

POINTS OF INTEREST:
DRIVEWAY AND PAVERS DECK CROSS LOT LINES.

MAP OF BOUNDARY SURVEY

Property Address:
228 SE 3 AVE
DELRAY BEACH, FL 33483

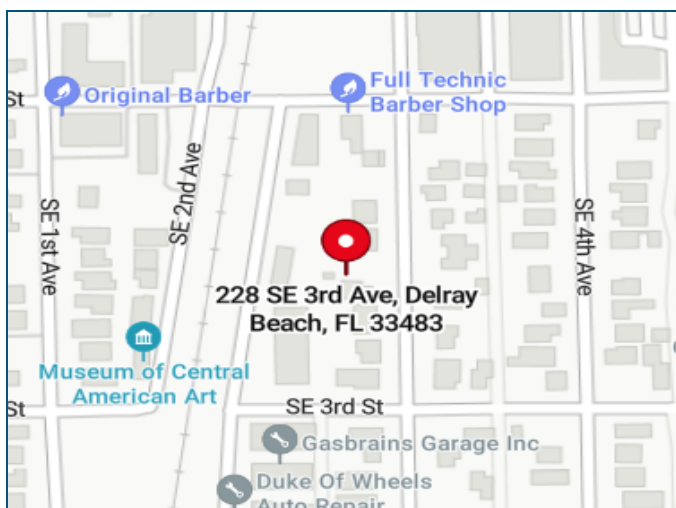


6175 NW 153rd St # 401,
Miami Lakes, FL 33014
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SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED  FOR THE FIRM
GUILLERMO A. GUERRERO
STATE OF FLORIDA
P.S.M. No. 6453

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.



LOCATION MAP N.T.S.



PROPERTY FRONT VIEW

CERTIFIED TO:





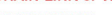


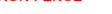






RAYMOND S RIZK SR
LG TITLE & ESCROW, LLC
CITIZENS BANK
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR
INTEREST MAY APPEAR.

FLOOD INFORMATION:

Community Number: CITY OF DELRAY BEACH 125102
Panel Number: 12099C0979G
Suffix: F
Date of Firm Index: 10/5/2017
Flood Zone: X
Base Flood Elevation: N/A
Date of Survey: 2/6/2025

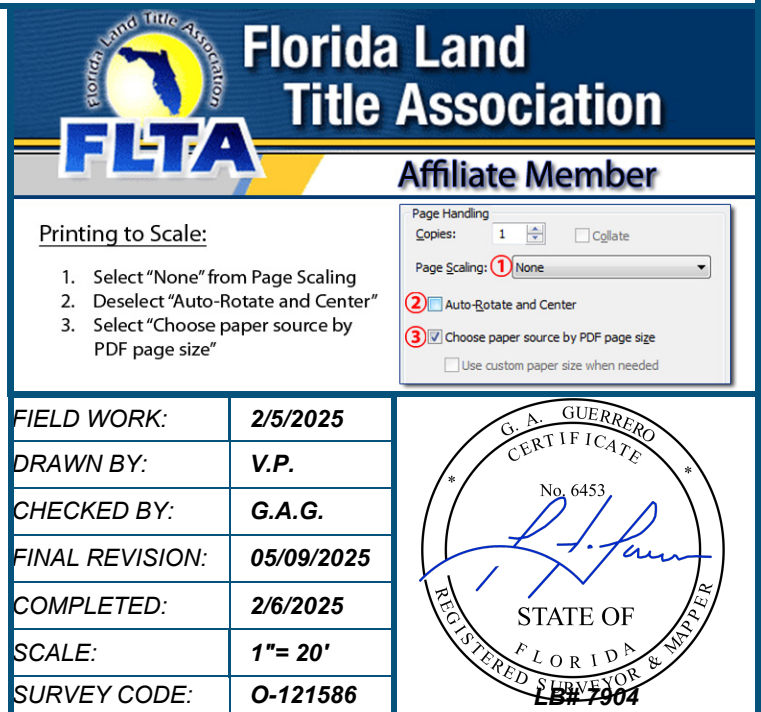
LEGAL DESCRIPTION: LOT 19 AND THE NORTH 18 INCHES OF THE WEST 26 FEET OF LOT 20, BLOCK 87, OF LINN'S ADDITION TO OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 133, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Surveyor's Legend

