



947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

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

BOUNDARY AND TOPOGRAPHIC SURVEY / PLOT PLAN 237 NW 5TH AVENUE

LEGAL DESCRIPTION

THE SOUTH 50 FEET OF THE NORTH ONE HUNDRED SIXTY FIVE FEET OF THE WEST ONE HUNDRED THIRTY FIVE FEET OF BLOCK 26, TOWN OF DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 6751 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. 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° 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. IT IS LIKELY THE WEST 5.00 FEET OF THIS PROPERTY WILL BE REQUIRED FOR RIGHT-OF-WAY.
5. ELEVATIONS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY BENCHMARK "14.264(SRD)", HAVING AN ELEVATION OF 12.726' N.A.V.D. 1988.
6. UNDERGROUND IMPROVEMENTS NOT SHOWN.
7. ADDRESS IS: 237 NW 5th AVENUE, DELRAY BEACH, FL. 33444
8. FLOOD INFORMATION
COMMUNITY NUMBER : 125102
PANEL NUMBER : 12099C0979F
DATE OF FIRM : OCTOBER 5, 2017
ZONE : X
BASE FLOOD ELEVATION : N/A












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.


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

LAST DATE OF FIELD WORK:
JANUARY 9, 2019

LEGEND

	WATER METER
	WATER VALVE
	LIGHT POLE
	SANITARY MANHOLE
	TRAFFIC SIGNAL BOX
	WOOD POWER POLE
	CONCRETE UTILITY POLE
	CATCH BASIN
	FENCE
	OVERHEAD LINE
	EXISTING ELEVATION

ABBREVIATIONS

L	ARCLength
CONC.	CONCRETE
COR.	CORNER
D	DELTA (CENTRAL ANGLE)
D.E.	DRAINAGE EASEMENT
I.R.	IRON ROD
I.R.C.	IRON ROD AND CAP
L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
MON.	MONUMENT
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 & MAPPER
R/W	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT

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

