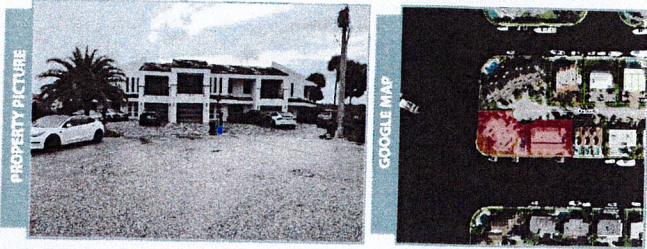


PROPERTY ADDRESS SURVEY NUMBER 2402.0008  
1004 BEL AIR DR A2, HIGHLAND BEACH, FLORIDA 33487



CLIENT ORDER NUMBER: DATE: 02/06/24

BUYER:  
SELLER:  
CERTIFIED TO:  
HERSKOVITZ MINDY S TRUST

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.

NONE VISIBLE

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 6'). THIS PROPERTY WAS FOUND IN TOWN OF HIGHLAND BEACH, COMMUNITY NUMBER 125111, DATED 10/5/2017.

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.

GEOMATICS TOP TEAM INC.  
SURVEYORS & MAPPERS

6224 MOHAWK TERRACE  
MARGATE, FL 33063

LB#8200  
glt@geotopteam.com

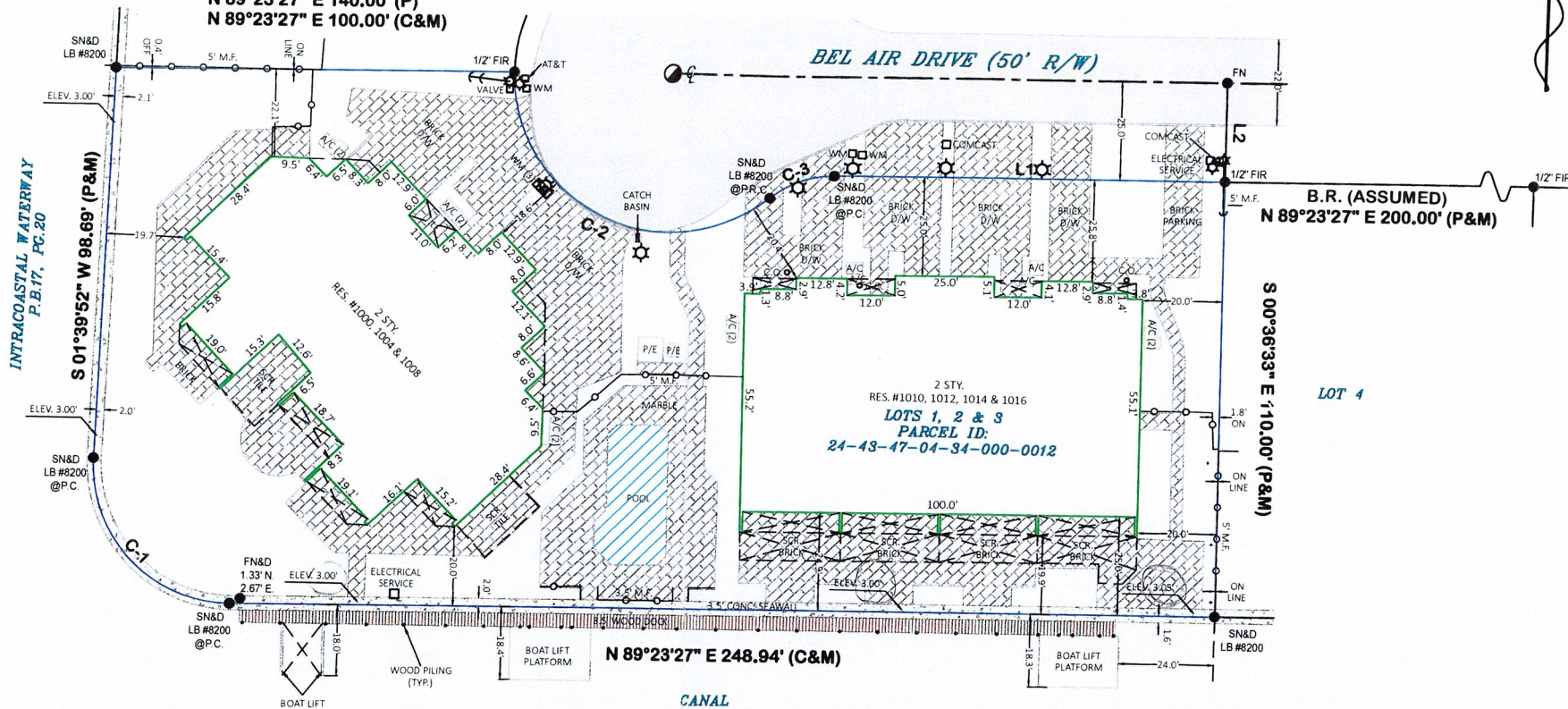
FIELD WORK DATE: 2/5/2024

REVISION DATES: (REV.1 2/6/2024)

2402.0008  
BOUNDARY SURVEY  
PALM BEACH COUNTY

BEL LIDO  
P.B.25, PC.97

N 89°23'27" E 140.00' (P)  
N 89°23'27" E 100.00' (C&M)



Felipe  
Carvalho

Digitally signed by Felipe  
Carvalho  
DN: cn=US, o=GEOMATICS TOP  
TEAM INC.,  
dnQualifier=A01410C000001098  
735ADE00113786, cn=Felipe  
Carvalho  
Date: 2024.02.07 09:52:42 -05'00'



#### 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)

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)

#### NOTES:

- LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER
- THE ELEVATIONS SHOWN HEREON WERE OBTAINED USING GPS IN CONJUNCTION WITH FDOT REAL TIME NETWORK
- DATUM: NAVD 1988

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.

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.

