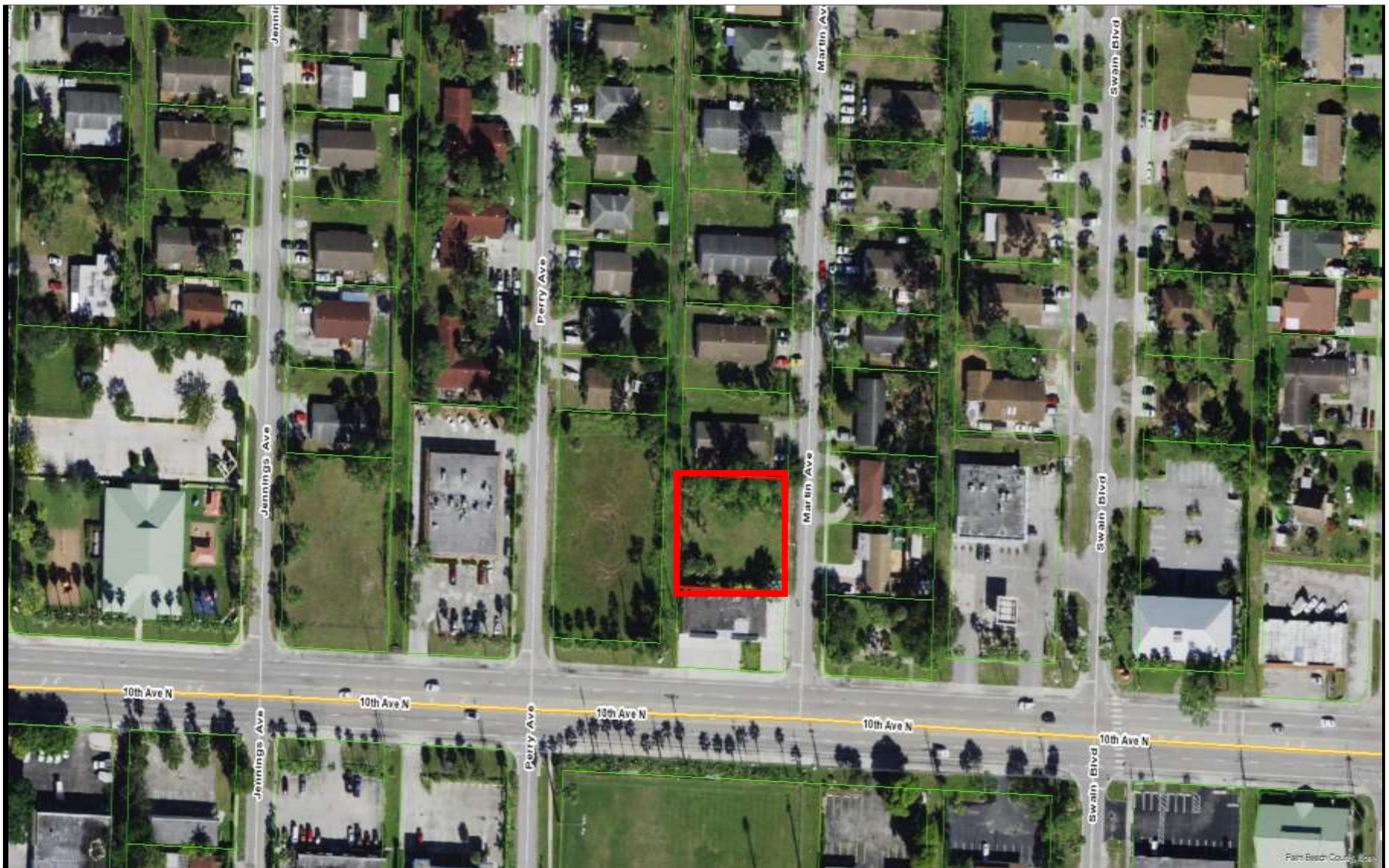
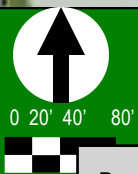
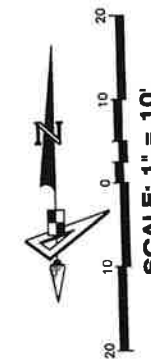
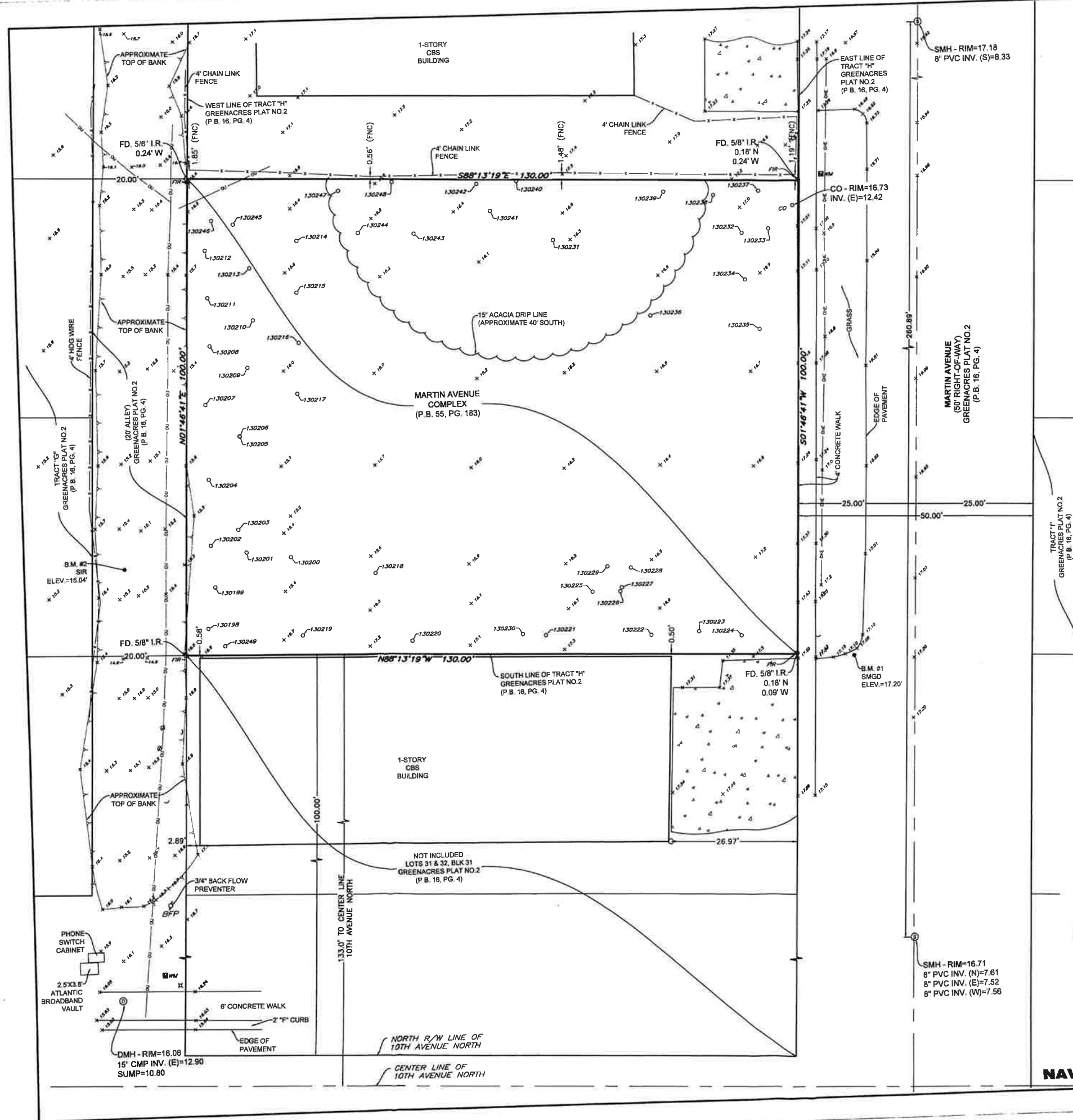




