

[illegible]

② SITE PLAN PROPOSED  
1" = 10'-0"

① SITE PLAN REQUIRED  
1" = 10'-0"

617 NE 5TH AVE  
DELRAY BEACH, FLORIDA

5301 N FEDERAL HWY SUITE 185  
BOCA RATON, FLORIDA



61 - 752 - 5440 OFFICE  
61 - 752 - 5542 FAX

SCALE

DATE 01/27/20

RV'D. BY Checker

DRWN. BY Author

REVISION SCHEDULE		
NO	DATE	Description

SHEET #

**SP-1**

I:\AVI STERN\617 SE 5TH ST\617 SE 5TH-GR.rvt

# EXHIBIT FOR VARIANCE REQUEST

## LEGEND

A/C = AIR CONDITIONER  
C.B.S. = CONCRETE BLOCK STRUCTURE  
C = CALCULATED  
CH = CHORD  
CL = CENTERLINE  
C/S = CONCRETE SLAB  
CONC. = CONCRETE  
D.E. = DRAINAGE EASEMENT  
Δ = DELTA (CENTRAL ANGLE)  
EL., ELEV. = ELEVATION  
F.F. = FINISHED FLOOR  
F.I.P. = FOUND IRON PIPE  
F.I.R. = FOUND IRON ROD  
L = ARC LENGTH  
L.B. = LICENSED SURVEY BUSINESS  
LS = LICENSED SURVEYOR  
M = MEASURED  
NO I.D. = NO IDENTIFICATION  
N/A = NOT APPLICABLE  
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER  
NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988  
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929  
ISAOA = ITS SUCCESSORS AND/OR ASSIGNS  
ATIMA = AS THEIR INTEREST MAY APPEAR

## SYMBOL

☐ CATCH BASIN  
⊙ WATER METER  
○ UTILITY POLE  
⊙ LIGHT POLE  
⊙ FIRE HYDRANT  
⊙ CABLE BOX  
⊙ ELECTRIC BOX  
⊙ TELEPHONE BOX  
⊙ WATER VALVE

— OHW — OVERHEAD WIRE LINE (OHW)  
— x — x — CHAIN LINK FENCE (C.L.F.)  
— // — WOOD FENCE (W.F.)  
— □ — METAL FENCE (M.F.)  
— ○ — PLASTIC FENCE (P.F.)  
— <—> — WIRE FENCE (W.F.)

## SURVEY NOTES:

LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.

## LEGAL DESCRIPTION:

THE EAST 142.60 FEET OF THE WEST 287.6 FEET OF THE SOUTH HALF (S1/2) OF THE LOT 10, BLOCK 1, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 10 FEET OF THE WEST 42.74 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH HALF OF LOT 10, LESS THE WEST 244.86 FEET THEREOF, BLOCK 1, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TITLE: EXHIBIT FOR VARIANCE REQUEST

SCALE: 1" = 20'

COMMUNITY PANEL#  
125102 0979 F

FLOOD ZONE:  
AE

BASE FLOOD EL.:  
6.0'(NAVD'88)

DRAWN BY: SG

CHECKED BY: J.K.

DATE OF FIRM:  
10/5/2017

BASIS OF BEARING: W R/W LINE OF SE 7th AVENUE,  
SAID LINE HAVING AN ASSUMED BEARING OF S00°01'59"E.