#### GENERAL SURVEYOR NOTES

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
- This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
- If there is a septic tank or drain field shown on this survey, the location is approximate as the location was either shown to the 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.
- This survey is exclusively for the use of the parties to whom it is certified.
- 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.
- Dimensions are in feet and decimals thereof.
- Due to varying construction standards, house dimensions are approximate.
- 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.
- All corners marked as set are at a minimum a 1/2" diameter 18" iron rebar with a cap stamped LB#8200.
- If you are reading this survey in an electronic format, the information contained on this document is 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, not valid without the signature and original raised seal of a Florida Licensed Surveyor.
- Unless otherwise noted, or examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- 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.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively, and is the sole responsibility, of Geomatics Top Team Inc.

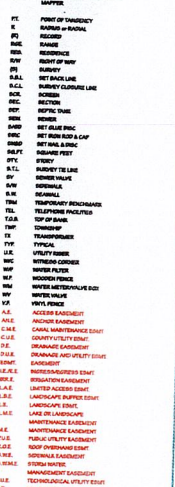
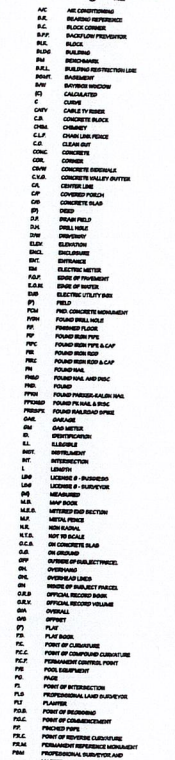
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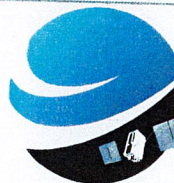
HIGHLAND BEACH  
BUILDING DEPARTMENT

NORTH

#### SURVEYOR'S LEGEND



GRAPHIC SCALE 1 INCH = 40' (FEET)

