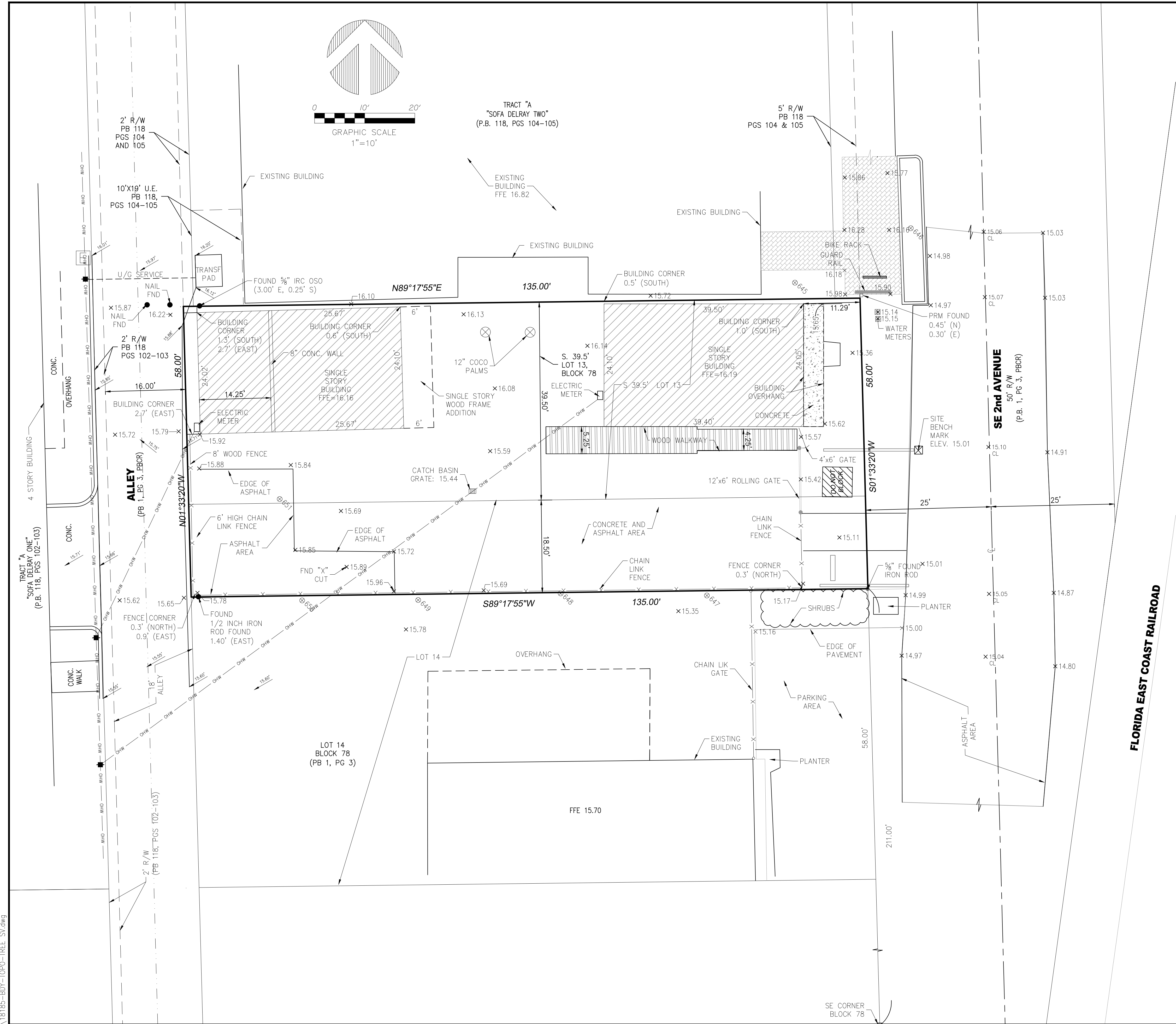


C:\Projects\2018\18185\PSA\18185-BDY-TOPD-TREE-SY.dwg



LEGAL DESCRIPTION

THE SOUTH 39.5 FEET OF LOT 13 AND THE NORTH 18.5 FEET OF LOT 14, BLOCK 78, MAP OF THE TOWN OF LINTON (NOW KNOWN AS DELRAY BEACH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

