

LEGAL DESCRIPTIONS:
(ORB 12154 PAGE 204:

THE EAST 130 FEET OF THE NORTH 100 FEET OF THE SOUTH 302.1 FEET OF THE SOUTH ONE-HALF OF BLOCK 12 OF THE CITY OF DELRAY BEACH (FORMERLY UNTON) ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND
(ORB 20232 PAGE 738)

LOT 17, BLOCK 12, MONROE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 67, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ABBREVIATIONS:

(P) - PLAT DIMENSION
(D) - DEED DIMENSION
(M) - MEASURED DIMENSION
C - CENTERLINE
IR - IRON ROD
IR/C - IRON ROD WITH CAP AS NOTED
N/D - NAIL & DISK
PK - PARKER KALON
NAD - NORTH AMERICAN DATUM

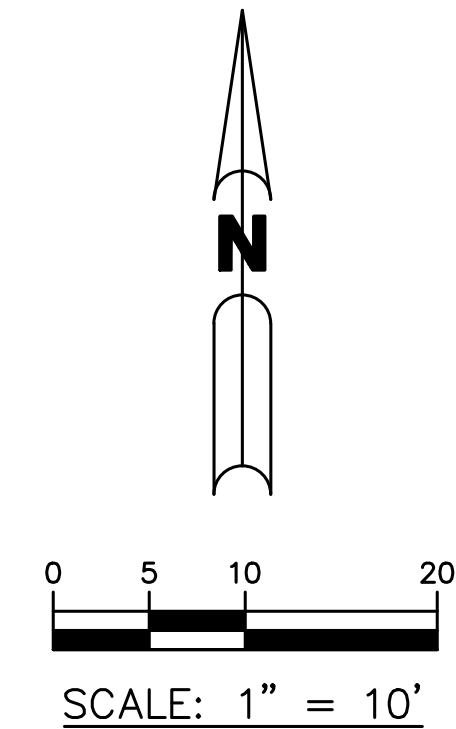
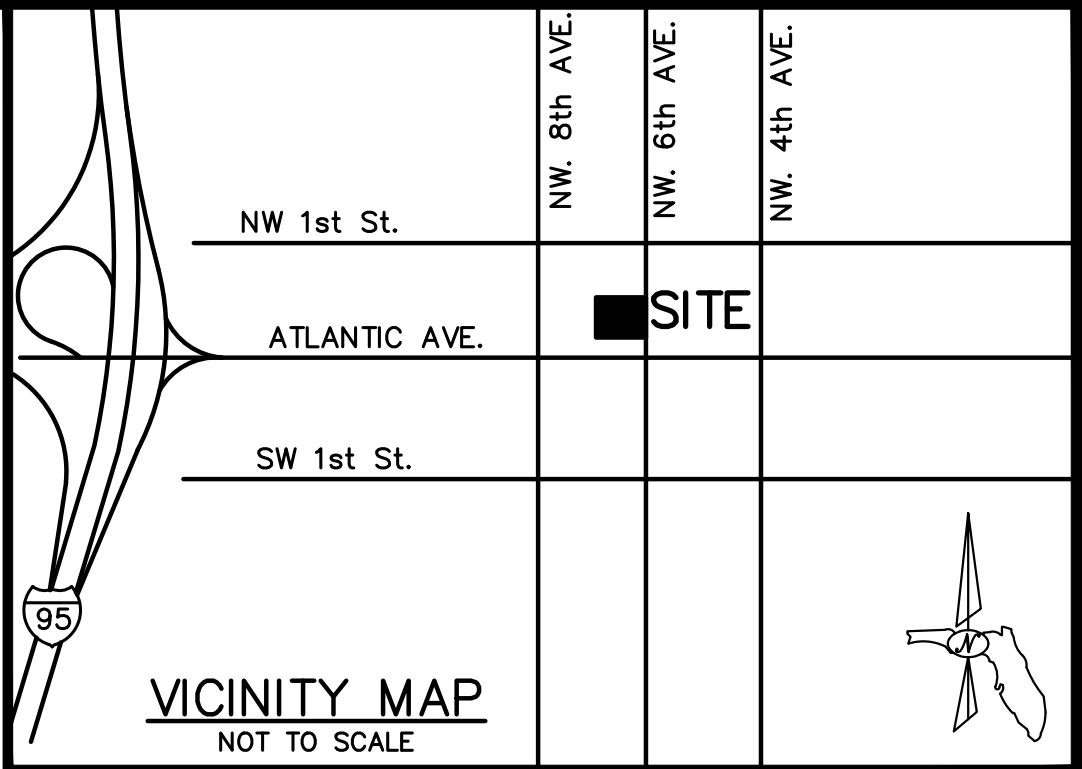
NAVD - NORTH AMERICAN VERTICAL DATUM
LB - LICENSED BUSINESS
INV - INVERT
RCP - REINFORCED CONCRETE PIPE
EL - ELEVATION
O - SET 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP, UNLESS NOTED OTHERWISE