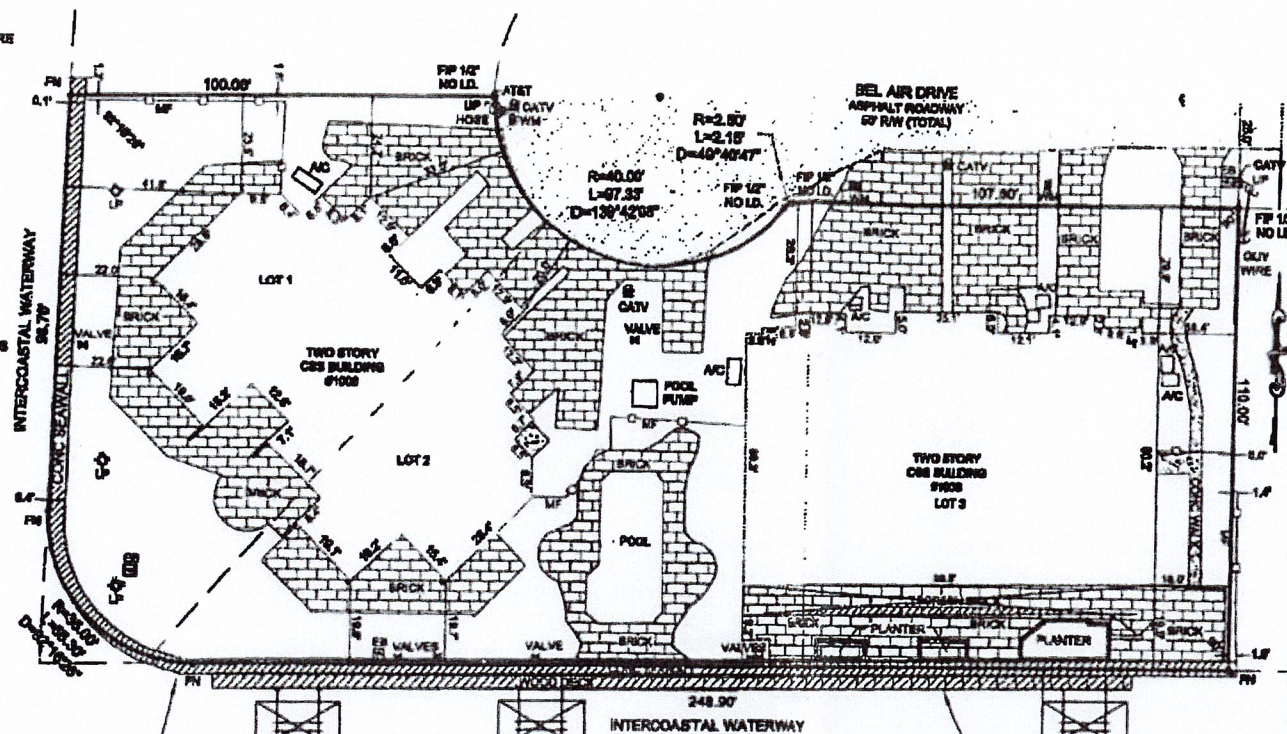


G.T.T. Surveyors  
& Mappers, Inc.

6224 Mohawk terrace (754)303-7703  
Margate, FL 33063 felipe@geotopteam.com



- AF = ALUMINUM FENCE
- BCR = BROWARD COUNTY RECORDS
- BM = BENCHMARK
- CB = CATCH BASIN
- CL = CENTERLINE
- CLF = CHAINLINK FENCE
- CLP = CONCRETE LIGHT POLE
- CBS = CONCRETE BLOCK STRUCTURE
- CNC = CONCRETE
- CS = CONCRETE SLAB
- DE = DRAINAGE BASEMENT
- D = DELTA (CENTRAL ANGLE)
- E = EAST
- ELE = ELEVATION
- X SURF = EXISTING ELEVATION
- EOP = EDGE OF PAVEMENT
- EOW = EDGE OF WATER
- FF = FINISHED FLOOR
- FH = FIRE HYDRANT
- FN = FOUND NAIL
- INV = INVERT
- FP = FOUND IRON PIPE
- FR = FOUND IRON ROD
- FND L = FOUND NAIL AND DISC
- L = AND LENGTH
- MCCR N = MIAMI DADE COUNTY RECORDS
- N = NORTH
- NID = NAIL AND DISC
- MF = METAL FENCE
- ORIS = OFFICIAL RECORDS BOOK
- OS = OFFSET
- PS = PLAT BOOK
- PSCR = PALM BEACH RECORDS
- PO = POINT OF CURVATURE
- PG = PAGE
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PVCF = PLASTIC FENCE
- R = RADIUS
- RW = RIGHT OF WAY
- S = SOUTH
- S = SIDEWALK
- SNLE = SIDEWALK EASEMENT
- SNR = SET 1/2" IRON ROD
- SND = SET NAIL & DISC
- SHU = UTILITY EASEMENT
- UP = UTILITY POLE
- W = WEST
- WF = WOOD FENCE
- WM = WATER METER



