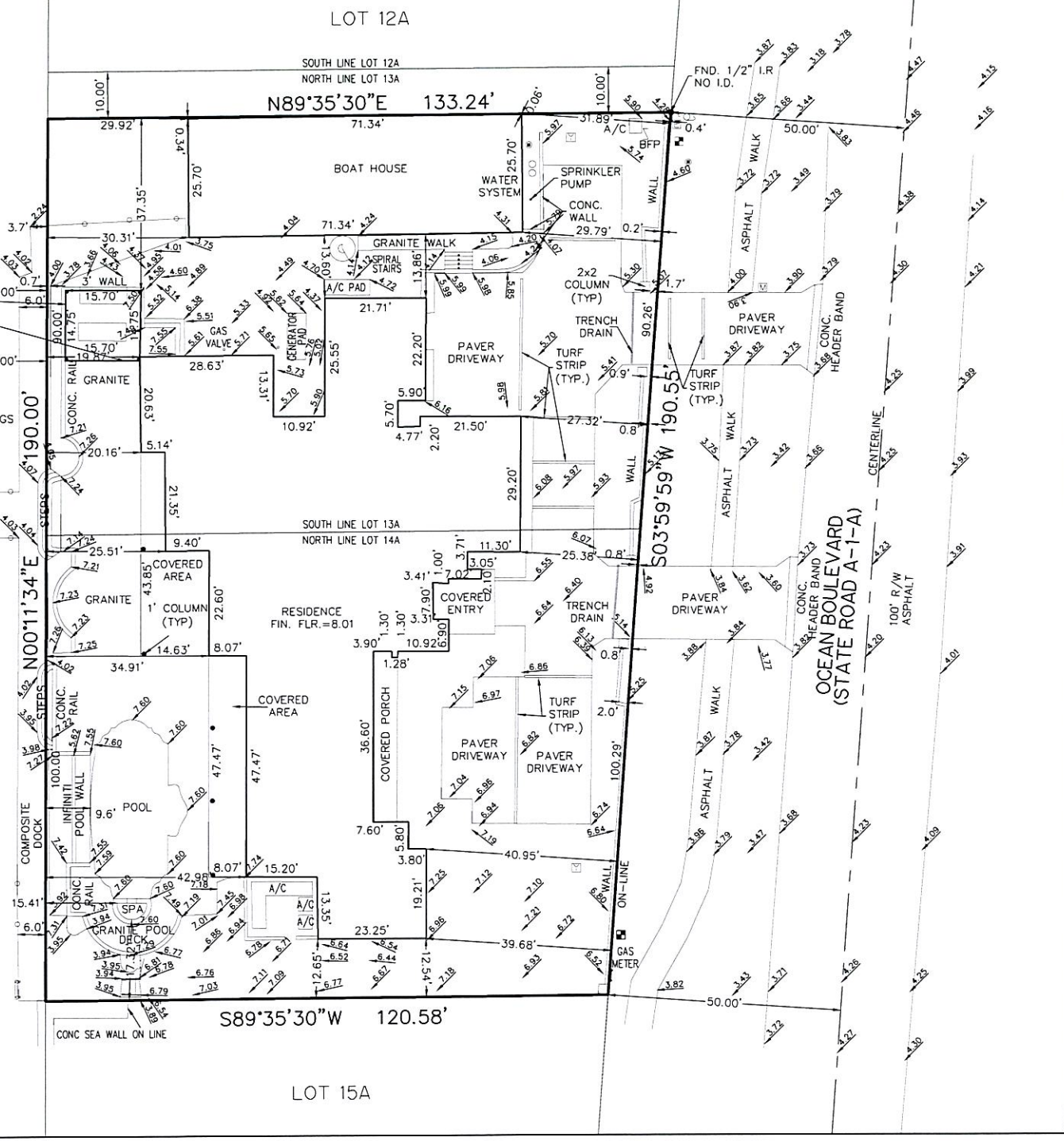


OPEN-WALLED  
ROOFED  
ACCESSORY  
STRUCTURE  
231.575 SQ. FT.

