

LEGEND

A.E. = ANCHOR EASEMENT
BM = BENCHMARK
CL = CENTERLINE
CONC. = CONCRETE
CBS = CONCRETE BLOCK STRUCTURE
Δ = DELTA
EL. = ELEV. = ELEVATION
E.M. = ELECTRICAL METER
F.F. = FINISHED FLOOR
F.I.R. = FOUND IRON ROD
F.N&D. = FOUND NAIL AND DISC
F.N&T = FOUND NAIL AND TAB
L.B. = LICENSED SURVEY BUSINESS
L.M.E. = LAKE MAINTENANCE EASEMENT
L = ARC DISTANCE
LS = LICENSED SURVEYOR
NO I.D. = NO IDENTIFICATION
N/A = NOT APPLICABLE
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988
O/L = ON LINE
O/S = OFFSET
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCE
P.C. = POINT OF CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
R = RADIUS
R/W = RIGHT OF WAY
S.N.&D. = SET NAIL & DISC
U.E. = UTILITY EASEMENT
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
STORM MANHOLE
SANITARY MANHOLE

x0.00' EXISTING ELEVATIONS
WOOD FENCE (W.F.)
METAL FENCE (M.F.)
CHAIN LINK FENCE (C.L.F.)
OVERHEAD WIRE LINE (OHW)

LEGAL DESCRIPTION:

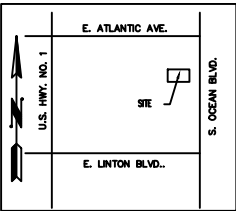
PARCEL 1:
THE NORTH 57.75 FEET OF LOT 1, NASSAU PARK, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 16, PAGE 67.

PARCEL 2:
THAT PART OF BEACH LOT 26, IN THE CITY OF DELRAY BEACH (FORMERLY LINTON), FLORIDA, ACCORDING TO THE PLAT OF THE SUBDIVISION OF E 1/2 OF FRACTIONAL SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF LOT 1, NASSAU PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
THENCE S 0° 11' 33" E, ALONG THE WEST LINE OF SAID LOT 1, 57.75 FEET;
THENCE N 90° 00' 00" W, ALONG A LINE 57.75 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 6.60 FEET;
THENCE N 0° 11' 33" W, AND PARALLEL WITH THE SAID WEST LINE OF LOT 1, 57.75 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1;
THENCE N 90° 00' 00" E, ALONG SAID EXTENSION, 6.60 FEET TO THE SAID POINT OF BEGINNING.
TOGETHER WITH A DRIVEWAY EASEMENT (AS RECORDED IN OFFICIAL RECORDS BOOK 7197, PAGE 1798, AND MODIFIED BY INSTRUMENT DATED MARCH 11, 1998, BEING RECORDED SIMULTANEOUSLY HEREWITH) OVER THE FOLLOWING DESCRIBED PARCEL:

