G.T.T. Surveyors & Mappers, Inc.

FIELD WORK DATE: 4/1/2026 **REVISION DATES:** (REV.2 6/2/2026) (REV.2 4/7/2026) (REV.1 4/6/2026)

2402.0008-03
BOUNDARY SURVEY
UPDATE
PALM BEACH COUNTY

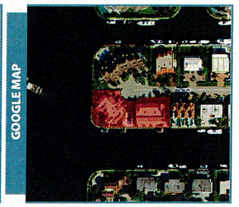
PLAT OF HIGHLAND BEACH ISLES
P.B.25, PG.154

PROPERTY ADDRESS	SURVEY NUMBER
1014 BEL AIR DR, HIGHLAND BEACH, FLORIDA 33487	2402.0008-03

PROPERTY PICTURE



GOOGLE MAP



TRANSACTION

CLIENT ORDER NUMBER:	DATE: 04/07/26
BUYER:	
SELLER:	
CERTIFIED TO: ROBERT CHIPMAN	

LEGAL DESCRIPTION

LOTS 1, 2 AND 3, HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 154 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

POINTS OF INTEREST

NONE VISIBLE

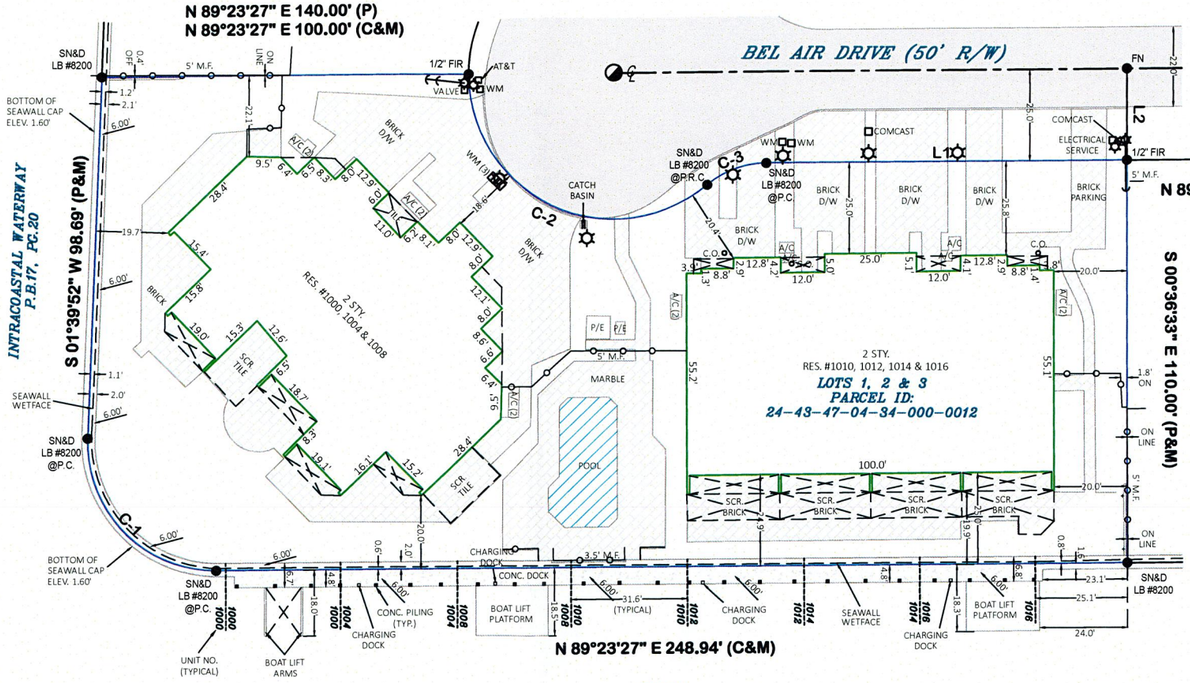
FLOOD INFORMATION

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 7'). THIS PROPERTY WAS FOUND IN TOWN OF HIGHLAND BEACH , COMMUNITY NUMBER 125111, DATED 12/20/2024.

