

DESCRIPTION:

PARCEL A:

THE NORTH 50.00 FEET OF THE SOUTH 73.00 FEET OF THE WEST 127.6 FEET OF LOT 9, BLOCK 1, OSCEOLA PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 2 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS THE WEST 5.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

PARCEL B

THE WEST 87.6 FEET OF LOT 9, LESS THE SOUTH 73 FEET THEREOF, BLOCK 1, 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 3, AT PAGE 2, LESS THAT PART OR PORTION THEREOF CONVEYED BY DEED TO THE STATE OF FLORIDA FOR ROAD AND HIGHWAY PURPOSES, SAID DEED BEING DATED JUNE 4, 1959 AND RECORDED IN OFFICIAL RECORD BOOK 369, AT PAGE 586, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL C:

ALL THAT PART OF LOT 9, BLOCK 1 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 9, BLOCK 1; THENCE S 00°28'40" W ALONG THE WEST LINE OF SAID LOT 9 A DISTANCE OF 10.00 FEET; THENCE N 90° E ALONG A LINE 10 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE ALONG AFORESAID LINE A DISTANCE OF 82.64 FEET; THENCE S 00°28'40" W, A DISTANCE OF 69.45 FEET; THENCE N 90° E, A DISTANCE OF 40.00 FEET; THENCE S 00°28'40" W, A DISTANCE OF 50.00 FEET; THENCE S 90° W, A DISTANCE OF 122.64 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.E. 6TH STREET AS NOW IN USE; THENCE N 00°28'40" E, ALONG THE EAST RIGHT-OF-WAY LINE OF N.E. 6TH STREET, A DISTANCE OF 119.45 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 11,871 SQUARE FEET, MORE OR LESS.

BOUNDARY SURVEY FOR UNITY OF TITLE

SURVEYOR'S NOTES:

- ALL BEARINGS OR ANGLES SHOWN HEREON ARE BASED ON THE RECORD PLAT UNLESS OTHERWISE NOTED.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR RIGHTS-OF-WAY.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.
- THIS SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED BY: CLIENT
- REBARS AND CAPS WERE SET ON ALL CORNERS UNLESS OTHERWISE
- FIELD WORK COMPLETED ON: 6/9/15
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND EMBOSSED SEAL.
- ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. OF 1988 UNLESS OTHERWISE NOTED.
- BENCHMARK OF ORIGIN IS: CITY OF DELRAY BENCHMARK NO. A 78
- THIS SURVEY IS LOCATED IN FLOOD ZONE AE PER N.F.I.P. COMMUNITY-PANEL MAP NO. 125102-0979-F. BASE FIRM ELEVATION IS 6 FEET DATE OF FIRM IS 10-5-17
- PROPERTY ADDRESS IS: 405 S.E. 6TH AVE. DELRAY BEACH, FLA.
- THE EASEMENT FOR STORM SEWER IN O.R.B. 467, PAGES 41-44 DO NOT AFFECT THE SUBJECT PROPERTY.

