

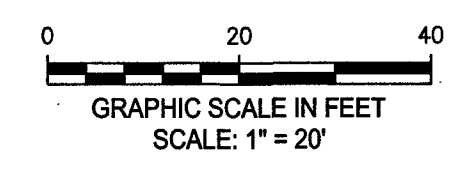
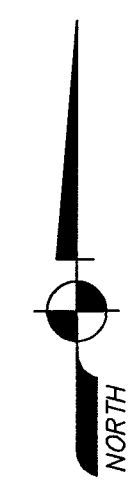
SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the electronic signature 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 lands described in Special Warranty Deed recorded in Official Records Book 3199, Page 246 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 south line of Block 71 having a bearing of N89°19'01"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 12099C0979F, Community Number 125102, dated 10/05/2017.
7. Elevations indicated hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988), established by GPS and certified to a 4 centimeter accuracy relative to the following benchmark: U.S. Coast & Geodetic Survey Benchmark "A 234" (P.I.D. AD2690), Elevation = 14.99 feet (NAVD 1988).
8. 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.
9. This map is intended to be displayed at a scale of 1:240.
10. Adjacent property owner information shown hereon was obtained from the Palm Beach County Property Appraiser's website.
11. Property Address: 238 SE 1st Avenue, Delray Beach, FL.
12. Abbreviation Legend: C = Centerline; A/C = Air Conditioner; ALTA = American Land Title Association; B.M. = Benchmark; C = Calculated; CONC. = Concrete; F.B. = Field Book; ID. = Identification; L.B. = Licensed Business; M = Measured; NAVD = North American Vertical Datum; NSPS = National Society of Professional Surveyors; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; W/CAP = With Surveyors Cap.

LAND DESCRIPTION:

The North 50 feet of the South 200 feet of the East one-half of Block 72 and the North 50 feet of the South 150 feet of the East one-half of Block 71, DELRAY BEACH, according to the Plat thereof, recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida.

Said lands lying in Palm Beach County, Florida and containing 13,654 square feet (0.3135 acres) more or less.



LEGEND	
	BACK FLOW PREVENTOR VALVE
	BENCHMARK
	CONCRETE LIGHT POLE
	CLEAN OUT
	ELECTRIC MANHOLE
	NUMBER OF REGULAR PARKING
	OVERHEAD WIRES
	UNKNOWN MANHOLE
	WATER VALVE
	WATER METER
	WOOD UTILITY POLE

CERTIFICATION:

To _____:

This is to certify that this map and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 13, and 14 of Table A thereof. The fieldwork was completed on 07/15/2024.

Date: 8/13/2024

Michael J. Aviom
 MICHAEL J. AVIOM, P.S.M.
 Florida Registration No. 7253
 AVIOM & ASSOCIATES, INC.
 L.B. No. 3300



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REVISIONS	DATE	F.B. / PG.	BY	CK'D	REVISIONS	DATE	F.B. / PG.	BY	CK'D
UPDATE ALTA/NSPS & TOPOGRAPHIC SURVEY	07/15/2024	2218/35	M.A.J.	M.J.A.					

ALTA/NSPS SURVEY
238 SE 1ST AVENUE
 A PORTION OF
 BLOCK 71
 (P.B. 1, PG. 3, P.B.C.R.)
 CITY OF DELRAY BEACH
 PALM BEACH COUNTY, FLORIDA

JOB #:	12187
SCALE:	1" = 20'
DATE:	08/25/2021
BY:	W.R.E.
CHECKED:	M.D.A.
F.B.:	2080 PG. 25-28
SHEET:	1 OF 1