DESCRIPTION: BOUNDARY SURVEY FOR UNITY OF TITLE PARCEL A: THE NORTH 50.00 FEET OF THE SOUTH 73.00 FEET OF THE SURVEYOR'S NOTES: WEST 127.6 FEET OF LOT 9, BLOCK 1, OSCEOLA PARK, A 1. ALL BEARINGS OR ANGLES SHOWN HEREON ARE BASED ON THE RECORD PLAT UNLESS OTHERWISE NOTED. SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 2 IN 2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR THE PUBLIC RECORDS OF PALM BEACH COUNTY. FLORIDA. RIGHTS-OF-WAY. LESS THE WEST 5.0 FEET THEREOF FOR ROAD 3. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. RIGHT-OF-WAY. 4. THIS SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED BY: CLIENT PARCEL B 5. REBARS AND CAPS WERE SET ON ALL CORNERS UNLESS OTHERWISE THE WEST 87.6 FEET OF LOT 9, LESS THE SOUTH 73 FEET THEREOF, BLOCK 1, OSCEOLA PARK, 6/9/15 6. FIELD WORK COMPLETED ON: ___ ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND 7. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND EMBOSSED SEAL. FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 3, AT PAGE 2, LESS THAT PART OR 8. ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. OF 1988 PORTION THEREOF CONVEYED BY DEED TO THE STATE OF FLORIDA FOR ROAD AND HIGHWAY PURPOSES, UNLESS OTHERWISE NOTED. SAID DEED BEING DATED JUNE 4, 1959 AND RECORDED IN OFFICIAL RECORD BOOK 369, AT PAGE CITY OF DELRAY 9. BENCHMARK OF ORIGIN IS____ BENCHMARK NO.__A_76_____ 586, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. 10. THIS SURVEY IS LOCATED IN FLOOD ZONE AE, PER N.F.I.P. COMMUNITY-PANEL MAP NO. 125102-0979-F. BASE FIRM ELEVATION IS 6 FEET DATE OF FIRM IS 10-5-17 PARCEL C: 11. PROPERTY ADDRESS IS: 405 S.E. 6TH AVE. DELRAY BEACH, FLA. ALL THAT PART OF LOT 9, BLOCK 1 OF OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF AS 12. THE EASMENT FOR STORM SEWER IN O.R.B. 467, PAGES 41-44 DO NOT AFFECT THE SUBJECT PROPERTY. RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THIS SURVEY MEETS THE STANDARDS OF PRACTICE OF THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO CHAPTER 472.027. COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 9, BLOCK 1; THENCE S 00°28'40" W ALONG THE WEST LINE OF SAID LOT 9 A DISTANCE OF 10.00 FEET: THENCE N 90° E ALONG A LINE 10 FEET NOTE: THE PROPERTY DESCRIBED HEREON HAS NOT BEEN ABSTRACTED TO REFLECT ANY ENCUMBRANCES THEREON BY THE UNDERSIGNED SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 5.00 FEET TO THE AND/OR PAUL A. DAVIS , INC. POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE ALONG AFORESAID LINE A DISTANCE OF DATE: 82.64 FEET; THENCE S 00°28'40" W, A DISTANCE OF 69.45 FEET; THENCE N 90° E, A DISTANCE OF **CERTIFICATE:** 40.00 FEET; THENCE S 00°28'40" W, A DISTANCE OF 50.00 FEET; THENCE S 90° W, A DISTANCE OF 122.64 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.E. 6TH STREET AS NOW IN USE; MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION. THENCE N 00°28'40" E, ALONG THE EAST RIGHT—OF—WAY LINE OF N.E. 6TH STREET, A DISTANCE OF 119.45 FEET TO THE POINT OF BEGINNING. 