



947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY) RIGHT-OF-WAY

LEGAL DESCRIPTION

A PORTION OF THE SOUTH FIFTY FEET OF THE NORTH ONE HUNDRED SIXTY FIVE FEET OF BLOCK 26, TOWN OF (LINTON) DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF NW 3RD STREET AND THE CENTERLINE OF NW 5TH AVENUE; THENCE SOUTH $01^{\circ}33'34''$ EAST, ALONG THE CENTERLINE OF NW 5TH AVENUE, ALSO BEING THE WEST LINE OF SAID BLOCK 26, A DISTANCE OF 140.00 FEET; THENCE NORTH $89^{\circ}16'56''$ EAST, ALONG A LINE 115.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 26, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING 1; THENCE CONTINUE NORTH $89^{\circ}16'56''$ EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH $01^{\circ}33'34''$ EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH $89^{\circ}16'56''$ WEST, ALONG A LINE 165.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 26, A DISTANCE OF 5.00 FEET; THENCE NORTH $01^{\circ}33'34''$ WEST, ALONG THE EAST LINE OF THE RIGHT-OF-WAY OF NW 5TH AVENUE, AS DEPICTED BY PLAT BOOK 5 AT PAGE 64 OF SAID PUBLIC RECORDS, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING 1.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 250 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

NOTES


1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE OR REFERENCED IN THE PREPARATION OF THIS SURVEY.
3. BEARINGS ARE BASED ON THE CENTERLINE OF NW 5TH AVENUE HAVING AN ASSUMED BEARING OF $N 01^{\circ}33'34''$ WEST.
4. THE WEST LINE OF BLOCK 26, PER THE RECORD PLAT (P.B.1, PG.3) IS THE CENTERLINE OF N.W. 5TH AVE - WHICH IS NOT SHOWN ON SAID PLAT. RECORDING INFORMATION FOR N.W. 5TH AVENUE IS UNKNOWN. THE RECORD LEGAL DESCRIPTION IS ASSUMING THE WEST LINE OF BLOCK 26 IS THE RIGHT-OF-WAY LINE - WHICH IS 20' EAST OF THE CENTERLINE.

ABBREVIATIONS

L	•	ARCLength
CONC.	•	CONCRETE
COR.	•	CORNER
D	•	DELTA (CENTRAL ANGLE)
D.E.	•	DRAINAGE EASEMENT
L.B.	•	LICENSED BUSINESS
L.S.	•	LICENSED SURVEYOR
O.R.B.	•	OFFICIAL RECORDS BOOK
P.O.B.	•	POINT OF BEGINNING
P.O.C.	•	POINT OF COMMENCEMENT
P.B.	•	PLAT BOOK
P.B.C.R.	•	PALM BEACH COUNTY RECORDS
PG.	•	PAGE
P.S.M.	•	PROFESSIONAL SURVEYOR
	•	8 MAPPER
R/W	•	RIGHT-OF-WAY
U.E.	•	UTILITY EASEMENT

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION 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 SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.


JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

Project Name:	237 NW 5 AVE	DATE:	05/16/2019
JOB NO.	19104	DWG BY:	JSH
		CK'D By:	AR
			SHEET 1 OF 3

PERIMETER
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SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 100 SQUARE FEET, MORE OR LESS.

JOB NO.	19104	Project Name:	237 NW 5 AVE	DWG BY:	JSH	SCALE:	1"=30'	
				CK'D By:	AR	DATE:	05/16/2019	SHEET 2 OF 3