Martin Avenue Residential **CPA-20-01 & ZC-21-01**

Prepared By:
 Planning and Engineering Department





**LOCATION MAP
NO SCALE**

DESCRIPTION:

LOT 1, MARTIN AVENUE COMPLEX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 55, PAGE 183.

SURVEYOR'S NOTES:

- 1) THE LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
- 2) THE SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 3) THE SYMBOLS ARE NOT AT THE SAME SCALE AS THE DRAWING IN ORDER TO SHOW GREATER DETAIL.
- 4) THIS SURVEY IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL ALONG WITH THE SURVEYOR'S SIGNATURE.
- 5) BUILDING FOUNDATIONS, FOOTERS, TREES, AND UNDERGROUND UTILITIES NOT LOCATED.
- 6) THE SUBJECT PARCEL LIES IN FLOOD ZONE "X" AND ZONE "AE" (ELEVATION 16.3), ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12099C0569F FOR THE CITY OF GREENACRES, COMMUNITY NO. 120203, PALM BEACH COUNTY, FLORIDA, DATED OCTOBER 5, 2017 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 7) BEARINGS SHOWN HEREON ARE BASED ON WEST RIGHT-OF-WAY OF MARTIN AVENUE, BEING S.01°46'41"W. (ASSUMED).
- 8) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "CHESDAR", HAVING A PUBLISHED ELEVATION OF 17.97 FEET (NAVD 88).