PROPERTY LINE		SURVEYOR'S LEGEND	
STRUCTURE			
	CONC. BLOCK WALL	 TREE	L.M.E. LAKE or LANDSCAPE MAINT. ESMT.
	CHAIN-LINK or WIRE FENCE	L.O.E. ROOF OVERHANG EASEMENT	ESMT. D.E.
	WOOD FENCE	P.P. POOL PUMP	L.B.E. LANDSCAPE BUFFER ESMT.
	IRON FENCE	PL PLANTER OR PROPERTY LINE	L.A.E. LIMITED ACCESS EASEMENT
	EASEMENT	I.D. IDENTIFICATION	TEL. TELEPHONE FACILITIES
	CENTER LINE	B.C. BLOCK CORNER	U.P. UTILITY POLE
	WOOD DECK	B.R. BEARING REFERENCE	E.U.B. ELECTRIC UTILITY BOX
	CONCRETE	Δ CENTRAL ANGLE or DELTA	SEP. T. SEPTIC TANK
	ASPHALT	R RECORD OR RADIUS	D.F. DRAIN-FIELD
	BRICK/TILE	RAD. RADIAL	AC AIR CONDITIONER
	WATER	N.R. NON RADIAL	CSW CONC SIDEWALK
	APPROXIMATE EDGE OF WATER	TYP. TYPICAL	DRIVE DRIVEWAY
	COVERED AREA	I.R. IRON ROD	SCR. SCREENED AREA
		I.P. IRON PIPE	GAR. GARAGE
		N&D NAIL & DISK	ENCL. ENCLOSURE
		PK NAIL PARKER-KALON NAIL	N.T.S. NOT TO SCALE
		D.H. DRILL HOLE	F.F.E. FINISHED FLOOR ELEVATION
		⊙ WELL	T.O.B. TOP OF BANK
		⚡ FIRE HYDRANT	E.O.W. EDGE OF WATER
		⊙ M.H. MAN HOLE	E/P OR E.O.P. EDGE OF PAVEMENT
		O.H. OVERHEAD LINES	C.V.G. CONCRETE VALLEY GUTTER
		TX TRANSFORMER	B.S.L. BUILDING SETBACK LINE
		CATV CABLE TV. RISER	S.T.L. SURVEY TIE LINE
		W.M. WATER METER	℄ CENTER LINE
		P/E POOL EQUIPMENT	R/W RIGHT OF WAY
		CONC CONCRETE	P.U.E. PUBLIC UTILITY EASEMENT
		ML MONUMENT LINE	C.M.E. CANAL MAINTENANCE EASEMENT
			Δ F ANCHOR ESMT / ACCESS ESMT

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
- 3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 4) THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.
- 5) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 6) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) WALL TIES ARE TO THE FACE OF THE WALL.
- 9) BEARINGS ARE BASE ON AN ASSUMED MERIDIAN.
- 10) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- 11) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 12) NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL OR ELECTRONIC SEAL.
- 13) DIMENSIONS SHOWN ARE PER PLAT AND MEASURED IN THE FIELD UNLESS OTHERWISE SHOWN.
- 14) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- 15) THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- 16) THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON; THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- 17) THE EXISTENCE OF ADDITIONAL RECORDED OR UNRECORDED INSTRUMENTS, EASEMENTS AND/OR RESOLUTIONS NOT AVAILABLE TO SURVEYOR MAY EXIST AND ARE NOT DEPICTED IN THIS SKETCH



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