NOTES

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE AREA OF THIS PROPERTY IS 7,764 SQ. FT. (0.18 ACRES), MORE OR LESS.
- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
- BEARINGS SHOWN HEREON ARE BASED ON SAID PLAT (MAP NO. 125102 0004 D) WHICH ARE RELATIVE TO THE PLAT AND ARE ASSUMED.
- RECORDING INFORMATION REFERS TO PALM BEACH COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DETERMINED FROM PALM BEACH COUNTY ENGINEERING; BENCHMARK "SRD 17.16" HAVING AN ELEVATION OF 15.617. ALL ELEVATIONS ARE RELATIVE TO NAVD 1988.
- PROPERTY ADDRESS: 166 SE 2ND AVENUE, DELRAY BEACH, FL 33444
- FLOOD INFORMATION IS AS FOLLOWS:
 - COMMUNITY NUMBER : 125102
 - PANEL NUMBER : 0979F
 - DATE OF FIRM INDEX : 10-05-2017
 - ZONE : X
 - BASE FLOOD ELEVATION : N/D

ABBREVIATIONS

A/C	=	AIR CONDITIONER
C.B.	=	CATCH BASIN
C.B.S.	=	CONCRETE BLOCK & STUCCO
CONC.	=	CONCRETE
D	=	DELTA (CENTRAL ANGLE)
D.E.	=	DRAINAGE EASEMENT
ELEV.	=	ELEVATION
F.F.	=	FINISHED FLOOR
FND.	=	FOUND
GAR.	=	GARAGE
IP.	=	IRON PIPE
IR	=	IRON ROD
IRC	=	IRON ROD & CAP
L	=	ARC LENGTH
L.M.E.	=	LAKE MAINTENANCE EASEMENT
MON.	=	MONUMENT
N/D	=	NAIL AND DISC
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
P.G.	=	PAGE
R	=	RADIUS
R/W	=	RIGHT-OF-WAY
TYP.	=	TYPICAL
U.E.	=	UTILITY EASEMENT

LEGEND

	WATER SERVICE
	ELECTRIC SERVICE
	TELEPHONE BOX
	CABLE TV BOX
	DRAINAGE MANHOLE
	SANITARY MANHOLE
	WATER VALVE
	SIGN
	FIRE HYDRANT
	CATCH BASIN
	LIGHT POLE
	WOOD UTILITY POLE
	CONCRETE UTILITY POLE
	CLEAN OUT
	CENTERLINE
	EXISTING ELEVATION

TREE LIST

645	12"-SABAL PALM
646	4"-OAK
647	12"-OAK
648	12"-OAK
649	12"-OAK
650	12"-OAK
651	12"-GUMBO

TITLE INFORMATION

TITLE POLICY #0F6-84687185
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
DATE OF POLICY: MAY 12, 2017 @ 3:05 PM

NO	BOOK/PAGE	DESCRIPTION	APPLIES?	PLOTTED?
8	PB 173	PLAT	YES	YES
9	25732/649	EASEMENT	NO#	NO
9	26118/668	EASEMENT	NO#	NO
9	26401/1156	EASEMENT	NO#	NO
9	26497/1590	EASEMENT	NO#	NO
10	29082/1024	MORTGAGE	YES	NO

ENCUMBERED PROPERTIES ARE LISTED ALPHABETICALLY BY OWNER'S NAME.
THE OWNER OF THIS PROPERTY AT THE TIME OF THESE DEEDS
(CREATIVE INCUBATOR, LLC) IS NOT LISTED.

