

SKETCH OF BOUNDARY SURVEY OF: 824 N.E. 2nd STREET, DELRAY BEACH, FL.

LEGEND:

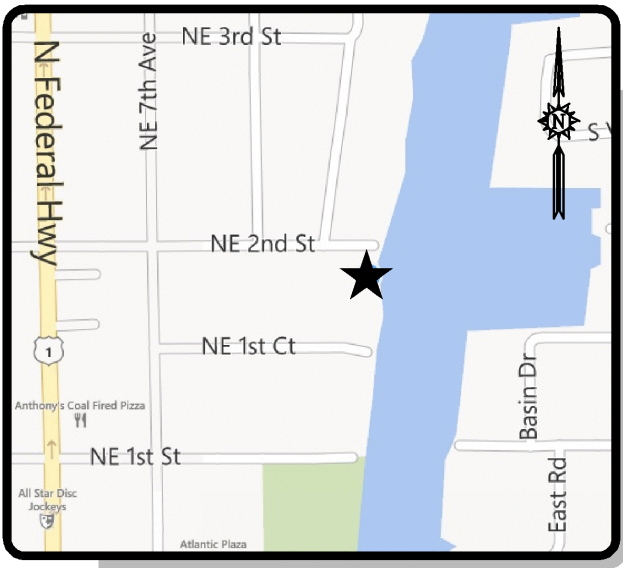
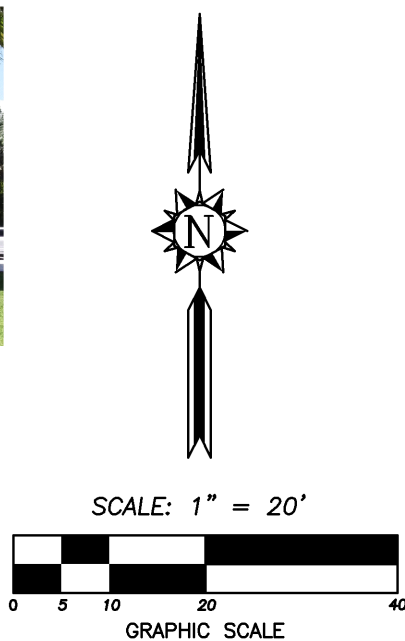
- L.B. LICENSED BUSINESS
- P.B.C.R. PALM BEACH COUNTY RECORDS
- ID. IDENTIFICATION
- A/C AIR CONDITIONING UNIT(S)
- (P) DENOTES BEARING AND DISTANCE BASED ON PLATS OF RECORD
- (R) DENOTES BEARING AND DISTANCE BASED ON RECORD INFORMATION
- (C) CALCULATED
- P.E. POOL EQUIPMENT
- OHW- OVERHEAD WIRE
- P.B. PLAT BOOK
- PG. PAGE
- F.F.E. FINISHED FLOOR ELEVATION
- NGVD. 29. NATIONAL GEODETIC VERTICAL DATUM OF 1929
- NAVD. 88. NORTH AMERICAN VERTICAL DATUM OF 1988
- EL. ELEVATION
- E.G. ELECTRIC GENERATOR
- W.H. WATER HEATER
- ⊙ CENTERLINE
- ⊙ STORM DRAIN MANHOLE
- ⊙ WOOD POWER POLE
- ⊙ WATER METER
- ⊙ CATCH BASIN
- ⊙ ELECTRIC METER
- ⊙ SEWER VALVE
- ⊙ BREAK IN SCALE
- VIEW 1



