



947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

CONSTRUCTION LAYOUT SURVEY / FORM BOARD

612 SE 3RD AVE, DELRAY BEACH, FL 33483

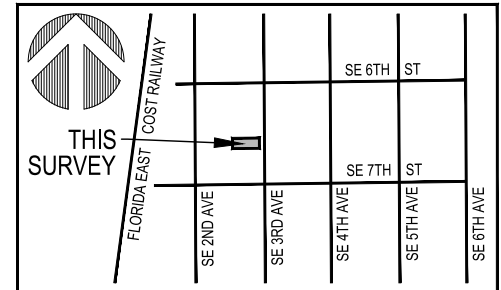
LEGAL DESCRIPTION

LOT 24 BLOCK 7, "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 LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 6,691 SQUARE FEET, MORE OR LESS.

NOTES

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SURVEY.
- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF SE 3 AVENUE HAVING AN ASSUMED BEARING OF NORTH 00°04'12" WEST.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DETERMINED FROM PALM BEACH COUNTY BENCHMARK "SRD 17.163", ELEVATION: 15.617'.
- PROPERTY ADDRESS: 612 SE 3RD AVE, DELRAY BEACH, FL 33483
- FLOOD INFORMATION IS AS FOLLOWS:
COMMUNITY NUMBER : 125102
PANEL NUMBER : 12099C0979F
DATE OF FIRM INDEX : 10-05-2017
ZONE : X
BASE FLOOD ELEVATION : N/A
- THIS SURVEY IS CERTIFIED TO:
A. GARRETT BENDER
B. SEACOAST NATIONAL BANK
C. RAS TITLE, LLC
D. FIRST AMERICAN TITLE INSURANCE COMPANY



LOCATION MAP

NOT TO SCALE

ABBREVIATIONS

AC.	=	AIR CONDITIONER
ALF.	=	ALUMINUM FENCE
C.B.S.	=	CONCRETE BLOCK & STUCCO
CLF.	=	CHAIN LINK FENCE
CONC.	=	CONCRETE
Δ	=	DELTA (CENTRAL ANGLE)
D.E.	=	DRAINAGE EASEMENT
ELEV.	=	ELEVATION
F.F.	=	FINISHED FLOOR
GAR.	=	GARAGE
G.E.	=	GRATE ELEVATION
GEN.	=	GENERATOR
I.E.	=	INVERT ELEVATION
IP.	=	IRON PIPE
IR	=	IRON ROD
IRC	=	IRON ROD & CAP
L	=	ARC LENGTH
L.M.E.	=	LAKE MAINTENANCE EASEMENT
MON.	=	MONUMENT
N/D	=	NAIL AND DISC
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
P.E.P.	=	POOL EQUIPMENT PAD
PG.	=	PAGE
PRM	=	PERMANENT REFERENCE MONUMENT
PROP.	=	PROPOSED
R	=	RADIUS
R.E.	=	RIM ELEVATION
R/W	=	RIGHT-OF-WAY
TYP.	=	TYPICAL
U.E.	=	UTILITY EASEMENT

LEGEND

W	WATER SERVICE	⊙	FIRE HYDRANT
E	ELECTRIC SERVICE	▢	CATCH BASIN
T	TELEPHONE BOX	⊗	LIGHT POLE
C	CABLE TV BOX	●	WOOD UTILITY POLE
Ⓚ	DRAINAGE MANHOLE	■	CONCRETE UTILITY POLE
Ⓢ	SANITARY MANHOLE	⊖	CLEAN OUT
W	WATER VALVE	Ⓢ	CENTERLINE
Ⓢ	SIGN	×0.00'	EXISTING ELEVATION

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY 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 SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

