



SURVEYORS' REPORT/LEGEND:

◊ = CENTERLINE
W/L = WATER METER
C.O. = SANITARY SEWER CLEAN OUT
+6.72 = ELEVATION BASED ON NORTH AMERICAN VERTICAL DATUM 1988. SOURCE: 1" NET GPS NETWORK

FLOOD ZONE: X
COMMUNITY PANEL NO. 125102
MAP NO.: 1209802979
MAP DATE: OCTOBER 5, 2017
ALL DIMENSIONS SHOWN BASED ON STANDARD U.S. FOOT

ALL ANGLES AND DIMENSIONS ARE PLAT AND MEASURED UNLESS STATED OTHERWISE

THIS SURVEY HAS ACHIEVED A MINIMUM LEVEL OF CLOSURE OF 1 FOOT IN 10,000 FEET AS REQUIRED FOR COMMERCIAL/HIGH FIRST-ORDER CLOSURE WAS ACHIEVED FOR VERTICAL, HORIZONTAL, AND ANGULAR DIMENSIONS.

NO TITLE WAS REVIEWED OR SEARCH OF THE PUBLIC RECORDS WAS CONDUCTED TO DETERMINE EASEMENTS THAT MAY AFFECT SUBJECT PARCEL.

NO SUBSURFACE SEARCH WAS MADE FOR UTILITIES OR UNDERGROUND FOOTINGS

DESCRIPTION:

PARCEL 1:
LOTS 1 THROUGH 6, BLOCK 41, SUBDIVISION OF BLOCK 41 OF DELRAY BEACH, FLORIDA, (FORMERLY TOWN OF LINTON), ACCORDING TO THE PLAT RECORDS RECORDED IN PLAT BOOK 5, PAGE 65, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION OF LOT 1, BLOCK 41, CONVEYED BY DEED TO THE CITY OF DELRAY BEACH, FLORIDA, BY DEED RECORDED IN DEED BOOK 936, PAGE 561, AND THAT PORTION OF LOT 1, BLOCK 41, CONVEYED TO PALM BEACH COUNTY, FLORIDA, BY DEED OF WAY WARRANTY DEED RECORDED IN DEED BOOK 741, PAGE 778, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

THE NORTH ONE-HALF OF BLOCK 49, AND THE NORTH ONE-HALF OF BLOCK 57, DELRAY BEACH, FLORIDA, (FORMERLY TOWN OF LINTON), ACCORDING TO THE PLAT RECORDS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF DELRAY BEACH, FLORIDA, BY DEED RECORDED IN DEED BOOK 936, PAGE 561, AND THAT PORTION CONVEYED TO PALM BEACH COUNTY, FLORIDA, BY DEED OF WAY WARRANTY DEED RECORDED IN DEED BOOK 741, PAGE 778, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

THAT PORTION OF NORTHWEST SECOND AVENUE, AS VACATED AND DEEDED BY RESOLUTION NO. 083, RECORDED IN DEED BOOK 950, PAGE 561, IN PALM BEACH COUNTY, FLORIDA, AS FURTHER DESCRIBED AS FOLLOWS:

THAT PORTION OF NORTHWEST SECOND AVENUE BOUNDED ON THE NORTH BY LANE STREET, AND BOUND ON THE WEST BY THE SOUTH LINE OF LOT 6, BLOCK 41 OF THE CITY OF DELRAY BEACH, FLORIDA, AS PER PLAT RECORDED IN PLAT BOOK 5, PAGE 65, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF DELRAY BEACH, FLORIDA, BY DEED RECORDED IN DEED BOOK 936, PAGE 561, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY

**SITE ADDRESS: 342 N. SWINTON AVENUE,
DELRAY BEACH, FLORIDA 33444**

PARCEL NOS: 12-43-46-6-01-04-0010

A HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA, LICENSE NO. 1209802979, IN COMPLIANCE WITH THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02, FLORIDA STATUTES.

NOT MADE WITHOUT THE SIGNATURE AND LICENSED SURVEYOR AND MAPPER #5708

O'BRIEN, SUITER & O'BRIEN, INC.

LAND SURVEYORS

CERTIFICATE OF AUTHORIZATION #18353
SURVEYOR AND MAPPER: SUITER, O'BRIEN & O'BRIEN, INC.
950 N.W. 17TH AVENUE, SUITE 100, MIAMI, FLORIDA 33143
(561) 276-4501 FAX 276-2590

DATE OF SURVEY:	SCALE:
MARCH 01, 2021	1" = 10'
FIELD BOOK:	PAGE NO.:
	20-370b