JOB SPECIFIC SURVEYOR NOTES

THE ASSUMED BEARING REFERENCE OF NORTH 89 DEGREES 23 MINUTES 27 SECONDS EAST IS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BEL AIR DRIVE, LOCATED WITHIN HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 154 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BOUNDARY SURVEY FIELD WORK DATE: 02/05/2024



LINE TABLE:
L1 N 89°23'27" E 68.78' (P)
N 89°23'27" E 98.47' (C&M)
L2 S 00°36'33" E 25.00' (P&M)

NORTH

C-1
Δ=92°16'25" (P&M)
R=35.00' (P&M)
L=56.37' (P&M)
CB=N44°28'21"W (P&M)
CH=50.47' (P&M)

C-2
Δ=129°42'54" (P&M)
R=40.00' (P&M)
L=90.56' (P&M)
CB=N65°28'01"W (P&M)
CH=72.42' (P&M)

C-3
Δ=39°42'54" (P&M)
R=25.00' (P&M)
L=17.33' (P&M)
CB=S69°31'59"W (P&M)
CH=16.98' (P&M)

0.00' DENOTES EXISTING ELEVATIONS IN FEET

HORIZONTAL ACCURACY & METHOD:HORIZONTAL CONTROL WAS ESTABLISHED USING RTK GNSS (FPRN) AND CONVENTIONAL TOTAL-STATION OBSERVATIONS. EXPECTED HORIZONTAL ACCURACY, CONSIDERING TYPICAL FIELD OBSTRUCTIONS AND IRREGULAR SURFACES, IS ±0.05–0.10 FT.

VERTICAL DATUM, ACCURACY & METHOD:
ELEVATIONS REFERENCED TO NAVD88 (GEOID 18). VERTICAL CONTROL ESTABLISHED USING RTK GNSS (FPRN), WITH EXPECTED VERTICAL ACCURACY OF ±0.08–0.12 FT

GRAPHIC SCALE 1 INCH = 40' (FEET)
40 20 0 20 40

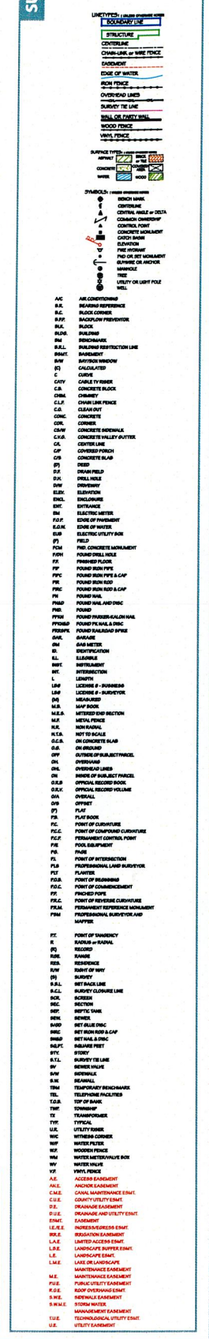
FELIPE M CARVALHO License Number 7137 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Felipe Carvalho
Date: 2026.06.02 15:54:32 -03'00'

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

RECEIVED
OCT 19 2026
HIGHLAND BEACH
BUILDING DEPARTMENT

SURVEYOR'S LEGEND



THANKS TO

GEOMATICS TOP TEAM INC.
SURVEYORS & MAPPERS
6224 MOHAWK TERRACE
MARGATE, FL 33063
LB#8200
gtt@geotopteam.com

