



947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

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SKETCH AND LEGAL DESCRIPTION

ALLEY RIGHT-OF-WAY

317 S.W. 7TH AVE., DELRAY BEACH, FL.33444

LEGAL DESCRIPTION

A PORTION OF BLOCK 16, TOWN OF DELRAY, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 16; THENCE SOUTH 01°29'49" WEST, ALONG THE EAST LINE OF SAID BLOCK 16, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°29'49" WEST, ALONG SAID EAST LINE OF SAID BLOCK 16, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°18'34" WEST, A DISTANCE OF 2.00 FEET; THENCE NORTH 01°29'49" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°18'34" EAST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING;

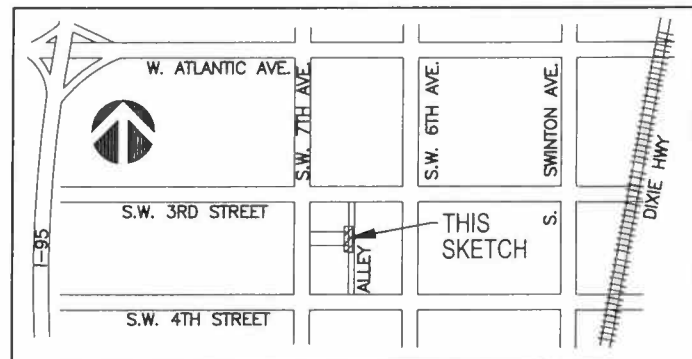
SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 100 SQUARE FEET, MORE OR LESS.

NOTES

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SURVEY.
3. BEARINGS SHOWN HEREON ARE BASED ON THE E. R/W LINE OF SW 7TH AVE, HAVING AN ASSUMED BEARING OF S 01°29'49" E.

ABBREVIATIONS

Δ	=	DELTA (CENTRAL ANGLE)
D.E.	=	DRAINAGE EASEMENT
L	=	ARC LENGTH
L.M.E.	=	LAKE MAINTENANCE EASEMENT
MON.	=	MONUMENT
N/D	=	NAIL AND DISC
(P&C)	=	PLAT AND CALCULATED
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
PG.	=	PAGE
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
PROP.	=	PROPOSED
R	=	RADIUS
R/W	=	RIGHT-OF-WAY
U.E.	=	UTILITY EASEMENT

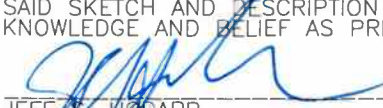


LOCATION MAP

NOT TO SCALE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.


JEFF E. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

PROJECT NAME: 317 SW 9TH AVE.	DATE: 07/11/2023
JOB NO. 22158	DWG BY: GY
CK'D BY: JSH	SHEET 1 OF 2

SHEET 2 OF 2