



LEGEND

- BACK FLOW PREVENTOR VALVE
- ELECTRIC SERVICE BOX
- GUY ANCHOR
- IRRIGATION CONTROL VALVE
- SANITARY MANHOLE
- SIGN (UNLESS NOTED)
- WATER METER
- WOOD UTILITY POLE
- WOOD UTILITY POLE WITH LIGHT
- CABLE TELEVISION RISER

LAND DESCRIPTION:

Lot 5, Block 87, LINN'S ADDITION TO OSCEOLA PARK according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 1, Page 133.

Said lands situate in the City of Delray Beach, Palm Beach County, Florida and containing 2,401 square feet (0.0551 acres) more or less.

CERTIFICATION:

TO: Gulf Stream Developers South LLC

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 2/16/21

David Eric Breaux, Jr.

DAVID ERIC BREAU, Jr., P.L.S.
 Florida Registration No. 5957
 AVIROM & ASSOCIATES, INC.
 L.B. No. 3300

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon is in accord with Warranty Deed recorded in Official Records Book 27752, Page 1071 of the Public Records of Palm Beach County, Florida.
4. No underground improvements were located.
5. Distances and angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the east Right-Of-Way line of S.E. 2nd Avenue having a bearing of N07°45'23"E.
6. The property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 125102, Community Panel Number 12099C 0979F, dated 10/05/2017.
7. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
8. This map is intended to be displayed at a scale of 1:240 (1"=20').
9. Property Address: 213 S.E. 2nd Avenue, Delray Beach.
10. Abbreviation Legend: A/C = Air conditioner; C = Calculated; C_l = Centerline; F.B. = Field Book; L.B. = Licensed Business; MS = Measured; O.R.B. = Official Records Book; O.R.B. = Official Records Book; OW = Overhead Wires; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; W/ = With; W/CAP = With Surveyors Cap.

AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594 / www.AVIROMSURVEY.COM
 ©2018 AVIROM & ASSOCIATES, INC. All rights reserved.
 This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.

AVIROM & ASSOCIATES
 ESTABLISHED 1985

REVISIONS	DATE	F.B./PG.	BY	CK'D
UPDATE BOUNDARY SURVEY	02/12/2021			

BOUNDARY SURVEY
LOT 5, BLOCK 87
 LINN'S ADDITION TO OSCEOLA PARK
 213 S.E. 2ND AVENUE
 (P.B. 1, PG. 133, P.B.C.R.)
 CITY OF DELRAY BEACH
 PALM BEACH COUNTY, FLORIDA

JOB #: 10390-1
 SCALE: 1" = 20'
 DATE: 08/02/2018
 BY: J.S.B.
 CHECKED: D.E.B.
 F.B. 1928 PG. 54-55
 SHEET: 1 OF 1