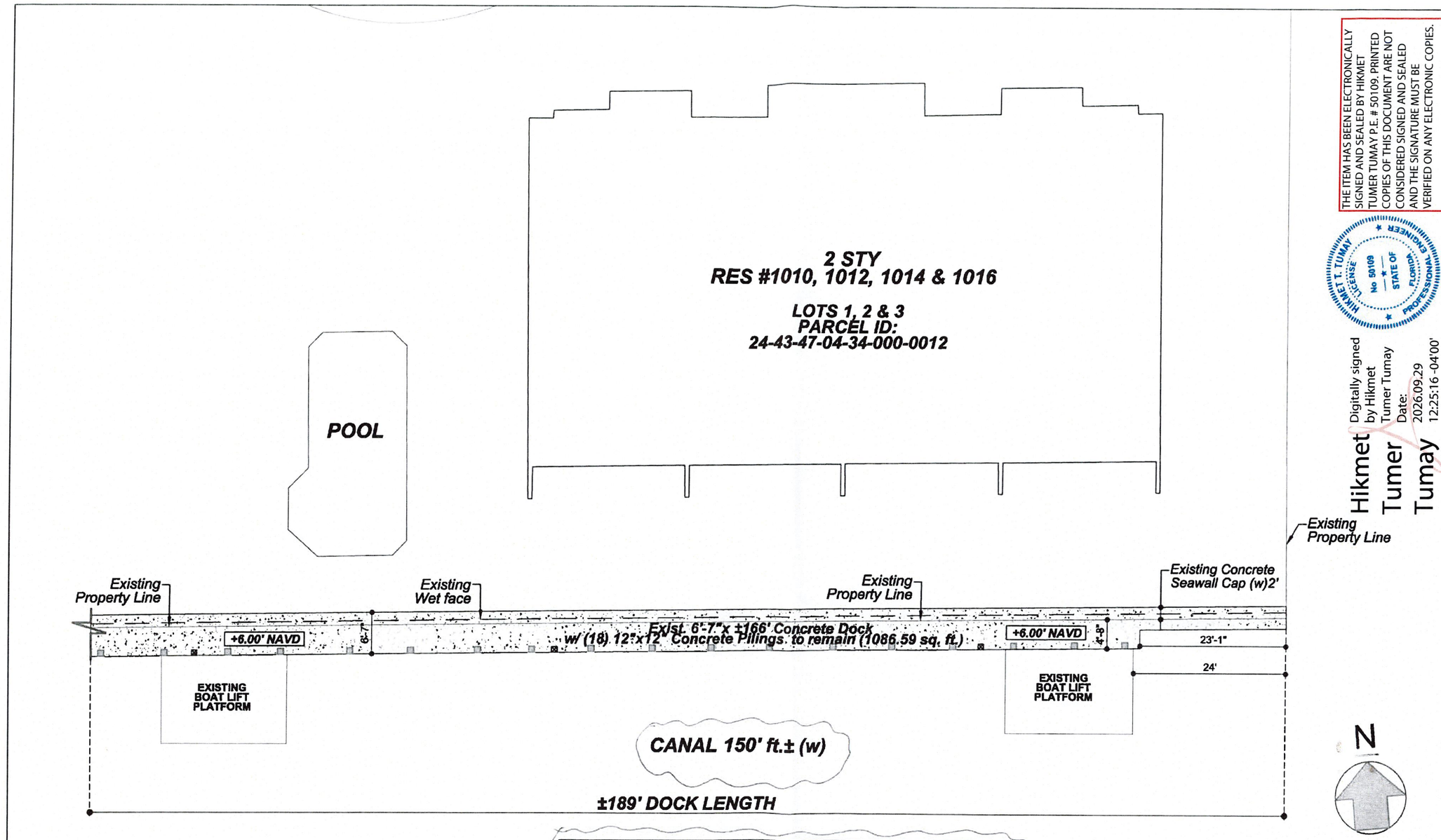
GENERAL SURVEYOR NOTES

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements, found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Surveyor by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a 1/2"diameter, 18" iron rebar with a cap stamped LB#8200.
10. If you are reading this survey in an electronic format, the information contained on this document in only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey, which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format,it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Geomatics Top Team Inc.

Use of this survey other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give ANY rights or benefits to anyone other than those certified.

PERFORMED BY

G.T.T. Surveyors & Mappers, Inc.
6224 Mohawk terrace (754)303-7703
Margate, FL 33063 felipe@geotopteam.com



NOTE:
EXISTING CANAL WIDTH = **150' FT ±** (MEASURED FROM WET FACE OF SEAWALL TO WET FACE OF OPPOSITE SEAWALL). PROPOSED MARINE FACILITY COMPLIES WITH SEC. 30-68(g)(6)a.

