

LEGAL DESCRIPTION

LOT 20 BLOCK 107, "TOWN OF LINTON, FLORIDA", NOW KNOWN AS DELRAY BEACH, ACCORDING TO THE PLAT THEREOF, LESS THE EAST FIVE (5') THEREOF, CONVEYED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 627, PAGE 46 FOR RIGHT-OF-WAY OF STATE ROAD 5, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE 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 MADE IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE RIGHT-OF-WAY OF U.S. 1 HAVING AN ASSUMED BEARING OF SOUTH 01°32'26"EAST.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DETERMINED BASED UPON PALM BEACH COUNTY BENCHMARK 17.163(SRD) (ELEVATION=15.617' NAVD 1988).
5. ADDRESS IS 102 NE 6TH AVENUE, DELRAY BEACH, FL 33483.
6. PROPERTY CONTAINS 7976 SQUARE FEET, MORE OR LESS.
7. FLOOD INFORMATION
 - A. COMMUNITY NUMBER: 125102
 - B. PANEL NUMBER : 12099C0979G
 - C. DATE : 12/20/2024
 - D. ZONE : X
 - E. BASE FLOOD ELEV=N/A

TREE LIST

225	12"	FOXTAIL PALM
226	12"	FOXTAIL PALM
227	12"	COCONUT PALM
228	10"	BLACK OLIVE
229	10"	BLACK OLIVE
230	10"	BLACK OLIVE
295	16"	ROYAL PALM
296	12"	SABAL PALM
297	12"	BLACK OLIVE

LEGEND

- CONC. UTILITY POLE
- WOOD UTILITY POLE
- ⊞ ELECTRIC SERVICE
- ⊞ WATER METER
- ⊞ WATER VALVE
- ⊞ FIRE HYDRANT
- ⊞ LIGHT POLE
- ⊞ STORM MANHOLE
- ⊞ CATCH BASIN
- ⊞ SANITARY MANHOLE
- ⊞ SIGN
- ⊞ CLEAN OUT
- ⊞ MONITORING WELL
- ⊞ SANITARY VALVE
- ⊞ ATT BOX
- ⊞ OVERHEAD UTILITY LINE
- x-x- FENCE
- ⊞ ANCHOR

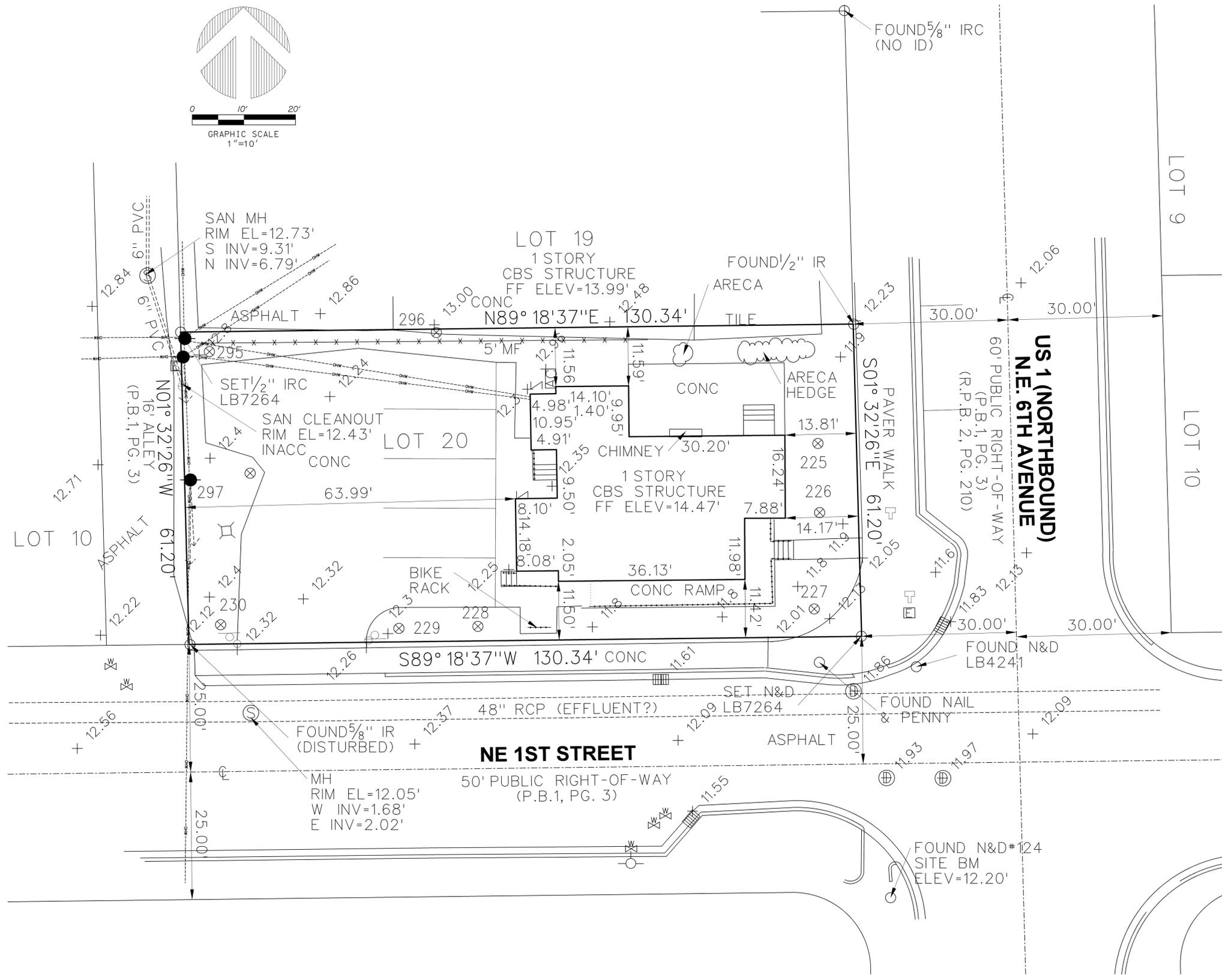
ABBREVIATIONS

- L ARCLength
- CONC. CONCRETE
- COR. CORNER
- D DELTA (CENTRAL ANGLE)
- D.E. DRAINAGE EASEMENT
- I.R. IRON ROD
- I.R.C. IRON ROD AND CAP
- L.B. LICENSED BUSINESS
- L.S. LICENSED SURVEYOR
- MON. MONUMENT
- O.R.B. OFFICIAL RECORDS BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.B. PLAT BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- PG. PAGE
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- R/W RIGHT-OF-WAY
- U.E. UTILITY EASEMENT

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
LAST DATE OF FIELD WORK: JUNE 9, 2025



**102 NE 6TH AVENUE
BOUNDARY, TOPOGRAPHIC AND TREE SURVEY**

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1					
2					
3					
4					
5					
6					



947 Clint Moore Road
Boca Raton, Florida, 33487
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Tel: (561) 241-9988
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JOB NO. 25143
SCALE 1"=10'
DRAWN JSH
CHECKED RY
SHEET 1 OF 1

SEAL