S.E. 4TH STREET

PLATTED WATSON STREET

50.00 RIGHT OF WAY PLAT BOOK 3, PAGE 2

SANITARY SEWER MH

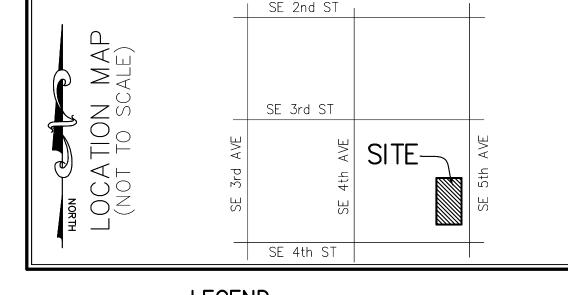
INVERT E = 1.47 18" PIPE

INVERT W = 1.51 18" PIPE

RIM = 10.93

INVERT N = 1.81

INVERT S = 1.89



<u>LEGEND</u>

 AIR CONDITIONER ALUMINUM CONC. CONCRETE COVERED FINISH FLOOR ELEVATION FOUND F.P.L. - FLORIDA POWER & LIGHT PLAT BOOK

CHAIN LINK FENCE

PAGE - OFFICIAL RECORDS BOOK - RIGHT-OF-WAY TYPICAL - CURB CUT

→ ANCHOR → BACKFLOW PREVENTER CABLE BOX — CATCH BASIN - DRAINAGE MANHOLE ■ - ELECTRIC BOX - FIRE HYDRANT - HANDICAP PARKING - IRRIGATION CONTROL VALVE - POWER POLE S - SANITARY MANHOLE - SIGN M - VALVE ■ – WATER METER

GRAPHIC SCALE (IN FEET)

<u>NOTES</u>

1. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE

2. ALL MATTERS CONTAINED ON THE PLAT OF OSCEOLA PARK, AS

PALM BEACH COUNTY, FLORIDA. (AFFECTS AS SHOWN)

3. EASEMENT FOR STORM SEWERS RECORDED MARCH 2, 1960 IN O.R.

4. DECLARATION OF UNITY OF TITLE RECORDED IN O.R. BOOK 22842,

PAGE 199, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

(LOTS 9 AND 10). (AFFECTS LOTS 9 AND 10 BLOCK 104

STATE ROAD PLAT FOR STATE ROAD NO. 5 RECORDED IN ROAD

PLAT BOOK 2, PAGE 200, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES NOT AFFECT, LIES

RECORDED MARCH 2, 1968, UNDER O.R. BOOK 476, PAGE 111,

PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (DOES

EASEMENT FOR STORM SEWER CONTAINED IN INSTRUMENT

BOOK 476, PAGE 112, OF THE PUBLIC RECORDS OF PALM BEACH

RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF

PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS.

COUNTY, FLORIDA. (DOES NOT AFFECT)

ONLY AS SHOWN)

ADJACENT)

NOT AFFECT)

TREE TYPE

GREEN BUTTONWOOD

GREEN BUTTONWOOD

GREEN BUTTONWOOD

GREEN BUTTONWOOD

MANGO

OAK

OAK

OAK

OAK

OAK

OAK

- 1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
- 2. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A BEARINGS OF NORTH 89°15'10" EAST.

1 INCH = 20 FT.

- 4. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
- UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR
- 7. FLOOD ZONE: "X"; FLOOD INSURANCE RATE MAP NO. 12099C 0979 F; COMMUNITY NO. 125102; DATE: OCTOBER 5, 2017.
- 8. BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY ENGINEERING BENCHMARK "LOW5" WITH A PUBLISHED ELEVATION OF 16.579 NAVD.
- PROPERTY ADDRESS: 354 SE 5TH AVE, DELRAY BEACH, FLORIDA, PER THE PALM BEACH COUNTY PROPERTY APPRAISER'S WEBSITE.
-). LANDS SHOWN HEREON WERE ABSTRACTED BY MICHAEL S. WEINER, FSO THROUGH AUGUST 1, 2022 AT 8:30AM AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HERE.

DESCRIPTION

PARCEL 1:

LOT 7, LESS THE EAST 10 FEET THEREOF, BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID EAST 10 FEET CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORD BOOK 478, PAGE 887.

AND

PARCEL 2:

LOT 8, BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, LESS THE EAST 10 FEET THEREOF CONVEYED TO THE STATE OF FLORIDA FOR RIGHT OF WAY OF STATE ROAD NO. 5 IN OFFICIAL RECORD BOOK 493, PAGE 18, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

PARCEL 3:

LOT 9, BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 10 FEET OF SAID LOT 9.

AND

PARCEL 4:

LOT 10, BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS THE EAST 10 FEET THEREOF, FOR ROAD RIGHT OF WAY AS DEEDED IN AN INSTRUMENT JANUARY 18, 1960, IN THE OFFICIAL RECORD BOOK 455, PAGE 449.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 25,497 SQUARE FEET OR 0.5853 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS OF WAY OF RECORD.

CERTIFICATE:

TO:

DIAMETER (INCHES) | CANOPY (FEET)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND SNAPS, AND INCLUDES ITEMS 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11(A), 13, 14, 16, 17, 18, 19, 20(A) AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9-20-2022.

DATE OF PLAT OR MAP: 9-20-2022

DAVID P. LINDLEY, PLS REG. LAND SURVEYOR #5005 STATE OF FLORIDA - LB #3591

SUR Z

FIEL

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RAWN BY F.B./ PG. ELE(

OATE OCT 202

JOB # 9733

OF 1 SHEETS