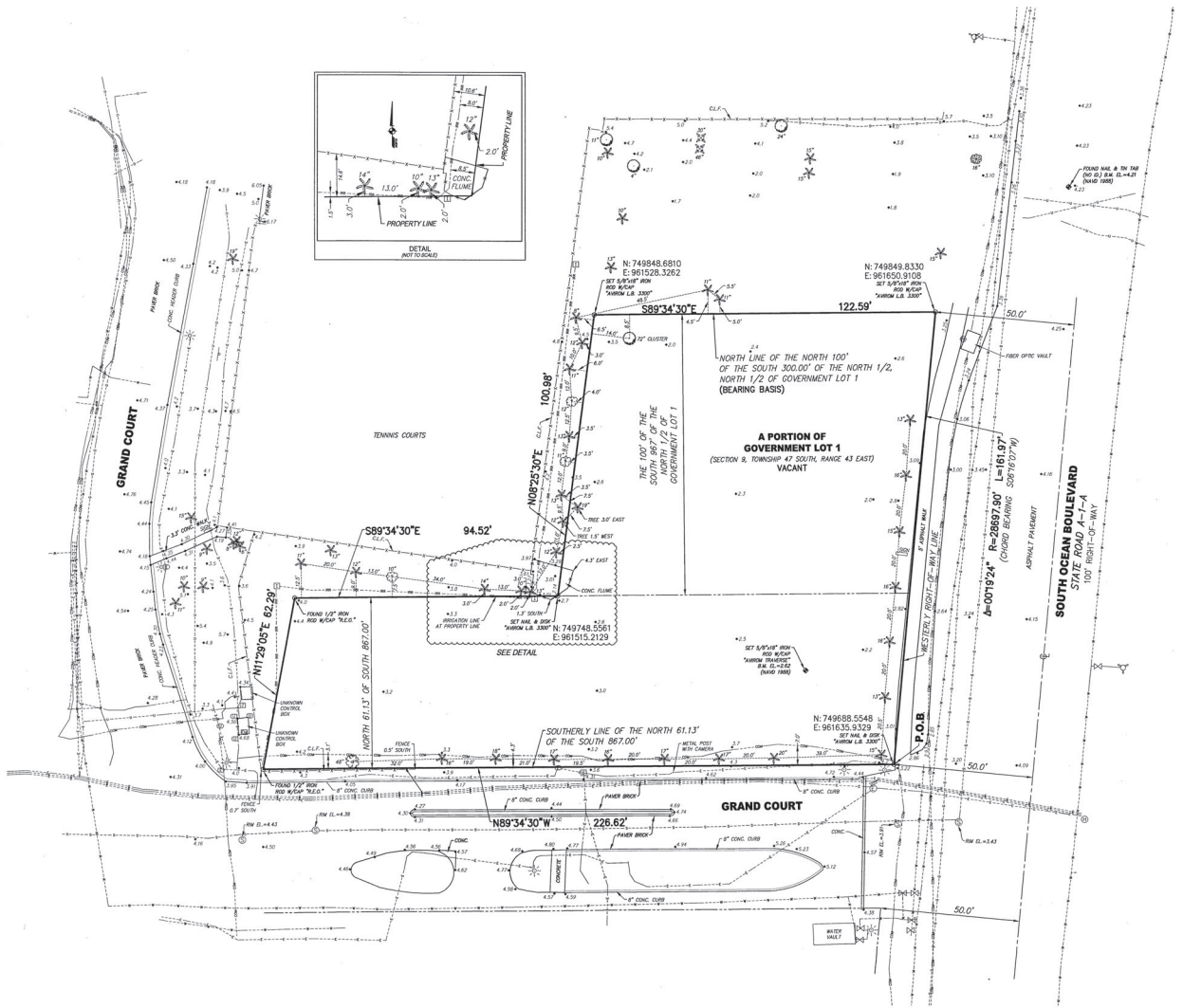

LEGEND

- BENCHMARK
- BOLLARD (UNLESS NOTED)
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- ELECTRIC RISER
- ELECTRIC SERVICE BOX
- 0.00 EXISTING ELEVATION
- FIRE HYDRANT
- HAND HOLE
- IRRIGATION CONTROL BOX
- METAL LIGHT POLE
- SANITARY MANHOLE
- SIGN (UNLESS NOTED)
- TELEPHONE RISER
- UNDERGROUND FIBER OPTIC MARKER
- UNKNOWN UTILITY SERVICE BOX
- WATER VALVE

TREE LEGEND

- AUSTRALIAN PINE
- BANYAN
- GUMBO LIMBO
- PALM
- SCHEFFLERA / UMBRELLA
- SEA GRAPE
- UNKNOWN SPECIES
- 12" DENOTES 12" DIAMETER TRUNK (TYPICAL)

