

SKETCH & LEGAL DESCRIPTION (NOT A SURVEY)

LEGAL DESCRIPTION

EAST 1.80 FEET OF LOT 34, BLOCK 32, OAK ALLEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 97, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 90 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

THE WEST 25.00 FEET OF LOT 34, BLOCK 32, REPLAT OF BLOCK 32 - DELRAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 97, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

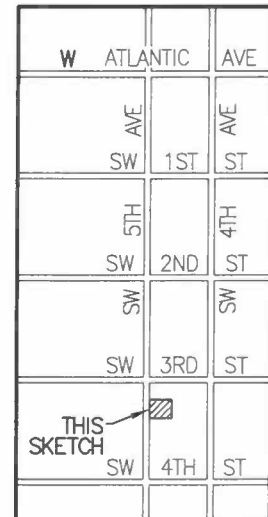
SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 1,244 SQUARE FEET, MORE OR LESS.

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. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.
3. BEARINGS, IF ANY, SHOWN HEREON ARE BASED ON THE RECORD PLAT.

ABBREVIATIONS

(C)	=	CALCULATED DIMENSION
CONC.	=	CONCRETE
D	=	DELTA (CENTRAL ANGLE)
F.F. ELEV.	=	FINISHED FLOOR ELEVATION
I.R.	=	IRON ROD
I.R.C.	=	IRON ROD AND CAP
L.B.	=	LICENSED BUSINESS
L.S.	=	LICENSED SURVEYOR
O.R.B.	=	OFFICIAL RECORDS BOOK
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
PG.	=	PAGE
P.S.M.	=	PROFESSIONAL SURVEYOR & MAPPER



LOCATION MAP
 NOT TO SCALE

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. Hotapp
 JEFF S. HOTAPP
 SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS5111

Project Name:	309 SW 5TH AVE	DATE:	05/16/2019
JOB NO.	16109	DWG BY:	AJR
		CK'D By:	JSH
			SHEET 1 OF 2



OAK ALLEY

16.4' OAK ALLEY
(PB 6, PG 97)

49.75'(C) 50.00'(P)

16.4' OAK ALLEY
(PB 6, PG 97)

1.80'

91°01'00"

49.75'

1.80'
RIGHT-OF-WAY

88°59'00"

1.80'

33

34

35

100.00'(P)
80.00'

LOT 34, BLOCK 32
REPLAT OF BLOCK 32-DELRAY
(P.B. 6, PG. 97, P.B.C.R.)

100.00'(P)

88°59'00"

49.75'

49.75'(C)

91°01'00"

49.75'

RIGHT-OF-WAY LINE
BY OCCUPATION

NO DOCUMENTED
EVIDENCE OF 20.00'
RIGHT-OF-WAY
DEDICATION FOUND

163.17'(C)
164.00'(P)

25.00'(C)

20.00'

49.75'(C)

50.00'(P)

25.00'
RIGHT-OF-WAY

20.00'

25.00'(C)

49.75'(C)

50.00'(P)

610.88'(M)

614.00'(P)

397.97'(C)
400.00'(P)

S.W. 5TH AVE.

BLOCK 24

JOB NO. 16109

Project Name: 309 SW 5TH AVE

DWG BY: AJR

SCALE: 1"=20'

CK'D By: JSH

DATE: 05/16/2019

SHEET 2 OF 2