EXISTING CONDITION

SCALE: 1"=15'

THE ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY HIKMET TUMER TUMAY P.E. # 50109. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HIKMET T. TUMAY LICENSE No. 50109 STATE OF FLORIDA PROFESSIONAL ENGINEER

Hikmet Tumer Tumay
Digitally signed by Hikmet Tumer Tumay
Date: 2026.09.29 12:25:16 -04'00'

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HIGHLAND BEACH
BUILDING DEPARTMENT

TUMAY CONSULTING ENGINEERS INC.
HIKMET TUMER TUMAY, P.E.
Email: tumayce@aol.com Delray Beach, FL 33484 Ph: (954) 520 5056 STATE OF FLORIDA # 50109 16405 Via Venetia West

PREPARED FOR:
BOATLIFTS & DOCKS OF SOUTH FLORIDA
989 N.W. 31ST. AVENUE
POMPANO BEACH, FL 33069
954-971-0811 SCC131152208

Boat Lift FOR:
CHIPMAN RESIDENCE
1014 BEL AIR DR.
HIGHLAND BEACH, FL. 33487

DATE	NOTES/REVISIONS

Drawn by: MM
Checked by: NS
Date: 09/09/2026
Job No.: 26-017

EC

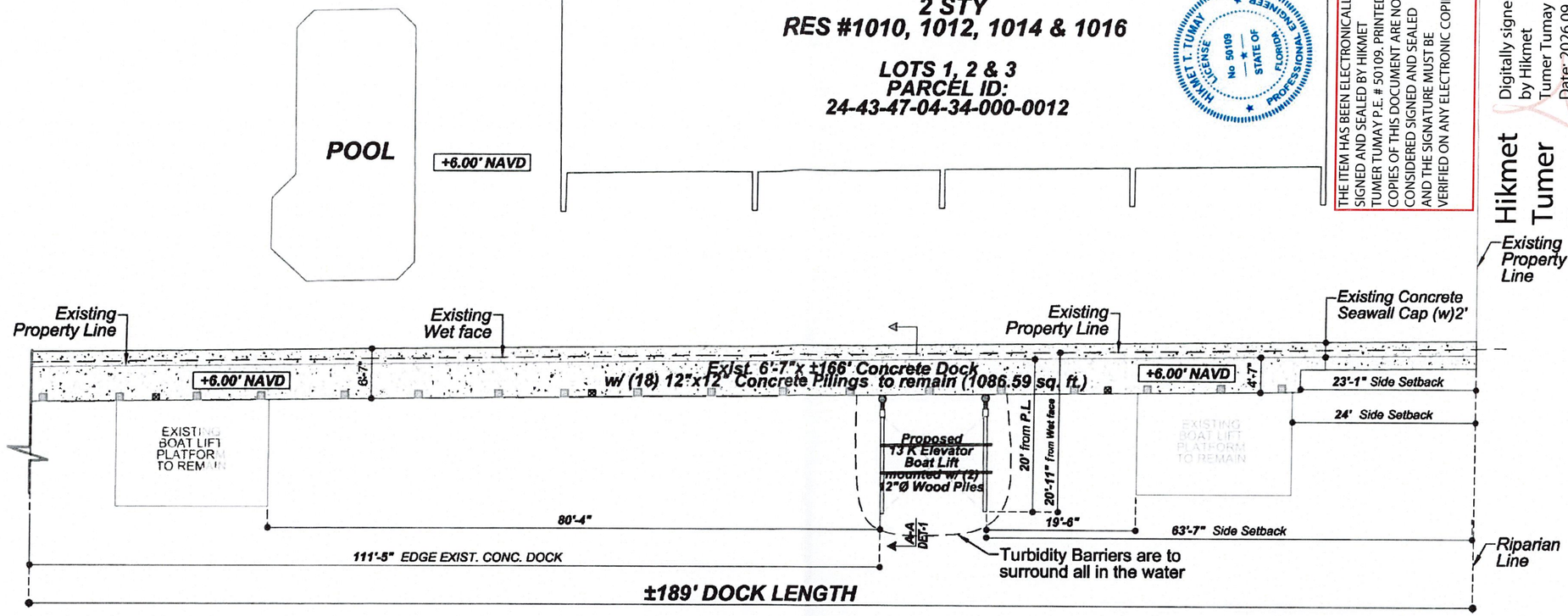
2 STY
RES #1010, 1012, 1014 & 1016

LOTS 1, 2 & 3
PARCEL ID:
24-43-47-04-34-000-0012

HIKMET T. TUMAY LICENSE No 50109 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Hikmet Tumer Tumay
Digitally signed by Hikmet Tumer Tumay
Date: 2026.09.29 12:25:57 -04'00'



SITE PLAN
SCALE: 1"=15'

CANAL 150' ft.± (w)

NOTE:
EXISTING CANAL WIDTH = **150' FT ±** (MEASURED FROM WET FACE OF SEAWALL TO WET FACE OF OPPOSITE SEAWALL). PROPOSED MARINE FACILITY COMPLIES WITH SEC. 30-68(g)(6)a.

