



947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

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

SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY) 2' ALLEY RIGHT-OF-WAY

LEGAL DESCRIPTION

AS PORTION OF LOT 12 OF "A.J. JOHNSON SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 57, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 89°27'57" WEST, ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 119.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°27'57" WEST, ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 2.00 FEET; THENCE NORTH 00°59'48" WEST, ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°27'57" EAST, ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 2.00 FEET; THENCE SOUTH 00°59'48" EAST, ALONG A LINE 2.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 12, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

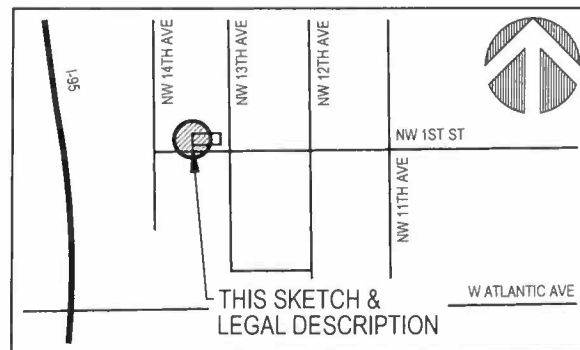
SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 100 SQUARE FEET, MORE OR LESS.

NOTES

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SURVEY.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF NW 13TH AVENUE HAVING AN ASSUMED BEARING OF NORTH 00°59'48" WEST.

ABBREVIATIONS

Δ	=	DELTA (CENTRAL ANGLE)
D.E.	=	DRAINAGE EASEMENT
L	=	ARC LENGTH
L.M.E.	=	LAKE MAINTENANCE EASEMENT
MON.	=	MONUMENT
N/D	=	NAIL AND DISC
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
PG.	=	PAGE
PROP.	=	PROPOSED
R	=	RADIUS
R/W	=	RIGHT-OF-WAY
U.E.	=	UTILITY EASEMENT



LOCATION MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION 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 SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.


JEFF E. RODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

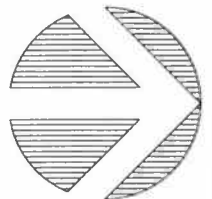
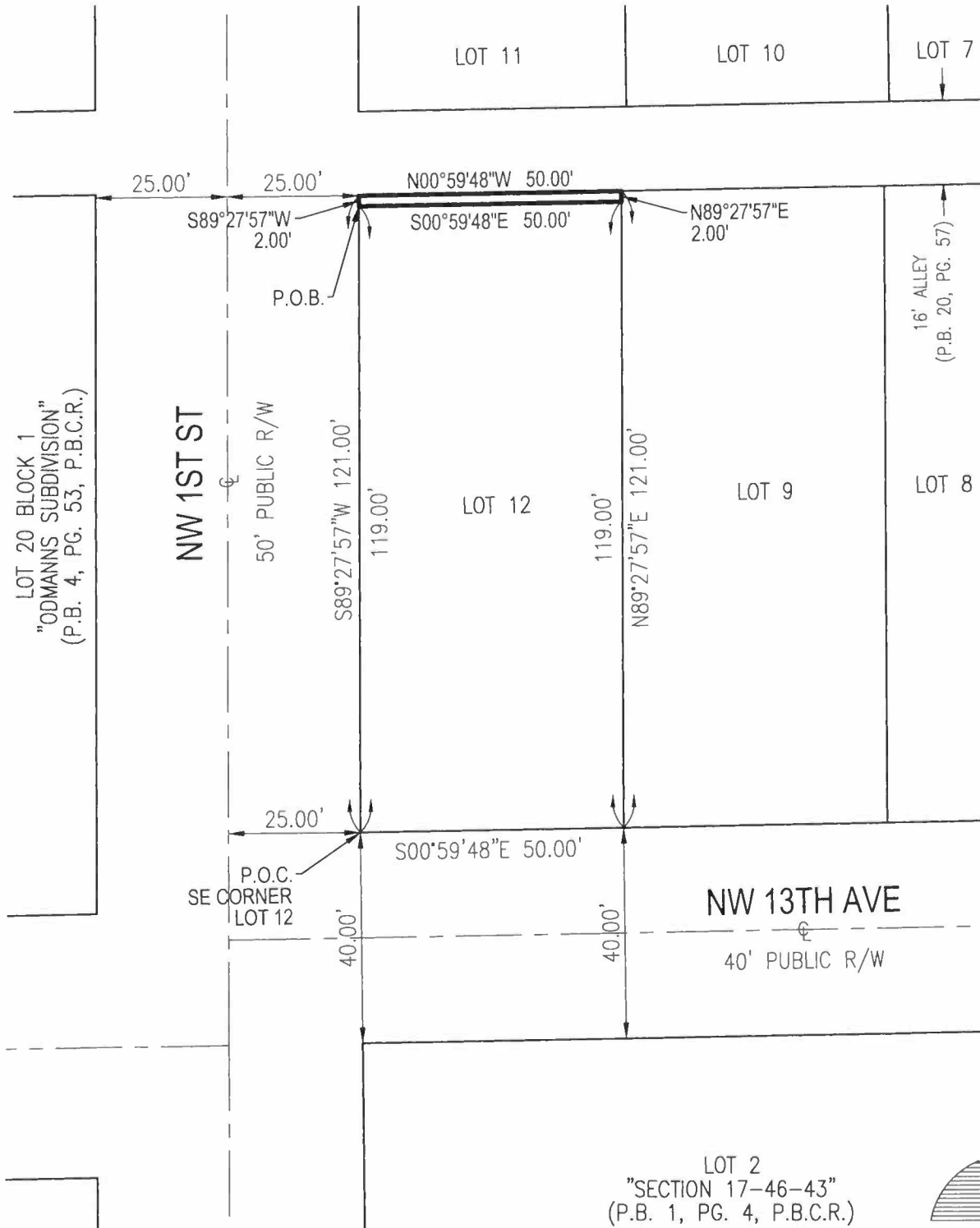
PROJECT NAME: 102 NW 13TH AVE	DATE: 06/28/2023
JOB NO. 20210	DWG BY: AJR
CK'D BY: JSH	SHEET 1 OF 2

PERIMETER

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JOB NO. 20210	PROJECT NAME: 102 NW 13TH AVE	DWG BY: AJR	SCALE: 1" = 30'	
		CK'D BY: JSH	DATE: 06/28/2023	SHEET 2 OF 2