|                                       |            |                 |
|---------------------------------------|------------|-----------------|
| REVISED ACREAGE                       | 9-8-2023   | BY              |
| UPDATE SURVEY                         | 6-6-2023   | TMS             |
| ADD FLOOR ELEVATION AND SEWER INVERTS | 3-22-2021  | DATE            |
| REVISIONS                             |            |                 |
| FILE NAME                             | 9183 SUR 7 | CAUFES SYDOLING |

CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING SURVEYING  
LANDSCAPE ARCHITECTURE  
1000 BOYNTON STREET, SUITE 100  
BOYNTON BEACH, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

318 SE 5TH AVENUE  
ALTA/NSPS LAND TITLE SURVEY

|           |          |
|-----------|----------|
| DATE      | DEC 2020 |
| DRAWN BY  | JB       |
| F.B./ PG. | ELEC.    |
| SCALE     | 1"=20'   |

JOB # 9183  
SHT.NO.  
1  
OF 1 SHEETS