Existing 441'x3' wide  
concrete cap to be raised  
up by 3'

Existing elevator lift in Slip #1 (To remain)

**NOTE:**  
1) WOOD DOCK IN  
INTRACOASTAL WATER R/W

Existing 10000lb elevator lift in Slip #3 (To remain)

Existing 221' x 3.55' (5.55' from wetface/  
784.55' sf) wood dock to be replaced with  
concrete dock in same footprint

existing 10000lb elevator lift  
with 20' x 12' PWC platform  
(240sf) in Slip #7 (To remain)

LOTS 1, 2 AND 3 OF "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.

**CERTIFICATIONS:**  
**MICHAEL KRAFT ENTERPRISES, INC**

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HIGHLAND BEACH  
BUILDING DEPARTMENT

**SURVEYORS NOTES:**

**(1). ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.**

**(2). LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.**

**(3). NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.**

**(4). THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.**

**(5). THIS SURVEY IS FOR CONVEYANCE PURPOSES ONLY**

**(6). THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND/OR NEW DESIGN.**

## Boundary Survey

**PROPERTY ADDRESS:**  
1000 BEL AIR DRIVE  
HIGHLAND BEACH, FL 33487

**REVISIONS:**

FIELD LOCATION OF IMPROVEMENTS

DATE: \_\_\_\_\_

6/30/2018

SCALE: 1" = 30'

CADD: LJ

**CHECKED BY:** jtp

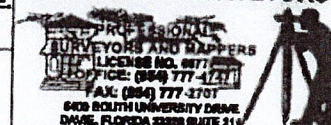
**INVOICE #:** 14-47848

**SHEET # 1 OF 1**

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 17, FLORIDA ADMINISTRATIVE CODE

**JULIO S. PITA, PSM., STATE OF FLORIDA  
PROFESSIONAL SURVEYOR AND MAPPER LS 5789  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.**

## ALL COUNTY SURVEYORS



**EXISTING CONDITIONS**  
SCALE: 1" = 40'-0"

Ali  
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ililer

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by Ali  
C Yemenicilier  
Date: 2024.08.13  
09:35:28 -04'00'

**Ali Yemeniulier PE**  
2799 NW 2nd Ave suite III  
Boca Raton, FL 33431  
E-MAIL: YEMENIULIER@NETZERONET  
PHONE: 561-705-2950  
**STATE OF FLORIDA LICENSE # 54733**

PREPARED FOR:

**BOATLIFTS & DOCKS  
OF SOUTH FLORIDA**

989 N.W. 31ST. AVENUE  
POMPANO BEACH, FL 33069  
954-971-0811 SC13151479

PREPARED FOR:

**LIFTS FOR:**  
YACHTSMAN COVE TOWNHOUSE  
CONDOMINIUM ASSO  
HERSKOVITZ (SLIP 7), 1016 BEL AIR DRIVE  
HIGHLAND BEACH

NOTES/REVISIONS

DATE \_\_\_\_\_

SCALE A5 NOTED  
JOB No.

EC



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AUG 19 2024

HIGHLAND BEACH  
BUILDING DEPARTMENT



Ali  
Yemenicilier

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by Ali  
Yemenicilier  
Date: 2024.08.13  
09:18:48 -04'00'

Ali Yemenicilier PE  
2799 NW 2nd Ave suite 111  
Boca Raton, FL 33431  
EMAIL: YEMENICILIER@NETZERO.NET  
PHONE: 561-705-2830  
STATE OF FLORIDA LICENSE PE 54733

PREPARED FOR:  
**BOATLIFTS & DOCKS  
OF SOUTH FLORIDA**  
989 N.W. 31ST. AVENUE  
POMPANO BEACH, FL 33069  
954-971-0811 SCCT131151479

