

**SURVEYOR'S REPORT:**

- 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.
- The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the policy issued by, Old Republic National Title Insurance Company, Policy No. OF6-4202508, date 02/17/2022, where applicable, these instruments are shown on the survey (see summary table). Aviom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
- The land description shown hereon was provided Per commitment.
- No underground improvements were located.
- Distances and angles shown hereon are in accord with the plat of record and agree with the survey measurements, unless otherwise noted.
- The property described hereon lies within Flood Zones X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12099C0979F, Community Number 125102, dated 10/05/2017.
- Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
- Benchmark Description: Palm Beach County Engineering Department, Benchmark No. D-32, Elevation = 20.353 (NGVD 1929) 18.843 (NAVD 1988)
- 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.
- Abbreviation Legend: B.M. = Benchmark; C.L. = Centerline; E.L. = Elevation; F.B. = Field Book; F.D. = Found; L.B. = Licensed Business; NAVD = North American Vertical Datum; NGVD = National Geodetic Vertical Datum; OW = Overhead Wires; P = Per Record Plot; P.B. = Plot Book; P.B.C.R. = Palm Beach County Records; PG. = Page; PK = Parker-Kalon; P.L.S. = Professional Land Surveyor; R.P.B. = Road Plot Book; S.F. = Square Feet; W/CAP = With Surveyors Cap.

**SUMMARY TABLE FOR:**

SCHEDULE B  
POLICY NO. OF6-4202508 (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 2 P.B. 2/79	Yes	As Shown
No. 3 R.P.B. 2/200	Yes	As Shown
No. 4 O.R.B. 33320/1727	Yes	Not Plottable

**LAND AREAS**

Gross Land Area	12,499 SQUARE FEET
Future Dedication at Alley	200 SQUARE FEET
Future Net Area after dedication	12,299 SQUARE FEET

**LAND DESCRIPTION:**

Lots 16 and 17, Block 105, SUBDIVISION MAP OF HIGHLAND PARK, according to the map or plat thereof as recorded in Plat Book 2, Page 79, Public Records of Palm Beach County, Florida, less the West 10 feet thereof for road right of way.

Said lands lying in the City of Delray Beach, Palm Beach County, Florida and containing 12,499 square feet more or less.

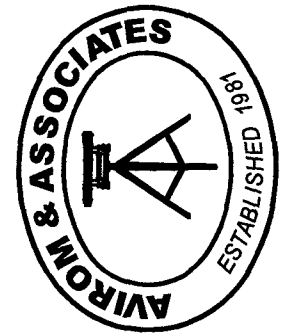
**CERTIFICATION:**

I HEREBY CERTIFY that the attached Boundary and Topographic 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 and Topographic Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 5/23/2023

JOHN T. DOOGAN, P.L.S.  
Florida Registration No. 4409  
AVIOM & ASSOCIATES, INC.  
L.B. No. 3300

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REVISIONS	DATE	BY	CKD	DATE	BY	CKD
REVISED FOR CITY COMMENTS	5/12/2023	W.C.	J.T.D.			
REVISED TO 10' SCALE	05/02/2023	W.C.	J.T.D.			

**BOUNDARY & TOPOGRAPHIC SURVEY**  
**PORTION OF LOTS 16 & 17, BLOCK 105**  
SUBDIVISION MAP OF  
HIGHLAND PARK  
(P.B. 2, PG. 79, P.B.C.R.)  
CITY OF DELRAY BEACH  
PALM BEACH COUNTY, FLORIDA

SCALE: 1" = 10'  
DATE: 12/06/2022  
BY: M.A.J.  
CHECKED: J.T.D.  
F.B. 2157 PG. 72-74  
SHEET: 1 OF 1  
JOB #: 12654-1