

1. Reproductions of this Sketch are not valid without the signature and the original seal 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. The property shown herein is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Chicago Title Insurance Company, Title Commitment File No. 655-903962, policy date 01/15/2021. Where applicable, these instruments are shown on the survey (See SUMMARY TABLE). Avrom & Associates, Inc did not research the public records for easements, rights-of-way, ownership or other instruments of record.
3. The land description shown herein is in accord with the Title Commitment.
4. No underground improvements were located.
5. Distances shown herein are in accord with the deed of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the North line of Section 20-46-43 having a bearing of N89°28'04"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 10/05/2024.
7. Elevations shown herein are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
8. Benchmark Description: Palm Beach County Engineering Benchmark "LOW 5", located 24.5 feet south of the centerline of Lowson Boulevard (S.W. 10 Street) and 94 feet east of the centerline of 6th Avenue, Elevation= 57.0 (NAVD 1988).
9. 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.
10. Abbreviation Legend: ADA = Americans with Disabilities Act; C = Centerline; F.B. = Field Book; I.R. = Iron Rod; L.B. = Licensed Business; NAVD = North American Vertical Datum; OW = Overhead Wires; P.B. = Plot Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.V.C. = Polyvinyl Chloride; R/W = Right-of-Way; W/CAP = With Surveyors Cap.

LAND DESCRIPTION:

Beginning at a point on the north line of Section 20-46-43, which point is 305.01 feet East 1/4 Section Corner; thence running South 130 feet; thence running West 93.34 feet; thence running North 130 feet; thence running East 93.34 feet or to the P.O.B. All the above less the North 25 feet thereof deeded to the city of Delray beach for R/W, 9/24/52.

The East 46.67 feet of the West 211.67 feet of the North 125 feet, LESS the North 25 feet, of Lot 1, of Model Land Company Subdivision of Section 20-46-43, of the Public Records of Palm Beach County, Florida;

The East 46.67 feet of the West 402.67 feet of the North 125 feet, LESS the North 25 feet, of Lot 1, of Model Land Company Subdivision of Section 20-46-43, of the Public Records of Palm Beach County, Florida;


The legal description describes two parcels of land that add up to an acreage of 0.451 acres.

The above described parcels are a part of Lot 1, of MAP SHOWING SUBDIVISIONS OF PORTIONS OF TOWNSHIPS 45 AND 46. S. RANGE 43 E., according to the plat thereof, as recorded in Plat Book 1, at Page 4, of the Public Records of Palm Beach County, Florida.

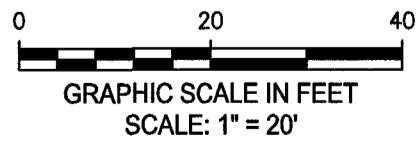
CERTIFICATION:

HEREBY CERTIFY that the attached Boundary and Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 4/23/2024



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AVIROM & ASSOCIATES, INC.
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BOUNDARY & TOPOGRAPHIC SURVEY
A PORTION OF
SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST

(P.B. 1, PG. 4, P.B.C.R.)
CITY OF DELRAY BEACH
PALM BEACH COUNTY, FLORIDA

JOB #:	12989		
SCALE:	1" = 20'		
DATE:	02/16/2024		
BY:	L.B.		
CHECKED:	J.T.D.		
F.B.	2210	PG.	23-24
SHEET:	1 OF 1		