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BUILDING DEPARTMENT

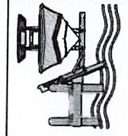
N

General Notes:

1. Proposed 13K Elevator Boat Lift, mounted on (2) 12" Ø Wood Pilings.
2. For all prestressed piles, extend pilings strands a min. of 18" into cap/dock steel or cut strands even top of pile & dowel/epoxy (2) #5 L-bars 12" w/ 6" min embedment.
3. All hardware to be galvanized or stainless steel.
4. Turbidity barriers are to surround all in water construction areas during piling and/or panel installation activities.
5. Elevations shown are based on the North American Vertical Datum of 1988.
6. Design in accordance with 2023 8th Edition of the Florida Building Code.
7. Construction methods, procedures, and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.
8. Any discrepancies found for any circumstance between the structural plans and the existing conditions found on site and/or any conditions that were omitted on the plans will be the responsibility of the Contractor to immediately bring to the attention of the Engineer of Record.
9. Existing conditions are unknown, therefore, worst case conditions have been approximated. all exist. conditions are assumed and must be confirmed by the Contractor after permitting.
10. Engineer's Limitations of Responsibility: The Engineer shall not be responsible for the quality or composition of materials, fabrications, construction inspection, supervision, or review, special inspection, or the quality and correctness of construction unless the appropriate submissions, reports, approvals, inspections, site visit, construction review, or special inspections are performed by the Engineer or his representative as required herein, and then only such responsibility as is associated with the specific work performed as is commonly assigned a structural engineer in relation to other engineering and construction disciplines associated with the project.
11. The Engineer shall not be responsible for site and construction safety and/or the safety of construction workers. Site and construction safety is the responsibility of the Contractor. The Contractor shall be responsible for the safety of his employees and the safety of the employee of all subcontractors to the project.
12. Engineer's Statement of Compliance: To the best of the Engineer's knowledge, the structural plans and specifications presented herein comply with the applicable minimum building codes, standards, and practices.

TUMAY CONSULTING ENGINEERS INC.
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Email: tumayce@aol.com Delray Beach, FL 33484 Ph: (954) 520 5056 STATE OF FLORIDA # 50109 16405 Via Venetia West

PREPARED FOR:
BOATLIFTS & DOCKS OF SOUTH FLORIDA
989 N.W. 31ST. AVENUE
POMPANO BEACH, FL. 33069
954-971-0811 SCC131152208



Boat Lift FOR:
CHIPMAN RESIDENCE
1014 BEL AIR DR.
HIGHLAND BEACH, FL. 33487

DATE	NOTES/REVISIONS

Drawn by: MM
Checked by: NS
Date: 09/09/2026
Job No.: 26-017

SP

ENVIRONMENTAL NOTE:

1. I-Beam and Pilings shall be jetted into sufficient depth over the seabed free of any seagrass (crew shall physically dive and verify the placement and jetted the piling into the bed)
2. Turbidity barrier is to be placed surrounding the proposed work to minimize the sediment dispersion in the area to protect the existing seagrass in the area.