INTRACOASTAL WATERWAY



LEGEND

- A/C - AIR CONDITIONER
- ARC - ARC LENGTH
- ALUM. - ALUMINUM
- B.E. - BUFFER EASEMENT
- CLF - CHAIN LINK FENCE
- CONC. - CONCRETE
- COV. - COVERED
- D.E. - DRAINAGE EASEMENT
- ELEC. - ELECTRIC
- ELEV. - ELEVATION
- EQUIP. - EQUIPMENT
- ESMT. - EASEMENT
- EXIST. - EXISTING
- F.P.L. - FLORIDA POWER & LIGHT
- FIN. - FINISHED
- FLR. - FLOOR
- FND. - FOUND
- I.R./CAP. - IRON ROD & CAP
- INV. - INVERT
- IRR. - IRRIGATION
- NO I.D. - NO IDENTIFICATION
- O.R.B. - OFFICIAL RECORD BOOK
- PLS. - PROFESSIONAL LAND SURVEYOR
- P.B. - PLAT BOOK
- P.B.C.R. - PALM BEACH COUNTY RECORD
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.S. - PAGE(S)
- P.R.M. - PERMANENT REFERENCE MONUMENT
- PROP. - PROPOSED
- R. - RADIUS
- R/W - RIGHT-OF-WAY
- RGE. - RANGE
- SEC. - SECTION
- Δ - DELTA (CENTRAL ANGLE)
- SQ. FT. - SQUARE FEET
- TWP. - TOWNSHIP
- TYP. - TYPICAL
- U.E. - UTILITY EASEMENT
- W.M. - WATER METER
- W.E. - WATER EASEMENT
- S.E. - SANITARY EASEMENT
- - LIGHT POLE
- ⊗ - FIRE HYDRANT
- ⊠ - CATCH BASIN
- ⊞ - WATER VALVE
- ⊞ - SET 5/8" IR/CAP LB 3591
- ⊞ - SANITARY MANHOLE
- ⊞ - DRAINAGE MANHOLE
- ⊞ - WOOD POWER POLE (UNLESS NOTED)
- ⊞ - CENTER LINE
- ⊞ - EXISTING ELEVATION
- ⊞ - TRAFFIC SIGN
- ⊞ - ELECTRICAL WIRES OVERHEAD
- ⊞ - ANCHOR
- ⊞ - WATER METER
- ⊞ - REDUCED PRSSURE ZONE
- ⊞ - GROUND LIGHT
- ⊞ - ELECTRIC HAND HOLE
- ⊞ - IRRIGATION CONTROL VALVE
- ⊞ - GREASE TRAP M.H.
- ⊞ - YARD DRAIN

NOTES

1. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL NORTH AMERICAN DATUM OF 1988.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY RTK MEASUREMENTS.
5. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. FLOOD ZONE: "VE" (EL. 10'); COMMUNITY NO. 125111 PANEL NO. 12099C0987F; DATE: OCTOBER 05, 2017.
9. ADDRESS: 2474 S. OCEAN BLVD, HIGHLAND BEACH, FLORIDA 33487.
10. BENCHMARK ORIGIN: PALM BEACH COUNTY BENCHMARK M-310. ELEVATION=5.233 (NAVD 1988)

DESCRIPTION

LOT 13A, LESS THE NORTH 10 FEET THEREOF, AND LOT 14A, BYRD BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 10F THE PUBLIC RECORDS OF PALM BEACH, FLORIDA.

SAID LANDS SITUATE IN THE TOWN OF HIGHLAND BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 24,111.66 SQ. FT. / 0.553 ACRES.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON AUGUST 26, 2022. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.



Digitally signed by  
Jeffrey R. Wagner  
Date: 2024.05.09  
07:48:19 -04'00'  
Adobe Acrobat version:  
2024.002.20736  
JEFFREY R. WAGNER, PLS.  
REG. LAND SURVEYOR #5302  
STATE OF FLORIDA - LB #3591

**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

BYRD BEACH  
A PORTION OF LOT 13A & 14A  
BOUNDARY SURVEY

ADDED DIEMSNIONS PER COMMENTS	5/08/2024	ACE
FINAL SURVEY	5/11/2023	RFJ
UPDATE SURVEY	1/14/2023	RFJ
ADDED TOPO ELEVATIONS	9/3/2022	RFJ
REVISIONS	DATE	BY

DATE	8/26/2022	SCALE	1"=20'
FLD.BK.	ELEC.	CHECKED BY	JRW
PAGE	ELEC.		
FILE NAME 10156 FINAL SURVEY NAVD 1988 w STRUCTURE.dwg			

10156-1
SHT.NO.
1
OF 1 SHEETS