



LEGAL DESCRIPTION

THE EAST 35 FEET OF LOT 9 AND WEST 35 FEET OF LOT 10, BLOCK B, "PLAT OF ADDITION TO HIGH ACRES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 19, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 8,846 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 RECORD PLAT.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DETERMINED FROM REDUNDANT GPS OBSERVATIONS TIED TO THE FDOT.
- PROPERTY ADDRESS: 101 NORTHWEST 17TH STREET, DELRAY BEACH, FL 33444
- FLOOD INFORMATION IS AS FOLLOWS:

COMMUNITY NUMBER	:	125102
PANEL NUMBER	:	0977
DATE OF FIRM INDEX	:	10/05/2017
ZONE	:	X
BASE FLOOD ELEVATION	:	N/A

ABBREVIATIONS

A/C	=	AIR CONDITIONER
ALUM.	=	ALUMINUM
B.C.R.	=	BROWARD COUNTY RECORDS
BRKN.	=	BROKEN
CB	=	CATCH BASIN
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
FND.	=	FOUND
GAR.	=	GARAGE
INV.	=	INVERT
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
PG.	=	PAGE
PROP.	=	PROPOSED
R	=	RADIUS
R/W	=	RIGHT-OF-WAY
SQ.	=	SQUARE
STY.	=	STORY
TYP.	=	TYPICAL
U.E.	=	UTILITY EASEMENT

LEGEND

[W]	WATER SERVICE	[Symbol]	FIRE HYDRANT
[E]	ELECTRIC SERVICE	[Symbol]	CATCH BASIN
[T]	TELEPHONE BOX	[Symbol]	LIGHT POLE
[C]	CABLE TV BOX	[Symbol]	WOOD UTILITY POLE
[D]	DRAINAGE MANHOLE	[Symbol]	CONCRETE UTILITY POLE
[S]	SANITARY MANHOLE	[Symbol]	CLEAN OUT
[WV]	WATER VALVE	[Symbol]	CENTERLINE
[Sign]	SIGN	[Symbol]	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.

TODD M. PHILLIPS  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS7077

DATE OF LAST FIELD WORK: OCTOBER 30, 2024

PHILLIPS  
SURVEYING & MAPPING

Certificate of Authorization LB8240  
233 GOOLSBY BLVD  
DEERFIELD BEACH, FL 33442  
Tel: (561) 757-5111  
www.psmsurvey.com

BOUNDARY/TOPOGRAPHIC SURVEY  
CONSTRUCTION PLOT PLAN  
101 NORTHWEST 17TH STREET, DELRAY BEACH, FL 33444

NO.	DATE	BY	CK'D	REVISION
1	10/30/2024	TMP	TMP	BOUNDARY TOPO SURVEY
2	02/14/2025	TMP	TMP	PLOT PLAN

JOB NO. 24-403  
SCALE 1" = 20'  
DRAWN CT  
CHECKED TMP  
SHEET 1 OF 1