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon is based on the instrument of record.
4. The underground utilities shown have been located from field survey information marked in the field by Blood Hound. The surveyor makes no guaranties that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located accurately as possible from information available. The surveyor has not physically located the underground utilities. Every effort has been made to obtain underground utilities pipe type and size, as shown. It is the responsibility of the end user to verify the invert and pipe size dimensions prior to design of new facilities.
5. Bearings, distances and/or angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are based on the Official Records Book 6894, Page 794, Palm Beach County Records with the North line of the north 100.00 feet of the south 300.00 feet of the north half of Government Lot 1, Section 9, Township 47 South, Range 43 East having a bearing of S89°34'30"E.
6. The property described hereon lies within Flood Zone VE (EL 10), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12099C0989F, Community Number 125111, dated 10/05/2017.
7. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
8. Benchmark Description: U.S. Coast & Geodetic Survey Benchmark "Z-312 1970", Elevation = 3.81 feet (NAVD 1988).
9. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
10. This map is intended to be displayed at a scale of 1:240 (1"=20').
11. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
12. The species of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
13. Abbreviation Legend: B.M. = Benchmark; Δ = Central Angle; ℄ = Centerline; C.L.F. = Chain link Fence; CONC. = Concrete; EL. = Elevation; F.B. = Field Book; ID. = Identification; L = Arc Length; L.B. = Licensed Business; NAVD = North American Vertical Datum; P.B.C.R. = Palm Beach County Records; PG. = Page; P.O.B. = Point of Beginning; P.S.M. = Professional Surveyor & Mapper; R = Radius; R.E.O. = Robert E. Owens; W/CAP = With Surveyors Cap.

LAND DESCRIPTION:

The north 61.13 feet of the south 867 feet of the north half of Government Lot 1, Section 9, Township 47 South, Range 43 East, Palm Beach County, Florida, lying west of the west right-of-way line of State Road No. A-1-A and part of the north 100.00 feet of the south 300.00 feet of the north half of the north half of Government Lot 1, Section 9, Township 47 South, Range 43 East and more particularly described as follows:

Beginning at the intersection of the west right-of-way line of State Road A-1-A with the southerly line of the north 61.13 feet of the south 867.00 feet of the north half of Government Lot 1, Section 9, Township 47 South, Range 43 East, Palm Beach County, Florida; thence along the aforementioned south line N89°34'30"W 226.62 feet; thence N11°29'05"E 62.29 feet; thence S89°34'30"E along the northerly line of the previously mentioned north 61.13 feet of the south 867.00 feet of the north half of Government Lot 1, a distance of 94.52 feet; thence N08°25'30"E 100.98 feet; thence S89°34'30"E along the northerly line of the north 100.00 feet of the south 300.00 feet of the north half of the north half of Government Lot 1, Section 9, Township 47 South, Range 43 East, 122.59 feet to westerly right-of-way line of State Road A-1-A; thence southerly along the arc of a 28697.90 foot radius curve, concave easterly, whose chord bears S06°16'07"W an arc distance of 161.97 feet to the **Point of Beginning**.

Said lands situate in the Town of Highland Beach, Palm Beach County, Florida and containing 26,117 square feet (0.5996 acres) more or less.

CERTIFICATION:

To: Lucia Milani

I HEREBY CERTIFY that the attached Boundary Survey & Topographic of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary & Topographic Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 4/11/2022

MICHAEL J. AVIROM, P.S.M. Digitally signed by MICHAEL J. AVIROM, P.S.M. Date: 2022.04.11 13:02:10 -04'00'

MICHAEL J. AVIROM, P.S.M.
Florida Registration No. 7253
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

UNDERGROUND UTILITY LEGEND

- UNDERGROUND DRAINAGE LINE
- UNDERGROUND ELECTRIC CABLE
- UNDERGROUND GAS LINE
- UNDERGROUND IRRIGATION LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND COMMUNICATIOM LINE
- UNDERGROUND UNKNOWN UTILITY LINE
- UNDERGROUND WATER LINE

UNDERGROUND UTILITIES SHOWN HEREON WERE FLAGGED BY OTHERS (SEE SURVEYOR'S REPORT NO. 4)

NOTE

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)

NOT VALID WITHOUT SHEETS 1 AND 2

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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REVISIONS	DATE	F.B. / PG.	BY	CK'D
REVISED PER COMMENTS	04/7/2022	---	AVC	M.D.A.

REVISIONS	DATE	F.B. / PG.	BY	CK'D

BOUNDARY & TOPOGRAPHIC SURVEY
A PORTION OF GOVERNMENT LOT 1
SECTION 9, TOWNSHIP 47 SOUTH, RANGE 43 EAST

TOWN OF HIGHLAND BEACH
PALM BEACH COUNTY, FLORIDA.

SCALE:	1" = 20'
DATE:	03/09/2022
BY:	J.S.B.
CHECKED:	M.D.A.
F.B. 2016	PG. 42-46
SHEET:	1 OF 2

JOB #: 7535-5