SURVEYOR'S 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

DATE OF LAST FIELD WORK: OCTOBER 3, 2019

PERIMETER
SURVEYING & MAPPING
Certificate of Authorization No. LB7264

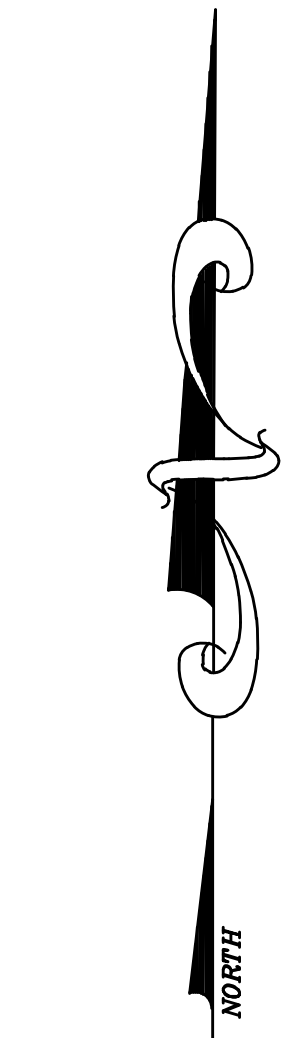
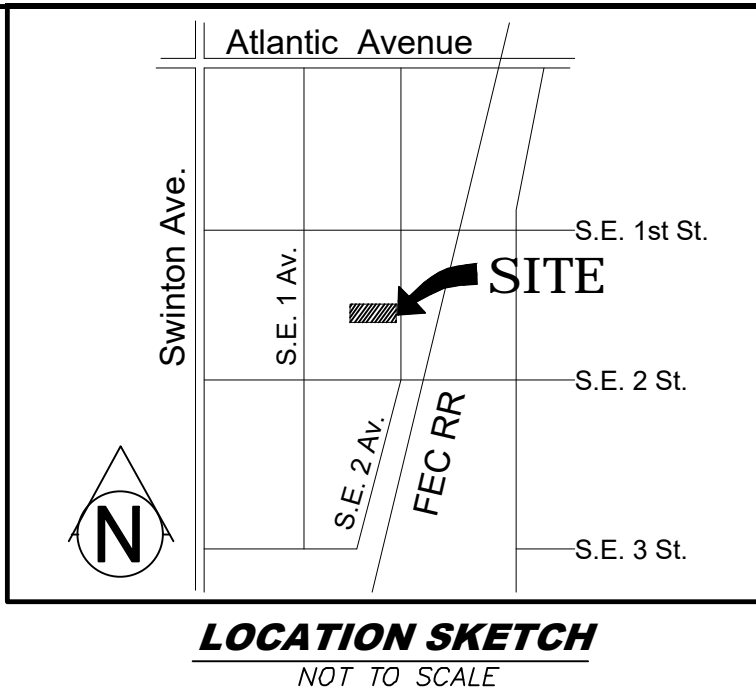
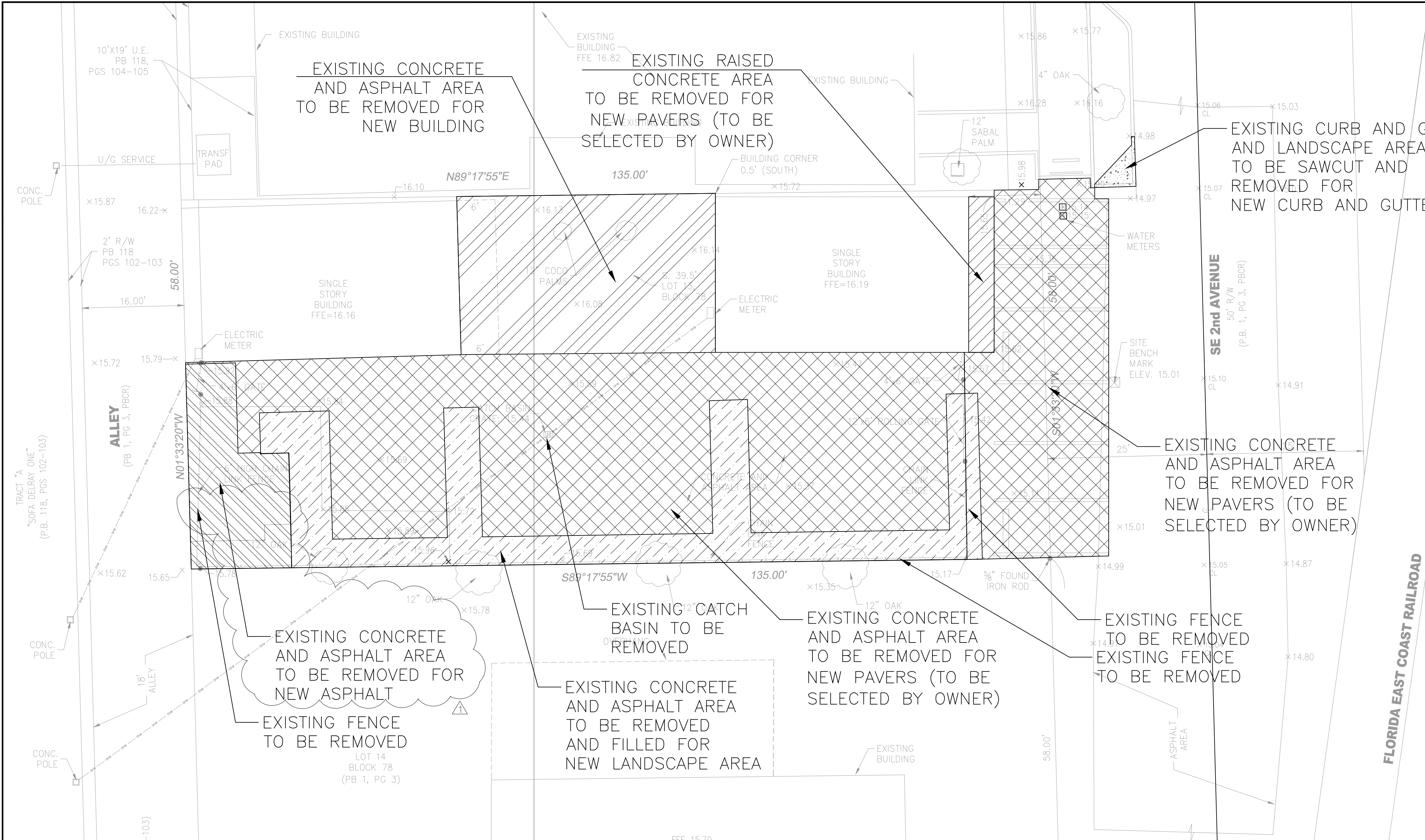
947 Clint Moore Road
Boca Raton, FL 33487
Tel: (561) 241-9988
Fax: (561) 241-5182