SURVEY REPORT:

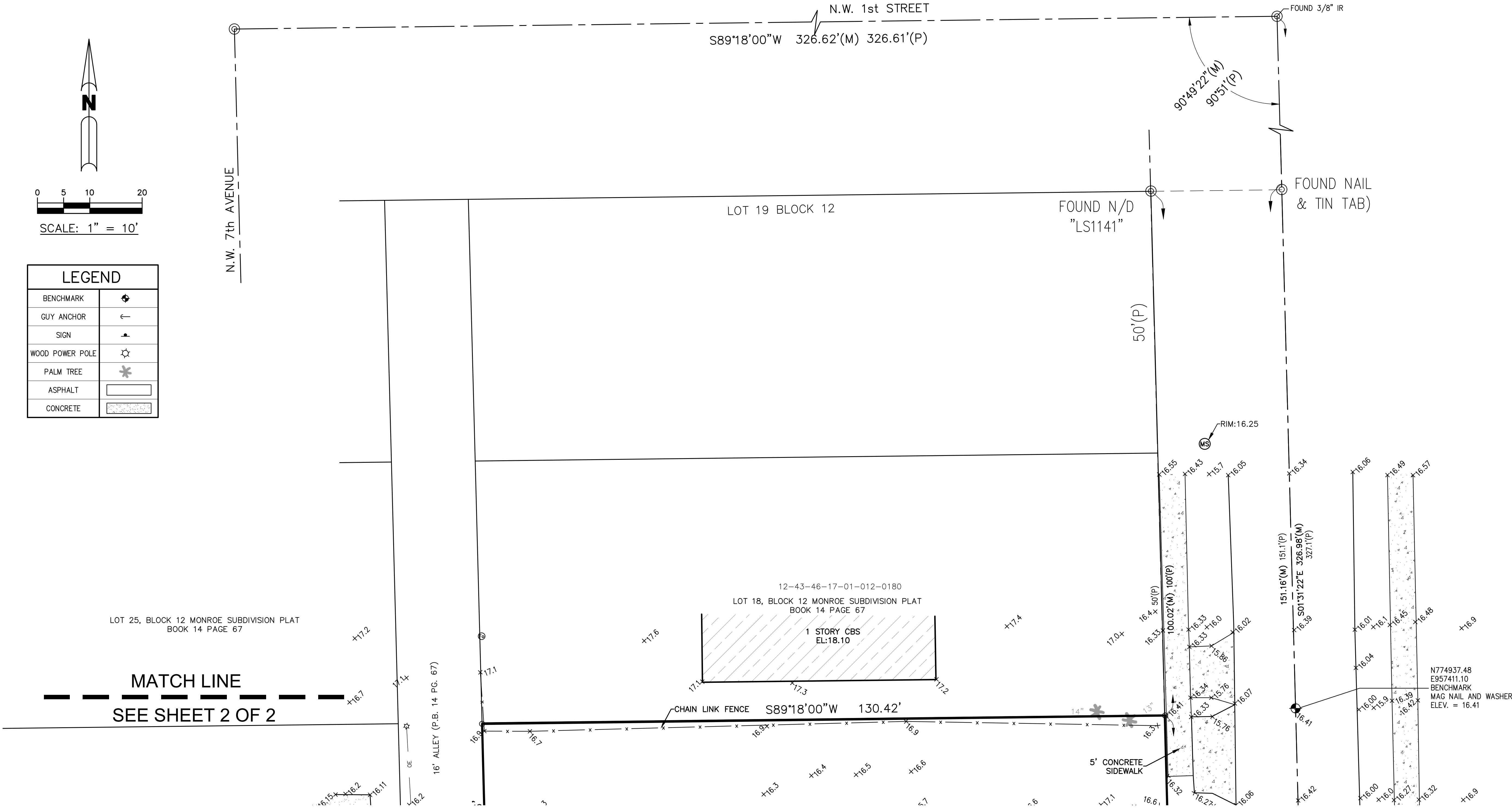
- THIS IS A BOUNDARY SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE. THE FIELD WORK WAS COMPLETED ON JULY 25, 2019.
- THE SURVEY WAS BASED ON THE LEGAL DESCRIPTIONS NOTED IN ITEM 4, BELOW; PLAT BOOK 1, PAGE 3; AND PLAT BOOK 14, PAGE 67.
- BEARINGS ARE BASED ON S01°31'22"E (ASSUMED) ALONG THE CENTERLINE OF N.W. 6th AVENUE.
- THE LEGAL DESCRIPTIONS ARE RECORDED IN OFFICIAL RECORD BOOK 12154 PAGE 204, AND OFFICIAL RECORD BOOK 20232, PAGE 738.
- AREA = 19,653 SQUARE FEET (0.451 ACRES), MORE OR LESS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
- THE SUBJECT PROPERTY IS CURRENTLY VACANT. SURROUNDING USES ARE RESIDENTIAL.
- ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1:7,500.
- THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR THE DESIGN OF A NEW BUILDING