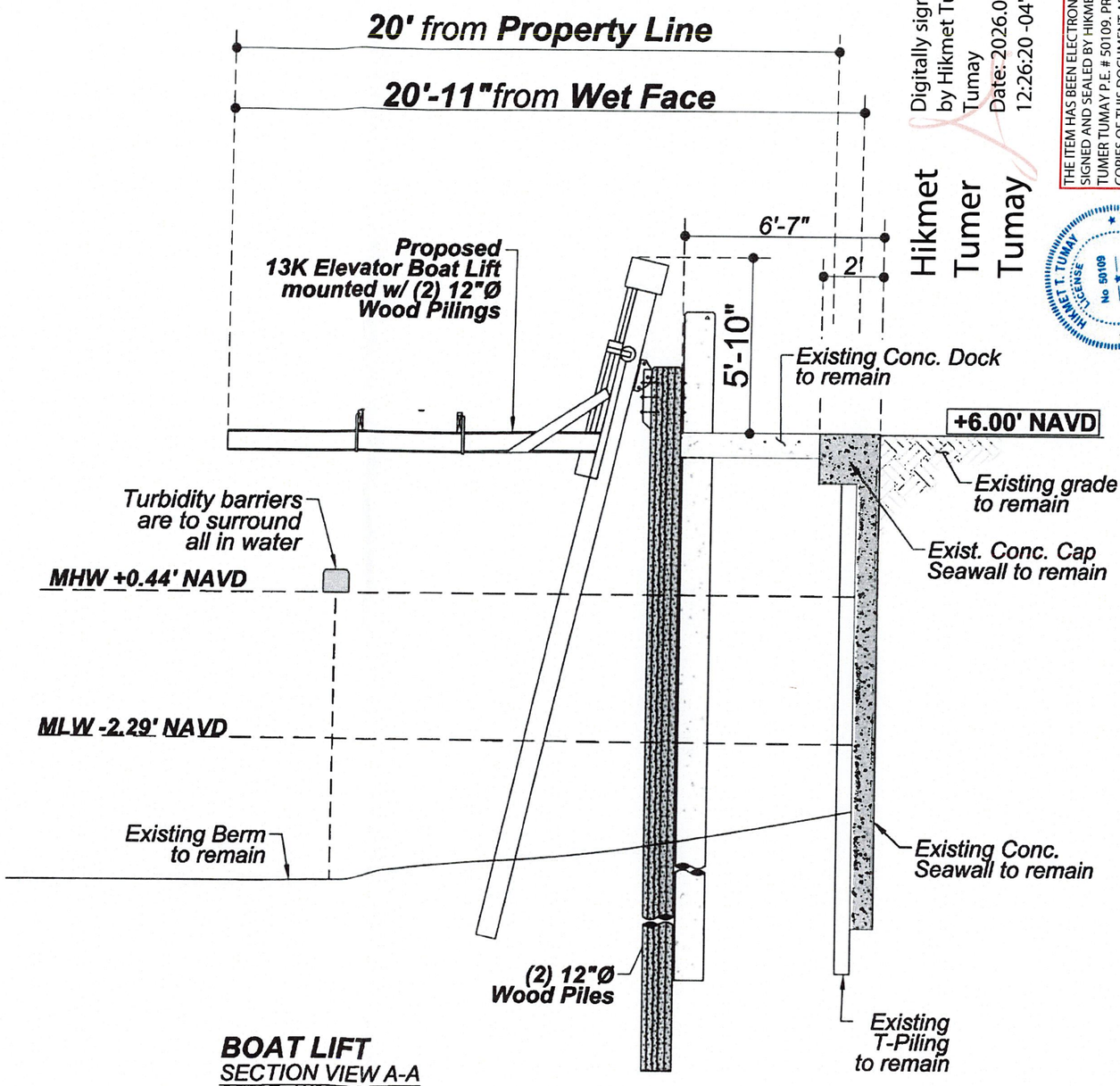
NOTE:
By Huracane Boat Lifts. all Work be done according w/ NFPA ART. (555-4), (555-7) (555-9) & NFPA 307 (2021).

NOTE:
The proposed Boat lift shall comply with the definition of "Boat lift" as provided in section 30-131 of the town of Highland Beach code. the lift is intended solely for the storage and raising of a Vessel above the water surface and shall not function as a Dock, Pier, Platform, or other over-water structure.

NOTE:
Elevation of the Boat Lift Including Motors and associated Mechanical equipment = **+ 11.83' NAVD**

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HIGHLAND BEACH
BUILDING DEPARTMENT

BOAT LIFT - DETAILS
SCALE: 1/4"=1'-0"



BOAT LIFT
SECTION VIEW A-A
SCALE: 1/4"=1'-0"

Digitally signed by Hikmet Tumer Tumay
Date: 2026.09.29 12:26:20 -04'00'

Hikmet Tumer Tumay

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DET-1