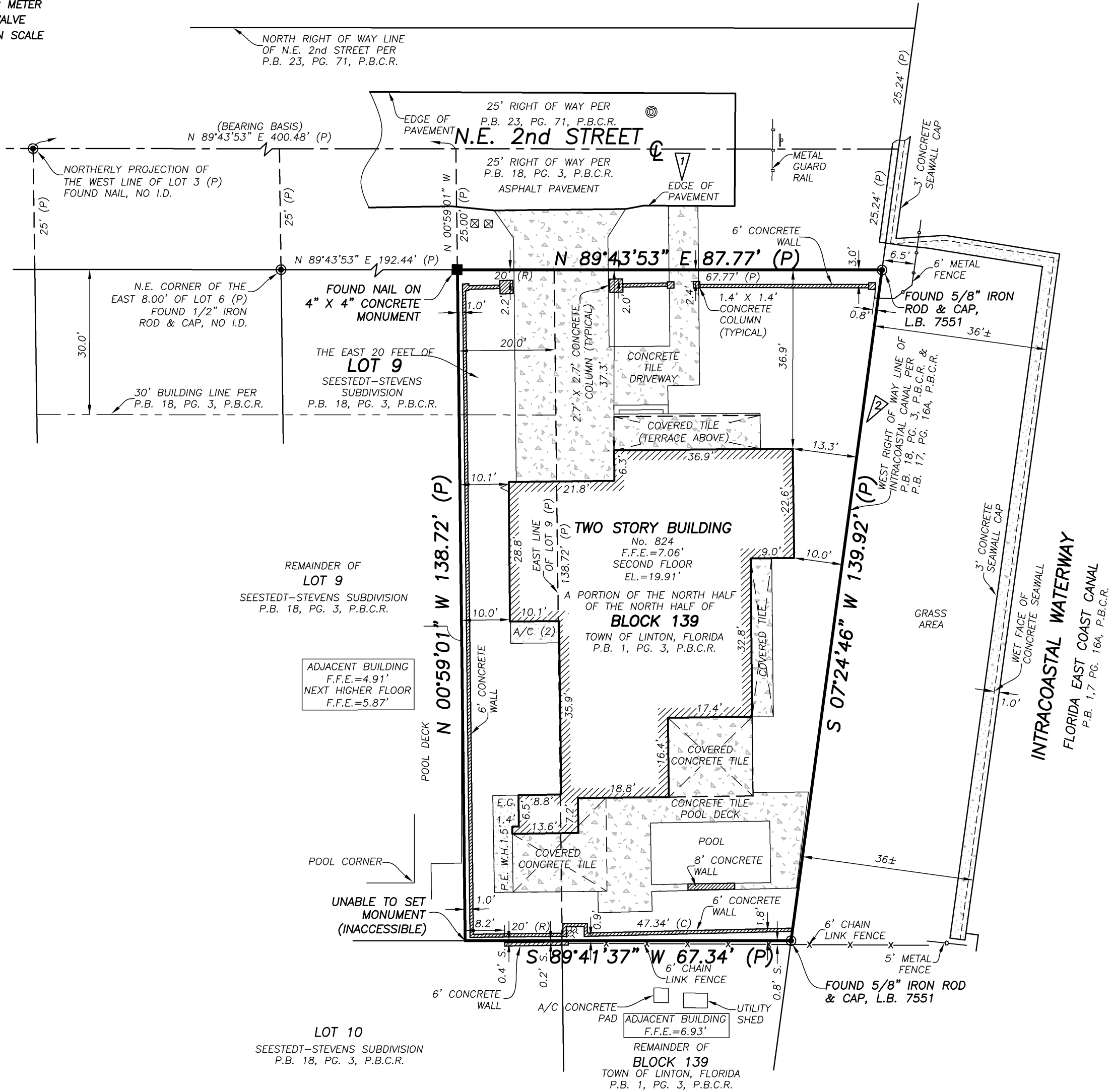
VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



SURVEY NOTES:

- THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE PROPERTY SHOWN HEREON CONTAINS 0.247 ACRES (10,756 SQUARE FEET), MORE OR LESS.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.89°43'53"E, ALONG THE CENTERLINE OF N.E. 2nd STREET, AS SHOWN ON THE PLAT OF SEESTEDT-STEVENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
- ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS. IRRIGATION EQUIPMENT,
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=6' (NAVD 88) OR ELEVATION=7.54' (NGVD 29), AS SHOWN IN FLOOD INSURANCE RATE MAP 12099C 0979 F, COMMUNITY NUMBER 125102, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA. MAP REVISED DATE: OCTOBER 5, 2017. THE BASE FLOOD ELEVATION SHOWN HEREON WAS CONVERTED FROM NAVD 88 TO NGVD 29 BY ADDING A FACTOR OF 1.54' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON A PALM BEACH COUNTY BENCHMARK "SRD" AND REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). THE MARK IS A BRASS DISC SET ON TOP OF THE NORTH END OF THE EAST CONCRETE ABUTMENT OF THE DRAWBRIDGE OVER THE INTRACOASTAL WATERWAY AND IS LOCATED 0.3 FEET SOUTH OF THE NORTH END OF THE EAST CONCRETE ABUTMENT OF THE BOULEVARD BRIDGE OVER THE INTRACOASTAL WATERWAY AND 28.2 FEET NORTH OF THE BOULEVARD CENTERLINE. ELEVATION=14.278'.
- BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- TREES AND LANDSCAPING NOT LOCATED OR SHOWN HEREON. FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.

SURVEY NOTES: (CONTINUED):

13. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.

LEGAL DESCRIPTION:

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF BLOCK 139 LYING WEST OF FLORIDA EAST COAST CANAL IN THE CITY OF DELRAY BEACH, (FORMERLY LINTON), FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 3.

AND

THE EAST 20 FEET OF LOT 9, OF SEESTEDT-STEVENS SUBDIVISION IN THE CITY OF DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 18, PAGE 3.

THIS SURVEY IS CERTIFIED TO:

BO ANDERSSON AND MAUD ANDERSSON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
EMAIL: JAVIER@ECSSURVEYORS.COM

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770



3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

SEAL
NOT VALID UNLESS
SEALED HERE
WITH
AN EMBOSSED
SURVEYOR'S SEAL

SKETCH OF BOUNDARY SURVEY

A PORTION OF BLOCK 139
TOWN OF LINTON, FLORIDA
PLAT BOOK 1, PAGE 3, P.B.C.R.
A PORTION OF LOT 9
SEESTEDT-STEVENS SUBDIVISION
PLAT BOOK 18, PAGE 3, P.B.C.R.

CLIENT: BO ANDERSSON

DATE: 09/21/20

DRWN BY: J.E.C.

CHK'D BY: JDLR

LAST FIELD DATE: 09/15/20

REVISIONS

JOB NO.

ECS2322

SHEET NO.

01

OF

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