THIS SURVEY IS NOT VALID FOR ANY OTHER USE.

- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE: -HATCHER CONSTRUCTION
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20', ON AN 18"x 24" SHEET.
- SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY.
- ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE REFERENCED TO PALM BEACH COUNTY BENCHMARK "17.163 SRD", ELEVATION=15.62.
- X DENOTES SPOT ELEVATION, REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- FLOOD ZONE INFORMATION OBTAINED FROM PALM BEACH COUNTY WEBSITE: "http://maps.co.palm-beach.fl.us/cwgis/?app=floodzones"; EFFECTIVE FLOOD ZONE (OCTOBER 2017): X
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LEGEND	
BENCHMARK	
GUY ANCHOR	
SIGN	
WOOD POWER POLE	
PALM TREE	
ASPHALT	
CONCRETE	



BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

DATE	REVISIONS	#
6/12/20	RESCALE TO 1"=10'	1
8/20/20	REVISE PER COMMENTS	2
	& ADD BUILDINGS	

SKETCH OF
BOUNDARY SURVEY

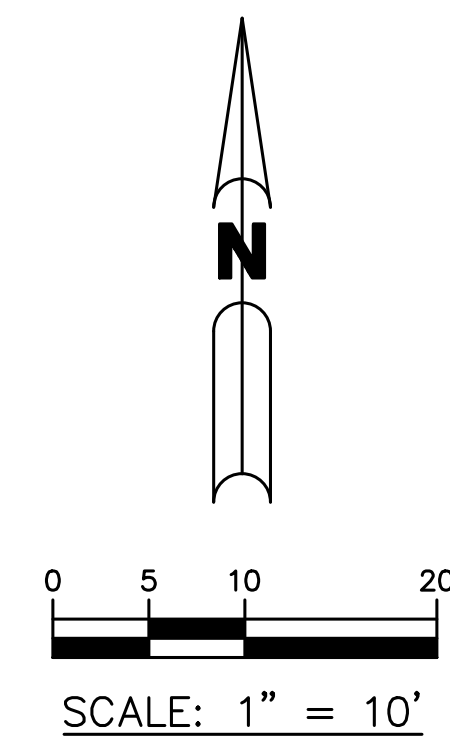
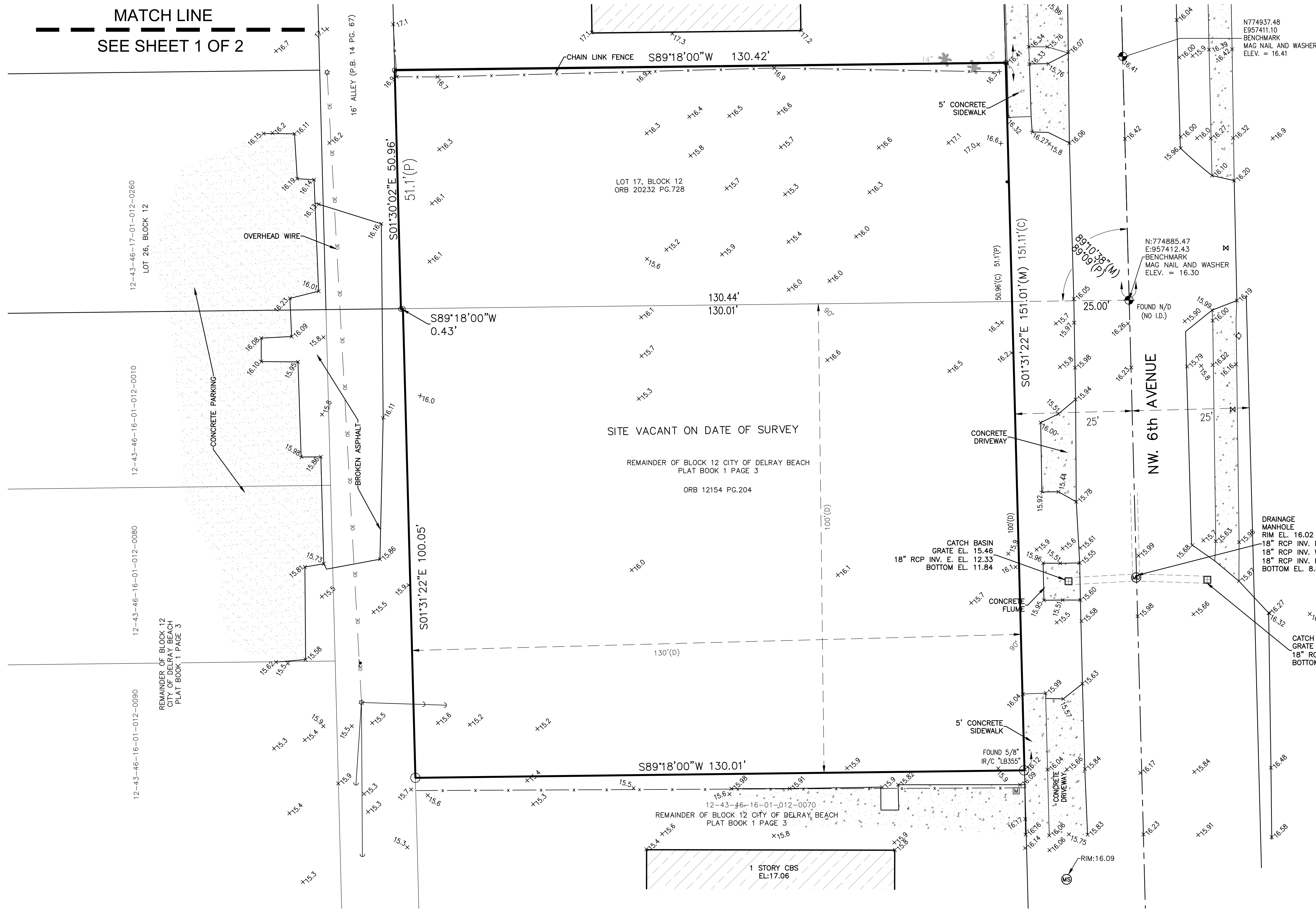
LOT 20 & 26
NW 6th AVENUE
DELRAY, FLORIDA

DRAWN: JAO
CHECKED: JEP
F.B. DELRAY BCH
PAGES: 42-43

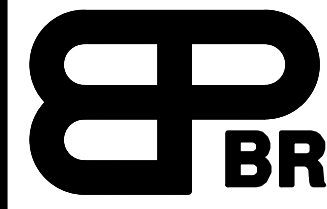
PROJ. No. 19-081
SCALE: 1"=10'
DATE: JULY 2019
SHEET 1 OF 2

JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE:

MATCH LINE
SEE SHEET 1 OF 2



LEGEND	
BENCHMARK	
GUY ANCHOR	
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NW 6th AVENUE
DELRAY, FLORIDA

DRAWN: JAO
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F.B. DELRAY BCH
PAGES: 42-43

PROJ. No. 19-081
SCALE: 1"=10'
DATE: JULY 2019
SHEET 2 OF 2