



6250 NORTH MILITARY TRAIL, SUITE 102, WEST PALM BEACH, FL 33407 - (800) 226-4807

WWW.TARGETSURVEYING.NET

LAND SURVEY PREPARED FOR 301 NE 1ST ST LLC, A FLORIDA LIMITED LIABILITY COMPANY

301 NE 1ST STREET, DELRAY BEACH, FL 33483



REQUESTED BY:

EAGLE TITLE CO., INC.
7000 WEST PALMETTO PARK ROAD SUITE 210
BOCA RATON, FL 33618
PH. (561)394-8248

LEGAL DESCRIPTION AND CERTIFICATION

LOTS 4 AND 5, BLOCK 91, DELRAY RESUBDIVISION OF BLOCKS 91 AND 92 AND WEST 1/2 OF BLOCK 99, TOWN OF LINTON, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 21, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Community Number: 125102 Panel: 0979 Suffix: F Flood Zone: X Field Work: 2/5/2019

Certified To:

301 NE 1ST ST LLC, A FLORIDA LIMITED LIABILITY COMPANY; STEPHEN R. GLADSTONE, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; PARADISE BANK, A FLORIDA BANKING CORPORATION, its successors and/or assigns, as their interests may appear.

Property Address:

301 NE 1ST STREET
DELRAY BEACH, FL 33483


Survey Number: 355772

Client File Number: MASCHIACH

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
+ x.xx	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

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(NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



**TARGET
SURVEYING, LLC**

LB #7893

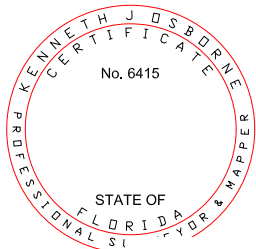
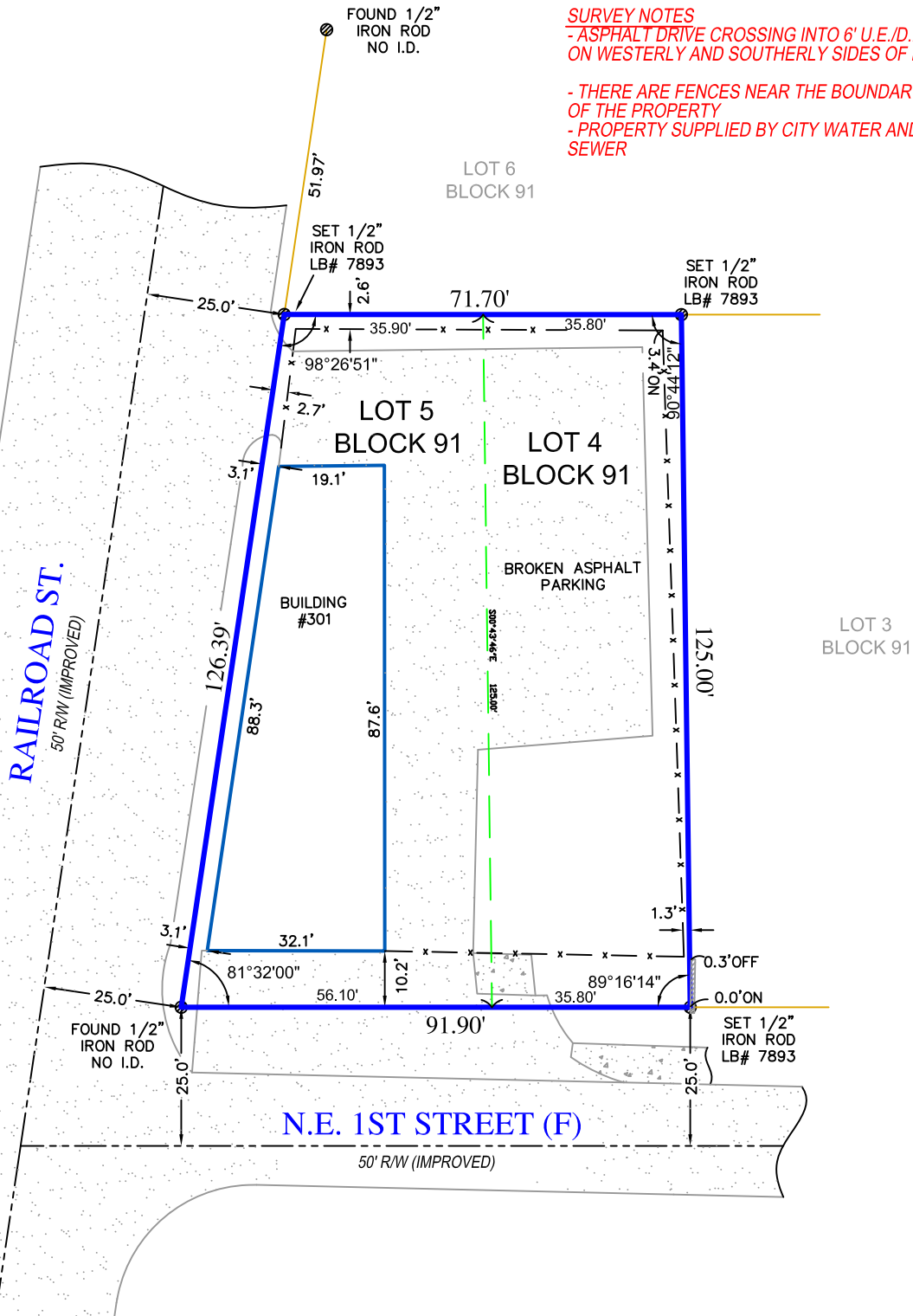
SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
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PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

BOUNDARY SURVEY

SURVEY NOTES

- ASPHALT DRIVE CROSSING INTO 6' U.E./D.E. ON WESTERLY AND SOUTHERLY SIDES OF LOT
- THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY
- PROPERTY SUPPLIED BY CITY WATER AND SEWER



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth Osborne

Kenneth Osborne

Digitally signed by
Kenneth Osborne
Date: 2019.02.11
12:34:23 -05'00'

(SIGNED)

KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

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(NOT COMPLETE WITHOUT PAGE 1)



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