



LEGEND

Δ	— DELTA (CENTRAL ANGLE)	O/S	— BUILDING OFFSET	☼	— LIGHT POLE
A/C	— CENTER LINE	O.R.B.	— OFFICIAL RECORD BOOK	☼	— FIRE HYDRANT
A.K.A.	— AIR CONDITIONER	P.B.	— PLAT BOOK	☼	— CATCH BASIN
ALU.	— ALSO KNOWN AS	P.B.C.R.	— PALM BEACH COUNTY RECORDS	☼	— WATER VALVE
B.E.	— BUFFER EASEMENT	P.O.B.	— POINT OF BEGINNING	☼	— SET 5/8" I.P. CAP LB 3591
C.O.	— CLEANOUT	P.O.C.	— POINT OF COMMENCEMENT	☼	— SANITARY MANHOLE
CLF	— CHAIN LINK FENCE	PG.	— PAGE(S)	☼	— DRAINAGE MANHOLE
CONC.	— CONCRETE	P.R.M.	— PERMANENT REFERENCE MONUMENT	☼	— WOOD POWER POLE (UNLESS NOTED)
COVERED	— COVERED	R	— RADIUS	0.00	— EXISTING ELEVATION
D.E.	— DRAINAGE EASEMENT	R/W	— RIGHT-OF-WAY	⤵	— TRAFFIC SIGN
ELEC.	— ELECTRIC	R/E	— RANGE	⤵	— ELECTRICAL WIRES OVERHEAD
ELEV.	— ELEVATION	S.E.	— SANITARY EASEMENT	⤵	— ANCHOR
EQUIP.	— EQUIPMENT	SEC.	— SECTION	⤵	— WATER METER
ESMT.	— EASEMENT	SQ. FT.	— SQUARE FEET	⤵	— RPZ
EXIST.	— EXISTING	TOWNSHIP	— TOWNSHIP	⤵	— GROUND LIGHT
F.P.L.	— FLORIDA POWER & LIGHT	TYP.	— TYPICAL	⤵	— ELECTRIC HAND HOLE
FIN.	— FINISHED	U.E.	— UTILITY EASEMENT	⤵	— IRRIGATION CONTROL VALVE
FLR.	— FLOOR	W.M.	— WATER METER	☼	— 6" DIAMETER, 7' TALL PALM TREE
I.R./CAP	— IRR ROD & CAP	W.E.	— WATER EASEMENT		
IND.	— FOUND				
INV.	— INVERT				
IRR.	— IRRIGATION				
L	— ARC LENGTH				
L.A.E.	— LIMITED ACCESS EASEMENT				

DESCRIPTION:
A PORTION OF A CITY OF DELRAY BEACH RIGHT OF WAY, ACCORDING TO THE OFFICIAL RECORD BOOK 1, PAGE 3 AS RECORDED IN THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 OF CASON COURT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 136, PAGES 194 THROUGH 195 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N89°09'16"E ALONG THE SOUTH LINE OF CASON COURT, A DISTANCE OF 13.42 FEET TO THE TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE N89°09'16"E, A DISTANCE OF 50.00 FEET TO AN INTERIOR CORNER ON SAID SOUTH LINE OF CASON COURT; THENCE S01°34'25"E, A DISTANCE OF 27.07 FEET TO AN INTERIOR CORNER OF SAID SOUTH LINE OF CASON COURT; THENCE S89°09'16"W, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF LOT 7, BLOCK 41 AS RECORDED IN PLAT BOOK 5, PAGE 65 OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N01°34'25"W ALONG SAID EAST LINE OF BLOCK 7, A DISTANCE OF 27.07 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 1354 SQUARE FEET (0.0311 ACRES), MORE OR LESS.

CERTIFICATE:
I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON APRIL 7, 2025. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

OWEN M. RIGGS
PROFESSIONAL SURVEYOR &
MAPPER NO. 6967 STATE
OF FLORIDA L.B. 3591

[illegible]

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CASON COURT
CITY OF DELRAY BEACH
SPECIFIC PURPOSE SURVEY

DATE	06/20/25
DRAWN BY	BB
F.B./ PG.	N/A
SCALE	1"=10'

JOB # 9572
SHT.NO. 1
OF 1 SHEETS