

LEGAL DESCRIPTION

LOT 1, "LAKE IDA ESTATES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 125, PAGE 195, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 SAID LANDS SITUATE IN THE CITY OF PALM BEACH, Delray Beach COUNTY, FLORIDA, AND CONTAIN 25,253 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 FPRN
- PROPERTY ADDRESS: 1310 NW 13TH ST DELRAY BEACH, FL 33444
- FLOOD INFORMATION IS AS FOLLOWS:

COMMUNITY NUMBER	: 125102
PANEL NUMBER	: 0977
DATE OF FIRM INDEX	: 12/20/2024
ZONE	: X, X SHADED, AE
BASE FLOOD ELEVATION	: 9.0' for AE

A PORTION OF LOT 15, SECTION 8,
 TOWNSHIP 46 SOUTH, RANGE 43 EAST
 (PLAT BOOK 1, PAGE 4)
 (NOT INCLUDED)

TOTTERDALE ADDITION
 PB 23 PG 151

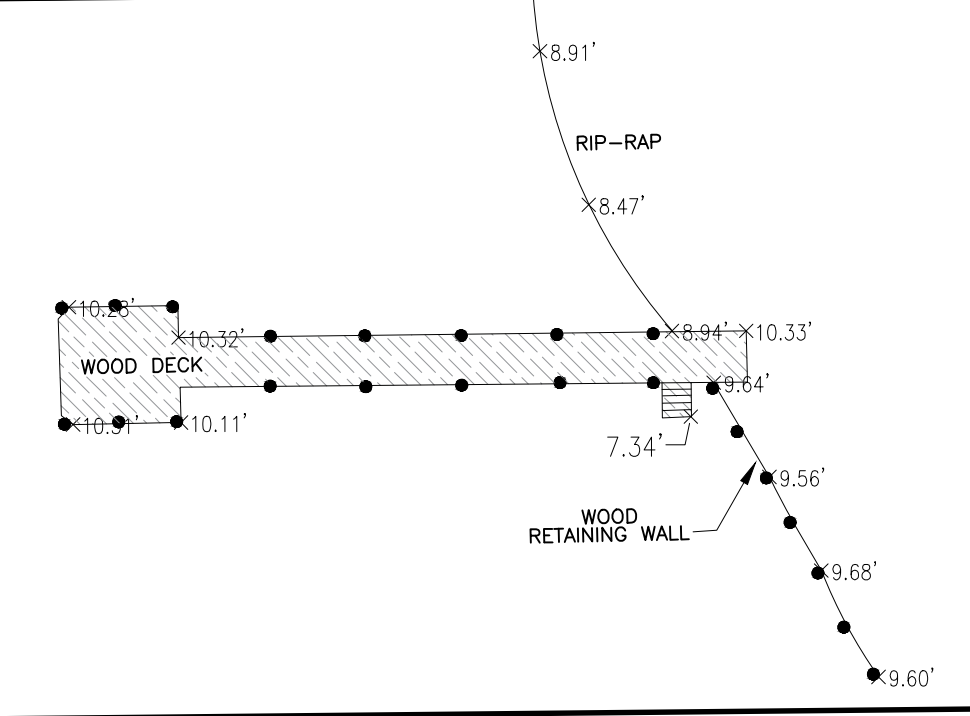
S 89°41'15" E 336.79'

I.E./U.E.
 20.0'

LOT 19, BLOCK 4

N 00°21'53" W 75.00'

LOT 1
 LAKE IDA ESTATES
 (P.B. 125, PG 195)



INTERIOR IMPROVEMENTS NOT LOCATED

20' INGRESS-EGRESS AND UTILITY
 EASEMENT (DEED BOOK 1029 PG 649)

N 00°16'25" W 75.00'

LOT 20, BLOCK 4

S 89°41'15" E 336.67'

LOT 2

20' INGRESS-EGRESS AND UTILITY
 EASEMENT (DEED BOOK 1029 PG 649)

10' DRAINAGE EASEMENT

TRACT "C" (ADDITIONAL ROAD RIGHT OF WAY PLAT BOOK 74, PAGE 192
 10' DRAINAGE AND UTILITY
 EASEMENT (PLATBOOK 74 PG 192-193)

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

- ☐ WATER SERVICE
- ☐ ELECTRIC SERVICE
- ☐ TELEPHONE BOX
- ☐ CABLE TV BOX
- ⊕ DRAINAGE MANHOLE
- ⊕ SANITARY MANHOLE
- ⊕ WATER VALVE
- ⊕ SIGN
- ⊕ FIRE HYDRANT
- ⊕ CATCH BASIN
- ⊕ LIGHT POLE
- ⊕ WOOD UTILITY POLE
- ⊕ CONCRETE UTILITY POLE
- ⊕ CLEAN OUT
- ⊕ CENTERLINE
- ⊕ EXISTING ELEVATION

SURVEYOR'S CERTIFICATION

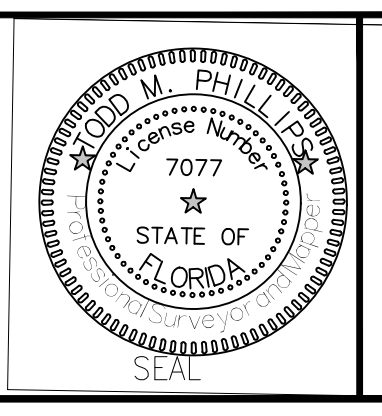
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

TODD M. PHILLIPS
 SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS7077
 DATE OF LAST FIELD WORK: JUNE 7, 2025

PHILLIPS
 SURVEYING & MAPPING
 Certificate of Authorization LB8240

BOUNDARY/TOPOGRAPHIC SURVEY
 1310 NW 13TH ST DELRAY BEACH, FL 33444

NO.	DATE	BY	CK'D	REVISION
1				



JOB NO. 25-244
 SCALE 1" = 20'
 DRAWN CT
 CHECKED TMP
 SHEET 1 OF 1