BOUNDARY SURVEY / UPDATE 166 SE 2ND AVENUE DELRAY BEACH

NO.	DATE	BY	CK'D	REVISION
1	01/07/2018	JCV	JSH	ADDED BOUNDARY AND TREE INFORMATION
2	10/03/2019	AJR	JSH	SURVEY UPDATE

SEAL

JOB NO.	18185
SCALE	1"=10'
DRAWN	AJR
CHECKED	JSH
SHEET	1 OF 1



LEGEND

- REMOVE EX. CONCRETE/ASPHALT FOR NEW LANDSCAPE
- REMOVE EX. CONCRETE/ASPHALT FOR NEW ASPHALT
- REMOVE EX. CONCRETE/ASPHALT FOR NEW BUILDING
- REMOVE EX. CONCRETE/ASPHALT FOR NEW PAVERS
- REMOVE EX. RAISED CONCRETE FOR NEW PAVERS
- REMOVE EX. C.+G./LANDSCAPE FOR NEW C.+G.

DEMOLITION NOTES:

- BUILDING DEMOLITION IS SUBJECT TO FEDERAL, STATE AND COUNTY RULES RELATING TO THE DEMOLITION AND THE HANDLING OF ASBESTOS CONTAINING MATERIAL. THE PALM BEACH COUNTY STATEMENT OF RESPONSIBILITIES REGARDING ASBESTOS MUST BE FILLED OUT AND COMPILED WITH PRIOR TO ANY BUILDING DEMOLITION.
- THE CONTRACTOR MUST OBTAIN/PRODUCE THE FOLLOWING PRIOR TO ANY BUILDING DEMOLITION:
- PEST CONTROL INSPECTION REPORT INDICATING THAT PROPERTY IS FREE OF RODENTS
 - GAS DISCONNECT LETTER FROM GAS SUPPLIER
 - FPL DISCONNECT LETTER FROM FP&L
 - WATER METER REMOVAL LETTER FROM UTILITY PROVIDER
 - SEWER CAP OR SEPTIC TANK ABANDONMENT PERMIT REQUIRED WITH A PASSED BUILDING DEPARTMENT INSPECTION PERMIT
 - COPY OF EPA LICENSE AND/OR LETTER FROM LICENSED CONTRACTOR RECOVERING REFRIGERANT FROM A/C UNITS
 - NOTARIZED LETTER FROM DEMOLITION CONTRACTOR STATING FROM WHERE WATER WILL BE OBTAINED FOR DUST CONTROL
 - DEMOLITION CONSTRUCTION DEBRIS MITIGATION PLAN SIGNED AND DATED BY OWNER AND CONTRACTOR
 - BUILDING DEMOLITION DAILY WORK SCHEDULE - LIST OF ALL EQUIPMENT USED FOR DEMOLITION OF BUILDINGS MORE THAN ONE STORY
 - NOTICE OF COMMENCEMENT
 - ALL PORTIONS OF A PARCEL OF LAND SHALL BE PLANTED WITH GROUND COVER OR LAWN OR UTILIZE OTHER APPROVED TEMPORARY EROSION CONTROL MEASURES, IN ORDER TO PREVENT DUST OR SOIL EROSION.
 - TREE PROTECTION PLAN:
 - FOR EXISTING TREES ON SITE, INDICATE THE LOCATION OF TREES/PALMS ON THE SURVEY AND PROVIDE A CORRESPONDING LIST OF TREE NUMBER, BOTANICAL NAME, COMMON NAME, OVERALL HEIGHT, TRUNK DIAMETER AT BREAST HEIGHT FOR TREES, CLEAR TRUNK FOR PALMS, TREE CONDITION RATING, AND INDICATE THAT ALL EXISTING TREES/PALMS ARE TO BE PROTECTED AND WILL REMAIN ON SITE.
 - PROVIDE TREE PROTECTION BARRICADE DETAIL FOR EXISTING TREES ON SITE TO REMAIN. THIS BARRICADE MUST BE INSTALLED PRIOR TO THE BEGINNING OF THE PROPOSED WORK.
 - FOR TREES THAT MUST BE REMOVED TO ACCESS DEMO AREAS, OBTAIN PERMIT FOR TREE REMOVAL

LEGAL DESCRIPTION:

THE SOUTH 39.5 FEET OF LOT 13 AND THE NORTH 18.5 FEET OF LOT 14, BLOCK 78, MAP OF THE TOWN OF LINTON (NOW KNOWN AS DELRAY BEACH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

48 HOURS BEFORE DIGGING
BROWARD • PALM BEACH • INDIAN RIVER • ST. LUCIE • MARTIN COUNTIES
CALL TOLL FREE
1-800-432-4770
FOR UNDERGROUND UTILITIES NOTIFICATION AND LOCATION

DISCLAIMER:
INFORMATION SHOWN ON THIS PLAN IS A GRAPHIC REPRESENTATION ONLY, AND IS NOT TO BE USED IN LIEU OF A HORIZONTAL CONTROL PLAN.

NEAL B. JANOV #21998

DIVERSIFIED CONSTRUCTION
DCES
& ENGINEERING SERVICES
2295 N.W. CORPORATE BLVD, #125, BOCA RATON, FL 33431
561-750-3717 FAX 561-750-3686
EB #6459

REVISIONS	DATE:	DWN.:	CHK.:
1. REV. PER COMMENTS [NEW S.P.]	02/10/2020	M.A.	N.B.J.
2.			
3.			
4.			
5.			
6.			
7.			
8.			

TAQUIZA #4
166 S.E. 2ND AVENUE
DELRAY BEACH, FLORIDA
DEMOLITION PLAN

DCES
SCALE: 1"=10'
DATE: 01-16-2020
DWN. BY: M.A.
CHK. BY: N.B.J.
F.B. PG.
JOB NO.:
2318-18
SHEET: C-1 OF 3