PROPERTY ADDRESS: 617 SE 5TH STREET, DELRAY BEACH, FLORIDA 33483

NOTES/REVISIONS

PARTY CHIEF: PABLO  
SURVEY DATE: 7/31/19

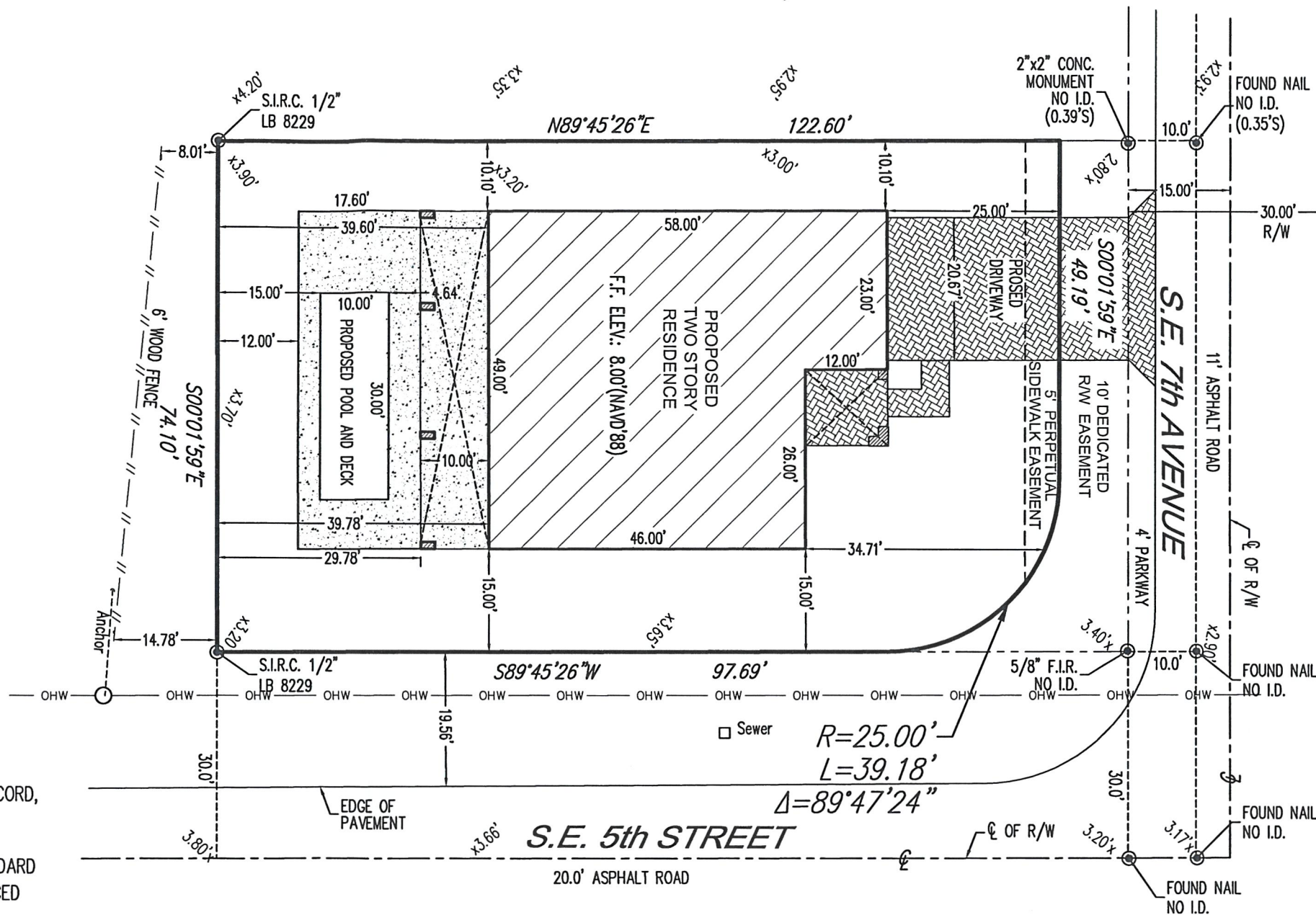
BENCHMARK OF ORIGIN: PALM BEACH COUNTY BENCHMARK "LOW-5"  
ELEVATION: 16.579'(NAVD'88)

THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Date: 7/31/19

JOHN E. KUJAR, PSM, STATE OF FLORIDA  
PROFESSIONAL SURVEYOR AND MAPPER LS 6711  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**BASELINE LAND SURVEY LLC**  
1400 N.W. 1st COURT  
BOCA RATON, FLORIDA 33432  
(561) 417-0700 LB-8229  
JOB NO.: 19-07-046



SHEET 1 OF 1