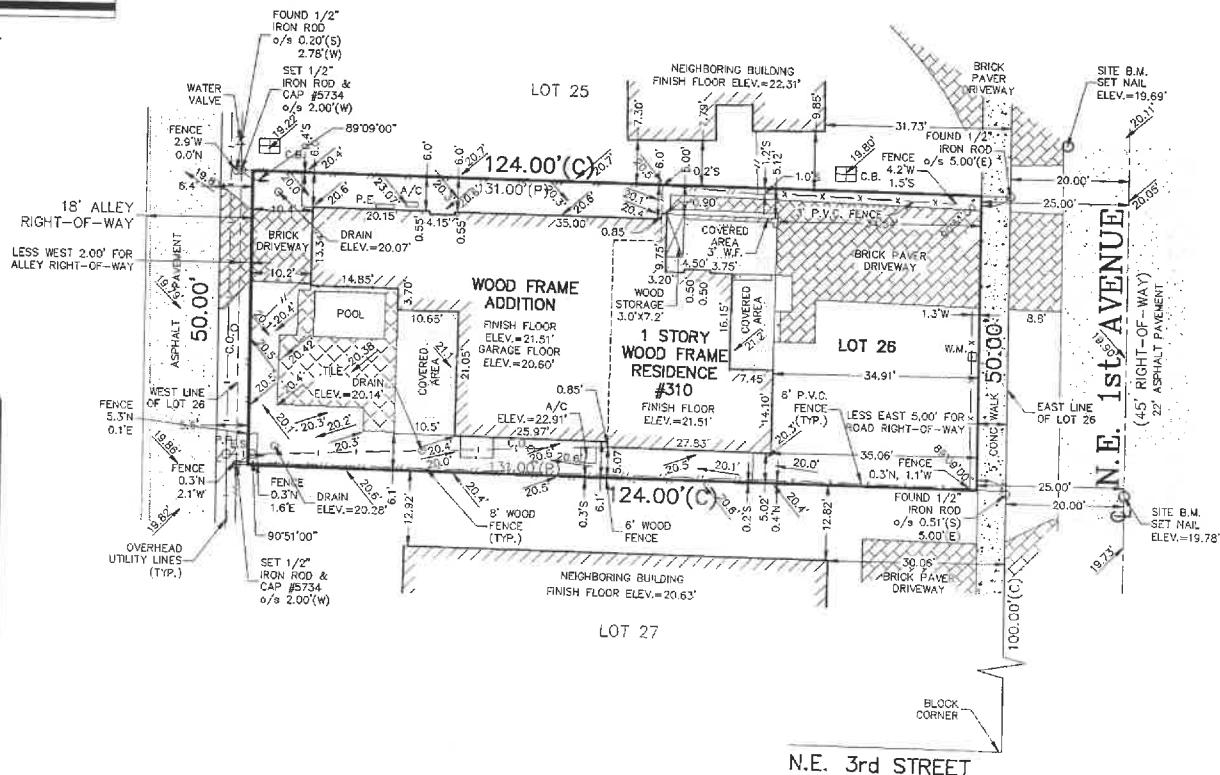




GRAPHIC SCALE



- LEGEND:**
- B.M. = BENCHMARK
 - B.C.R. = BROWARD COUNTY RECORDS
 - C = CALCULATED MEASUREMENT
 - C = CENTERLINE
 - C.B. = CATCH BASIN
 - C.S. = CONCRETE BLOCK STRUCTURE
 - C.U.T. = CHAIN AND FENCE
 - C.D. = CROWN DRAIN
 - C.D. = CONCRETE
 - C.L.P. = CONCRETE LIGHT POLE
 - C.R. = CABLE RISER
 - D = DEED MEASUREMENT
 - E.S. = ELECTRIC SERVICE
 - ELEV. = ELEVATION
 - F.P.L. = FLORIDA POWER & LIGHT
 - G.A. = GATE ANCHOR
 - G.V. = GATE VALVE
 - L.P. = LIGHT POLE
 - M = MASONRY
 - M.C.R. = MICHIGAN COUNTY RECORDS
 - M.H. = MANHOLE
 - M.V.D. = NORTH AMERICAN METRIC DATUM
 - N.M.D. = NATIONAL METRIC DATUM
 - O.R. = OFFICIAL RECORDS BOOK
 - P = PLAT MEASUREMENT
 - P.B. = PLAT BOOK
 - P.E. = POOL EQUIPMENT
 - P.C.B. = PALM BEACH COUNTY RECORDS
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - T.P. = TYPICAL
 - W.M. = WATER METER
 - P.P. = POWER POLE
 - A/C = AIR CONDITIONING UNIT
 - A/W = OFFSET
 - P/W = RIGHT-OF-WAY
 - C/C = HAND-CLIPPED PARKING
 - F.N. = FIRE HYDRANT
 - U.P. = UTILITY POLE
 - S.P. = SPOT ELEVATION



N.E. 3rd STREET



PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
800 WEST BELLINGHAM BOULEVARD, SUITE 200-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954) 415-4840 FAX: (954) 415-4841
LICENSED BUSINESS 40257

PROJECT ADDRESS: 310 N.E. 1ST AVENUE
DELRAY BEACH, FLORIDA 33444

CERTIFY TO:
1. JOSEPH C. WAGMAN AND SUSAN C. WAGMAN

LEGAL DESCRIPTION:
LOT 25 OF "SUBDIVISION OF BLOCK 65", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT RIGHT-OF-WAY AND LESS THE WEST 200 FEET FOR ALLEY RIGHT-OF-WAY.

ENCROACHMENT NOTES:
1. FENCE

GENERAL NOTES:

- 1) THIS SURVEY BOUNDARY
- 2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