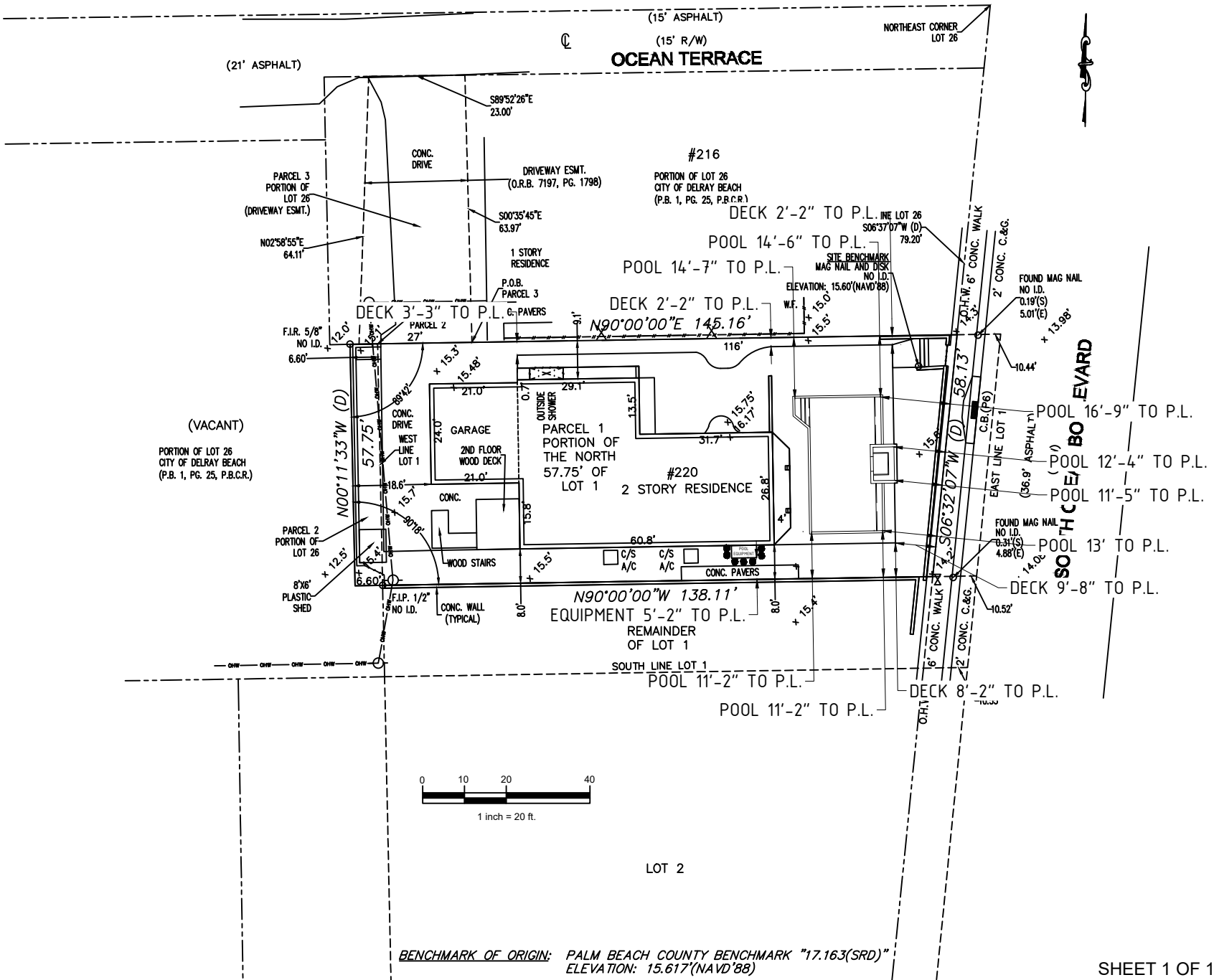
PARCEL 3:
THAT PART OF BEACH LOT 26, IN THE CITY OF DELRAY BEACH (FORMERLY LINTON), FLORIDA, ACCORDING TO THE PLAT OF THE SUBDIVISION OF E 1/2 OF FRACTIONAL SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID BEACH LOT 26 AND THE WEST LINE OF OCEAN BOULEVARD, AS SAID WEST LINE IS SHOWN ON THE PLAT OF A LINE TO SERVE IN THE PLACE OF THE WEST RIGHT OF WAY LINE OF OCEAN BOULEVARD RECORDED IN PLAT BOOK 20, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
THENCE S 6° 32' 07" W, ALONG SAID WEST LINE OF OCEAN BOULEVARD, 79.20 FEET TO THE NORTH LINE OF LOT 1, NASSAU PARK, AS RECORDED IN PLAT BOOK 16, PAGE 67, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
THENCE N 90° 00' 00" W, ALONG SAID NORTH LINE, 116.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE N 90° 00' 00" W, ALONG SAID NORTH LINE, 27.00 FEET;
THENCE N 2° 58' 55" E, 64.11 FEET TO A LINE 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BEACH LOT 26;
THENCE S 89° 52' 25" E, ALONG SAID PARALLEL LINE, 23.00 FEET;
THENCE S 0° 35' 45" E, 63.97 FEET TO THE SAID POINT OF BEGINNING.

SURVEYOR'S 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). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.



LOCATION MAP
NOT TO SCALE



SHEET 1 OF 1

TITLE: BOUNDARY LOCATION SURVEY			SCALE: 1" = 20'
COMMUNITY PANEL# 125102-0983-F	FLOOD ZONE: X/VE	BASE FLOOD EL.: VE: 10.0'(NAVD'88)	DRAWN BY: N.L.R. CHECKED BY: J.E.K.
DATE OF FIRM: 10/05/2017	BASIS OF BEARING: W R/W LINE S OCEAN BOULEVARD, SAID LINE HAVING AN ASSUMED DEED BEARING OF S06°32'07"W.		
PROPERTY ADDRESS: 220 S. OCEAN BOULEVARD, DELRAY BEACH, FLORIDA 33483			

NOTES/REVISIONS
PARTY CHIEF: NICK
SURVEY DATE: 06/30/20

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

07/07/2020

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
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BOCA RATON, FL. 33432
Ph.(561) 417-0700

JOB NO.: 20-06-050 LB-8229