TREE TABLE		TREE TABLE		TREE TABLE	
TREE #	TREE TYPE/SIZE	TREE #	TREE TYPE/SIZE	TREE #	TREE TYPE/SIZE
130198	MFP 4"	130216	TP 4"	130234	PDP 6"
130199	TP 6"	130217	TP 9"	130235	UNK
130200	CP 18"	130218	CP 11"	130236	SL 14"
130201	CP 15"	130219	TP 8"	130237	RM 5"
130202	CP 4"	130220	TP 4.5"	130238	LI 4"
130203	TP 4"	130221	TP 5.5"	130239	LI 6"
130204	TP 6"	130222	RP 10"	130240	AC 15"
130205	TP 7"	130223	BP 17"	130241	CP 14"
130206	TP 6"	130224	PDP 10"	130242	CP 20"
130207	TP 6"	130225	CTP 4"	130243	MFP 5"
130208	TP 6.5"	130226	CTP 4"	130244	MFP 5"
130209	TP 5"	130227	CTP 4"	130245	MFP 8"
130210	TP 7.5"	130228	CTP 4"	130246	SL 16"
130211	TP 8"	130229	CTP 4"	130247	SL 11"
130212	TP 9"	130230	CTP 4"	130248	SL 17"
130213	TP 5"	130231	BP 11"	130249	RP 3"
130214	TP 6"	130232	UNK		
130215	TP 4"	130233	UNK		

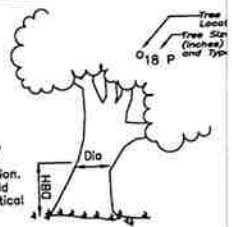
LEGEND

P.B. ----- PLAT BOOK
PG(S) ----- PAGE(S)
FR ----- FOUND 5/8" IRON ROD
FIR ----- FOUND IRON PIPE
FD ----- FOUND
SR ----- SET 5/8" IRON ROD LB 7768
SMCO ----- SET MAG NAIL & DISK LB 7768
LB ----- LICENSED BUSINESS
B.M. ----- BENCH MARK
FNC ----- FENCE
CMP ----- CORRUGATED METAL PIPE
ELEV. ----- ELEVATION
INV. ----- INVERT
Ø ----- UTILITY POLE
----- GUY ANCHOR
C ----- WATER METER
S ----- SANITARY SEWER CLEAN OUT
BFO ----- BACK FLOW PREVENTOR
S ----- Sanitary Sewer Manhole
D ----- Storm Drainage Manhole
----- CONCRETE
----- LOCATION OF READING
S ----- SPOT ELEVATION
B ----- FOUND

TREE LEGEND

AC -- ACACIA
BP -- BISMARK PALM
CTP -- CHINESE THATCH PALM
CP -- CABBAGE PALM (SABAL PALM)
LI -- LIVE OAK
MFP -- MEXICAN FAN PALM
POP -- PIGMY DATE PALM
RW -- RED MAPLE
RP -- ROYAL PALM
SL -- SLASH PINE (YELLOW PINE)
TP -- TRIANGLE PALM

NOTE: Trees by nature are irregular in size and shape. Every effort is made to accurately locate trees. The tree size is determined at diameter breast height. The tree location is the center of the tree. This location may be different if located from a different direction. All tree locations should be field checked if critical to design.



LINE TYPE LEGEND

— X —	-----	CHAIN LINK FENCE
— OH —	-----	OVERHEAD UTILITY LINES
— EL —	-----	OVERHEAD ELECTRIC LINES
— — —	-----	TOP OF BANK

**MARTIN AVENUE COMPLEX
BOUNDARY AND TOPOGRAPHIC SURVEY**

REVISIONS		
No.	Date	Description

Sheet No. 1 of 1 Sheets

Prepared For: PATIO COURT TOWNHOMES,

Surveyor's Certificate
 This certifies that a survey of the herein described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 52-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Gary A. Rager
FLORIDA PROFESSIONAL SCIENTIST & WAPPER NO. LS4828

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-27
www.geopointsurvey.com
Licensed Business Number

Drawn: SWM Date: 04/07/2021 Date Filed: see complete set
Check: GAR P.L.: JS Field Book: 2021-12WV-28
Section: 23 Twn. 44S Rng. 42E Job #: Martin Av

NAVD88

Sheet No. 1 of 1 Sheets

CPA-21-01