

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY 234 NE 4TH AVENUE

LEGAL DESCRIPTION

LOTS 7, 8 AND 9, "L.R. BENJAMIN'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12 AT PAGE 18 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 12682 SQUARE FEET, MORE OR LESS.

NOTES

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SURVEY.
3. ELEVATIONS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY BENCHMARK "17.163 SRD", ELEVATION=15.617' NAVD 1988. ALL ELEVATIONS SHOWN ARE RELATIVE TO NAVD 1988.
4. BEARINGS SHOWN HEREON ARE BASED ON CENTERLINE OF N.E. 4TH AVENUE HAVING A BEARING OF N01°30'11"W, ACCORDING TO THE PLAT OF "PHG DELRAY"(P.B.133, PG.11&12).
5. NO UNDERGROUND UTILITIES HAVE BEEN SHOWN HEREON.
6. ADDRESS IS: 234 NE 4TH AVENUE, DELRAY BEACH, FL 33483
7. FLOOD INFORMATION:
 - A. COMMUNITY NUMBER : 125102
 - B. PANEL NUMBER : 12099C0979G
 - C. DATE : 12/20/2024
 - D. ZONE : X
8. THIS SURVEY IS CERTIFIED TO:
 - A.
 - B.
 - C.

LEGEND

- CABLE TV BOX
- CATCH BASIN
- CLEAN OUT
- ELECTRIC SERV.
- FIRE HYDRANT
- FPL TRANSFORMER
- METAL LIGHT POLE

- SANITARY MANHOLE
- SANITARY VALVE
- STORM DRAINAGE MANHOLE
- TELEPHONE BOX
- WATER METER
- WATER VALVE
- YARD DRAIN
- EXISTING ELEVATION
- TREE

TREE LIST

195	12"	SABAL	PALM
196	8"	SABAL	PALM
197	12"	SABAL	PALM
198	8"	OAK	
241	10"	OAK	
242	8"	OAK	
243	8"	OAK	
262	4"	OAK	
263	6"	OAK	
264	12"	SABAL	PALM
265	12"	SABAL	PALM
266	12"	SABAL	PALM
267	6"	OAK	

ABBREVIATIONS

ASPH	-	ASPHALT
C&G	-	CURB & GUTTER
CONC.	-	CONCRETE
D	-	DELTA (CENTRAL ANGLE)
D.E.	-	DRAINAGE EASEMENT
F.F. ELEV.	-	FINISHED FLOOR ELEVATION
I.R.C.	-	IRON ROD AND CAP
L.B.	-	LICENSED BUSINESS
L.M.E.	-	LAKE MAINTENANCE EASEMENT
L.S.	-	LICENSED SURVEYOR
O.E.	-	OVERHANG EASEMENT
O.R.B.	-	OFFICIAL RECORDS BOOK
P.B.	-	PLAT BOOK
P.B.C.R.	-	PALM BEACH COUNTY RECORDS
PG.	-	PAGE
PROP.	-	PROPOSED
P.S.M.	-	PROFESSIONAL SURVEYOR & MAPPER
U.E.	-	UTILITY EASEMENT

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

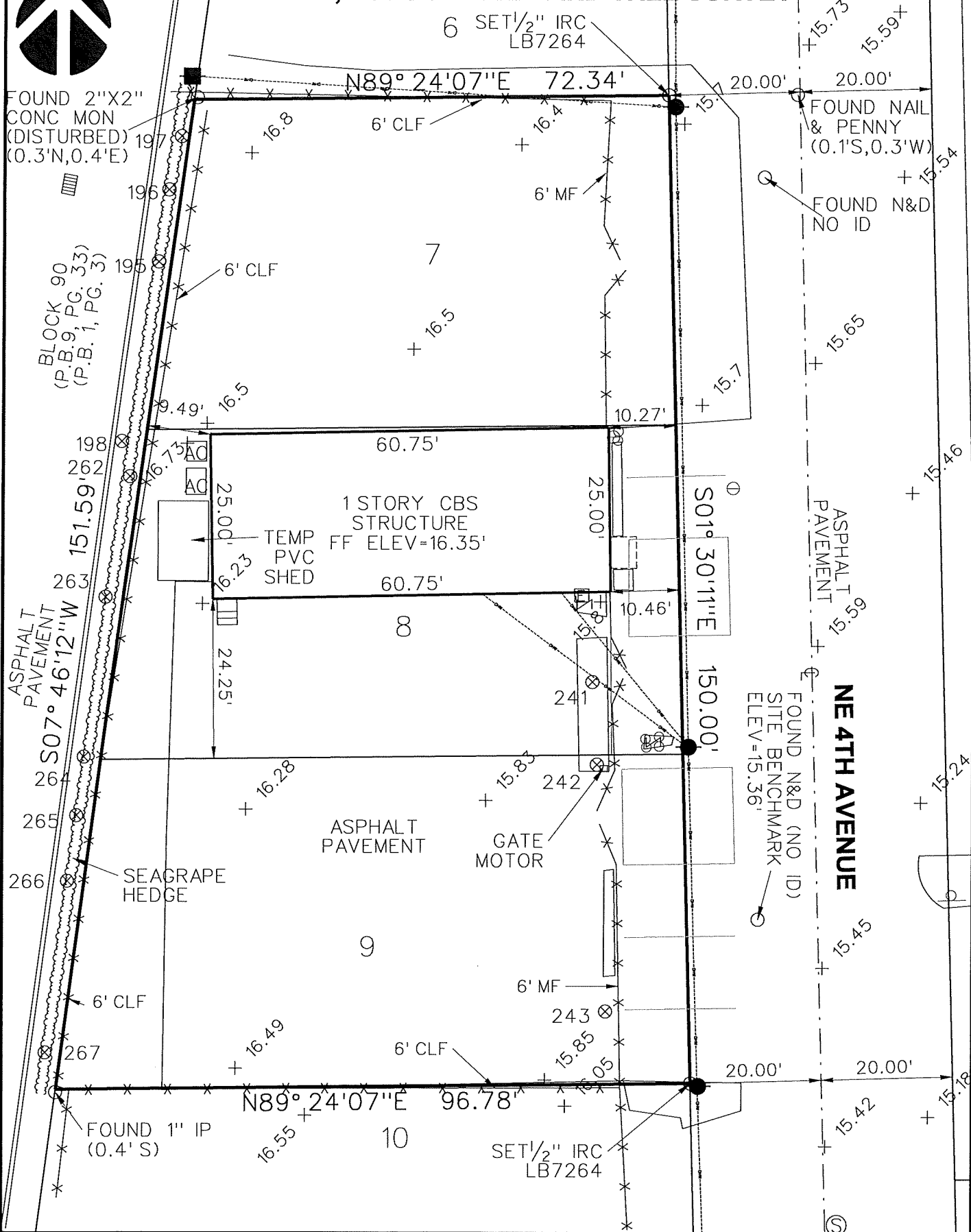
JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111
DATE OF LAST FIELD WORK: MAY 19, 2025



Project Name: 234 NE 4TH AVENUE	DATE: 5/19/2025
JOB NO. 25137	DWG BY: JSH
CK'D By: AJR	SHEET 1 OF 2



BOUNDARY, TOPOGRAPHIC AND TREE SURVEY



JOB NO.	25137	Project Name:	234 NE 4TH AVENUE	DWG BY:	JSH	SCALE:	1"=20'
		CK'D BY:	AJR	DATE:	5/19/2025		SHEET 2 OF 2