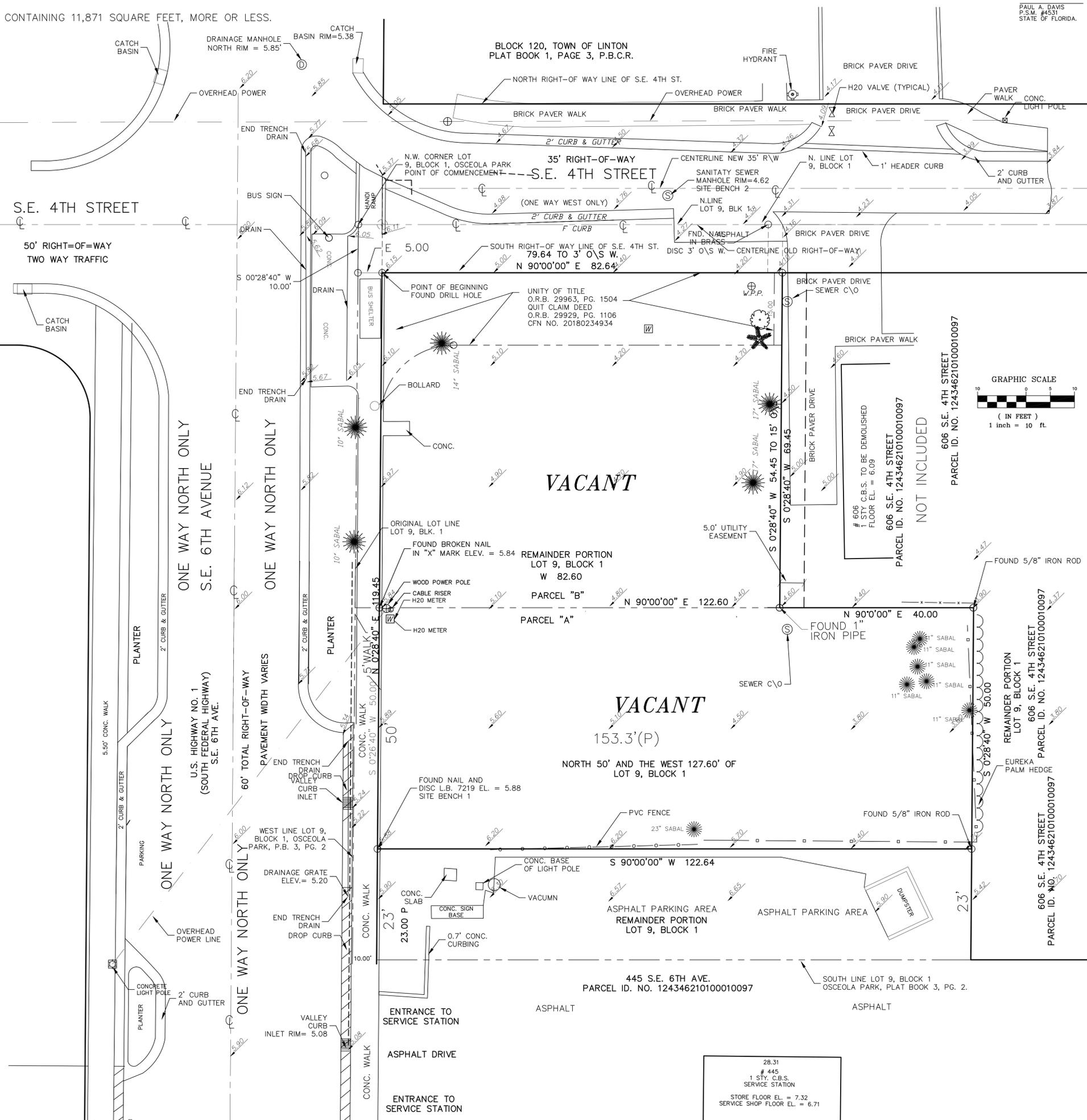
THIS SURVEY MEETS THE STANDARDS OF PRACTICE OF THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO CHAPTER 472.027, F.S. NOTE: THE PROPERTY DESCRIBED HEREON HAS NOT BEEN ABSTRACTED TO REFLECT ANY ENCUMBRANCES THEREON BY THE UNDERSIGNED AND/OR PAUL A. DAVIS, INC.

DATE:

CERTIFICATE:

MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

6/9/15



NO.	DATE	REVISION DESCRIPTION	BY	NO.	DATE	REVISION DESCRIPTION	BY
6.	8/21/18	UPDATE PER CITY COMMENTS	P.A.D.				
5.	6/26/18	UPDATE	P.A.D.				
4.	5/23/18	UNITY OF TITLE	P.A.D.				
3.	1/16/17	ADD TREES	A.M.D.				
2.	12/20/16	ADD NORTH PIECE	A.M.D.				
1.	4/7/16	UPDATE	A.M.D.				



PAUL A. DAVIS, INC.
LB #0007219
Land Surveyors • Land Development • Consultants • Planners
2091 N.E. 36TH STREET #50234 LIGHTHOUSE POINT FL 33064
Phone: (954) 263-3102

SCALE 1" = 10'
DRAWN BY P.A.D.
DATE 6/9/15
JOB NO: 00-00-00
F.B./P.C. FILE
FILE D
SHEET NO. 1 OF 1