- 3) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING ENGINEER. IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.
- 4) THE PROPERTY SHOWN HEREON WAS NOT ASSOCIATED WITH ANY PREVIOUS EASEMENTS OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
- 5) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY PLAT NO. 001-000000 DATED MAY 5, 2003 AT 11:11 PM AND ALL EASEMENTS MATTERS OF SURVEY.
- 6) ELEVATIONS SHOWN HEREON ARE BASED ON THE HANGING WALL, UNLESS OTHERWISE NOTED.
- 7) THE SURVEY IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
- 8) ALL EASEMENTS SHOWN ON ATTACHED DRAWING ARE FOR THE RECORDS PLAT (UNLESS OTHERWISE NOTED).
- 9) PALM BEACH COUNTY RECORDS 72-235, ELEVATION 19.527 DATED 1998.
- 10) BY DRAWING IN OTTOMAN, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "VC" WITH AN UNDEVELOPED BASE FLOOD ELEVATION AS SHOWN ON FLORIDA MAP 12500-007-000 BEARING A MAP EFFECTIVE DATE OF 12/20/24.
- 11) DATE DELIVERY PERFORMED: 08/18/25 (FIELD BOOK 556, PAGE 33)
- 12) DRAWN BY: J.C.W.
- 13) CHECKED BY: J.C.W.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE PERSONALLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE SURVEY AND THAT THE SAME IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE REQUIREMENTS OF THE FLORIDA SURVEYING AND MAPPING ACT, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

REVISIONS:

REVISION	DATE	CHECKED BY
FORM INCOME SURVEY (24-0100)	01/25/24	J.C.W.
UPDATE FORM INCOME SURVEY (24-0100)	02/26/24	J.C.W.
SPICE SURVEY (24-0100)	03/26/24	J.C.W.
REVISION SKETCH AND REVISION DESCRIPTION (24-0100)	04/01/24	J.C.W.
ADD RIGHT-OF-WAY (FENCE & DRIVE) (24-0100)	04/12/24	J.C.W.
FINAL SURVEY (24-0100)	05/27/24	J.C.W.

PROJECT NAME: WAGMAN

JOB NO.: 22-1681