6/9/15 SAID LANDS SITUATE LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA. PAUL A. DAVIS P.S.M. #4531 STATE OF FLORIDA. CONTAINING 11,871 SQUARE FEET, MORE OR LESS. CATCH DRAINAGE MANHOLE BASIN RIM=5.38 CATCH BLOCK 120, TOWN OF LINTON NORTH RIM = 5.85BASIN PLAT BOOK 1, PAGE 3, P.B.C.R. HYDRANT BRICK PAVER DRIVE -NORTH RIGHT-OF WAY LINE OF S.E. 4TH ST. - H20 VALVE (TYPICAL) PAVER - OVERHEAD, POWER -OVERHEAD POWER WALK CONC. LIGHT POLE BRICK PAVER WALK BRICK PAVER DRIVE BRICK PAVER WALK END TRENCH DRAIN 2' CURB & GUTTEK N.W. CORNER LOT CENTERLINE NEW 35' R\W N. LINE LOT 35' RIGHT-OF-WAY 9, BLOCK 1, OSCEOLA PARK 9, BLOCK 1 1' HEADER CURB POINT OF COMMENCEMENT -. 4TH STREE SANITATY SEWER CURB -MANHOLE RIM=4.62 AND GUTTER SITE BENCH 2 BUS SIGN-(ONE WAY WEST ONLY) S.E. 4TH STREET LOT 9, BLK 1,6 2' CURB & GUTTER DRAIN -F CURB FND. WALSPHALD BRICK PAVER DRIVE RIGHT-OF WAY LINE OF S.E. 4TH ST. 79.64 TO 3' O\S W. 50' RIGHT=OF=WAY 5.00 DISC 3' O\S W. CENTERLINE OLD RIGHT-OF-WAX TWO WAY TRAFFIC N 90°00'00" E 82.64 S 00°28'40" W BRICK PAVER DRIVE 10.00 POINT OF BEGINNING SEWER C\O UNITY OF TITLE FOUND DRILL HOLE O.R.B. 29963, PG. 1504 QUIT CLAIM DEED O.R.B. 29929, PG. 1106 CATCH CFN NO. 20180234934 BASIN BRICK PAVER WALK GRAPHIC SCALE BOLLARD END TRENCH DRAIN ONLY 1 inch = 10 ft.· CONC. AVENUE NORTH NORTH VA CANT ORIGINAL LOT LINE 5.0' UTILITY LOT 9, BLK. 1 MMMAEASEMENT FOUND BROKEN NAIL IN "X" MARK ELEV. = 5.84 REMAINDER PORTION FOUND 5/8" IRON ROD LOT 9, BLOCK 1 Ш ONE S. FI Z W 82.60 WOOD POWER POLE IAINDER PORTION 57 9, BLOCK 1 606 S.E. 4TH STREET - ID. NO. 124346210100010097 CABLE RISER PARCEL "B' N 90°00'00" E 122.60 H20 METER N 90°0'00" 40.00 PLANTER PARCEL "A" FOUND 1" IRON PIPE - H20 METER WIDTH VARIES -WAY SEWER C\0-VA CANT PAVEMENT PAVEMENT THOUSAND TRENCH HIGHWAY FEDERAL E. 6TH A REMAI LOT RIGH CONC. 50 153.3'(P) 5.50 TOTAL U.S. H (SOUTH F EUREKA NORTH 50' AND THE WEST 127.60' OF LOT 9, BLOCK 1 NORTH PALM HEDGE 606 S.E. 4TH STREET PARCEL ID. NO. 124346210100010097 FOUND NAIL AND -DISC L.B. 7219 EL. = 5.88 SITE BENCH 1 CURB INLET -PVC FENCE FOUND 5/8" IRON ROD-WEST LINE LOT 9, BLOCK 1, OSCEOLA -MM→PARK, P.B. 3, PG. 2 CONC. BASE OF LIGHT POLE S 90°00'00" W 122.64 DRAINAGE GRATE Z 0 ELEV.= 5.20 CONC. \sim VACUMN SLAB ASPHALT PARKING AREA CONC. SIGN OR ASPHALT PARKING AREA BASE CONC. END TRENCH REMAINDER PORTION 00 DRAIN LOT 9, BLOCK 1 OVERHEAD DROP CURB 0.7' CONC. POWER LINE **CURBING** MAY445 S.E. 6TH AVE. SOUTH LINE LOT 9, BLOCK 1 CONCRETE OSCEOLA PARK, PLAT BOOK 3, PG. 2. PARCEL ID. NO. 124346210100010097 ONE LIGHT 2' CURB AND GUTTER **ASPHALT ASPHALT** ENTRANCE TO VALLEY SERVICE STATION CURB -INLET RIM= 5.08 ASPHALT DRIVE 28.31 # 445 1 STY. C.B.S. SERVICE STATION STORE FLOOR EL. = 7.32ENTRANCE TO SERVICE SHOP FLOOR EL. = 6.71 SERVICE STATION ASPHAL DRIVE P.A.D.8/21/18 UPDATE PER CITY COMMENTS SCALE 1" = 10' PAUL A. DAVIS, INC. 6/26/18 UPDATE P.A.D DRAWN BY P.A.D. P.A.D. 5/23/18 UNITY OF TITLE 6/9/15 DATE LB #0007219 ADD TREES A.M.D 1/16/17 00-00-00 JOB NO: Land Surveyors · Land Development · Consultants · Planners ADD NORTH PIECE A.M.D 12/20/16 2091 N.E. 36TH STREET #50234 LIGHTHOUSE POINT FL. 33064 F.B./PG. FILE Phone: (954) 263-3102 4/7/16 UPDATE A.M.D FILE Subdivisions & Condominiums Land & Site Planning DATE REVISION DESCRIPTION ΒY NO. DATE REVISION DESCRIPTION BYLot Surveys • Mortgage Surveys • Acreage Surveys • Topographic Surveys • Record Plats • Condominium Plats • Construction Layout SHEET NO. OF