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

DATE OF LAST FIELD WORK: MARCH 8, 2023

ADD ALLEY R/W 8/18/2023 P.P. REV. 2/13/2024

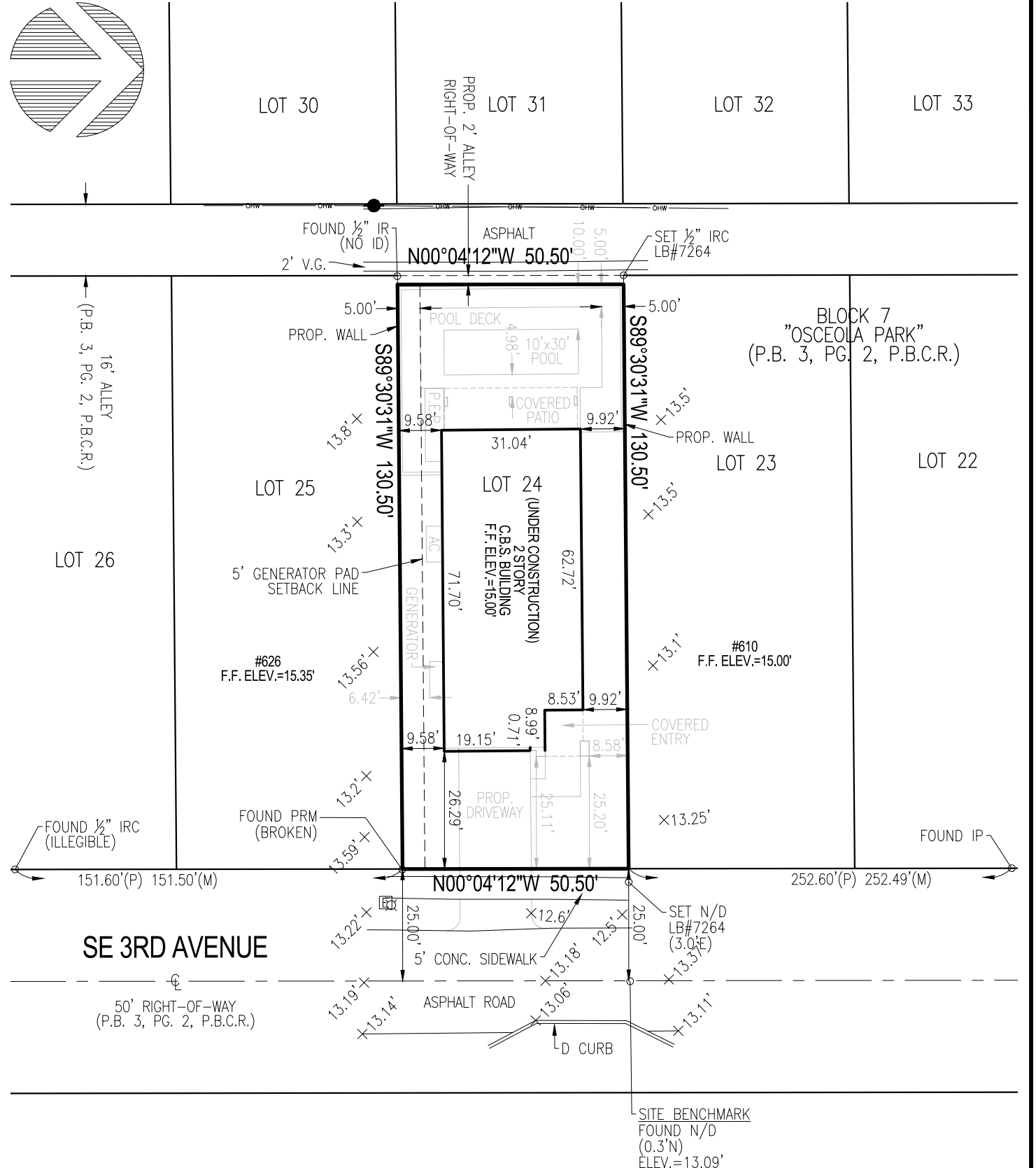
PROJECT NAME: 612 SE 3RD AVE	DATE: 3/5/2023 P.P. 8/3/2023 F.B.S. 3/8/2024
JOB NO. 23111	DWG BY: AJR
CK'D BY: JSH	SHEET 1 OF 2

PERIMETER

947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182



JOB NO. 23111	PROJECT NAME: 612 SE 3RD AVE	DWG BY: AJR	SCALE: 1" = 30'	
		CK'D BY: JSH	DATE: 3/8/2024	SHEET 2 OF 2