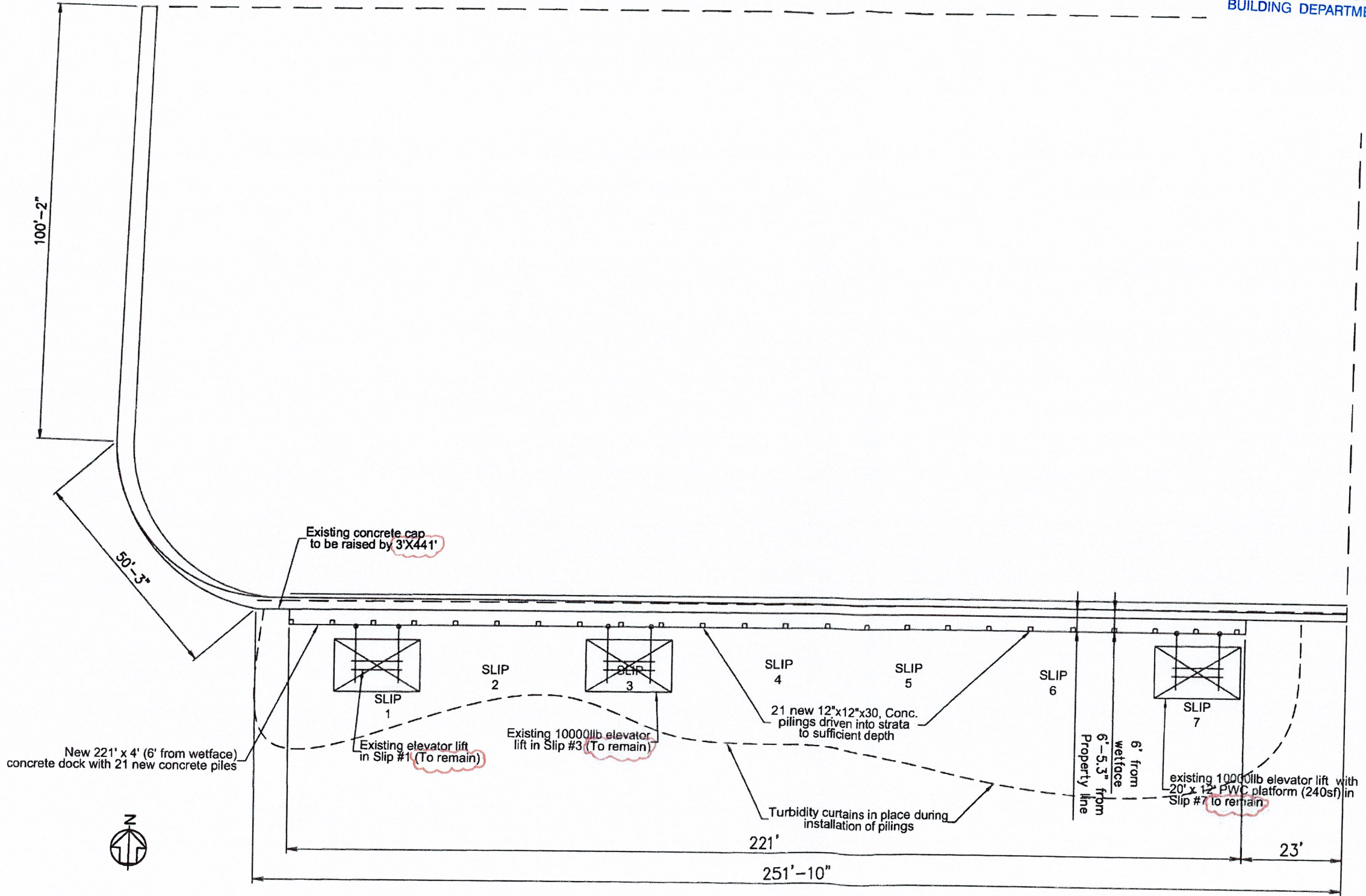
LIFTS FOR:  
YACHTSMAN COVE TOWNHOUSE  
CONDOMINIUM ASSO  
HERSKOVITZ (SLIP 7), 1016 BEL AIR DRIVE  
HIGHLAND BEACH

DATE	NOTES/REVISIONS

SCALE: AS NOTED

JOB No:

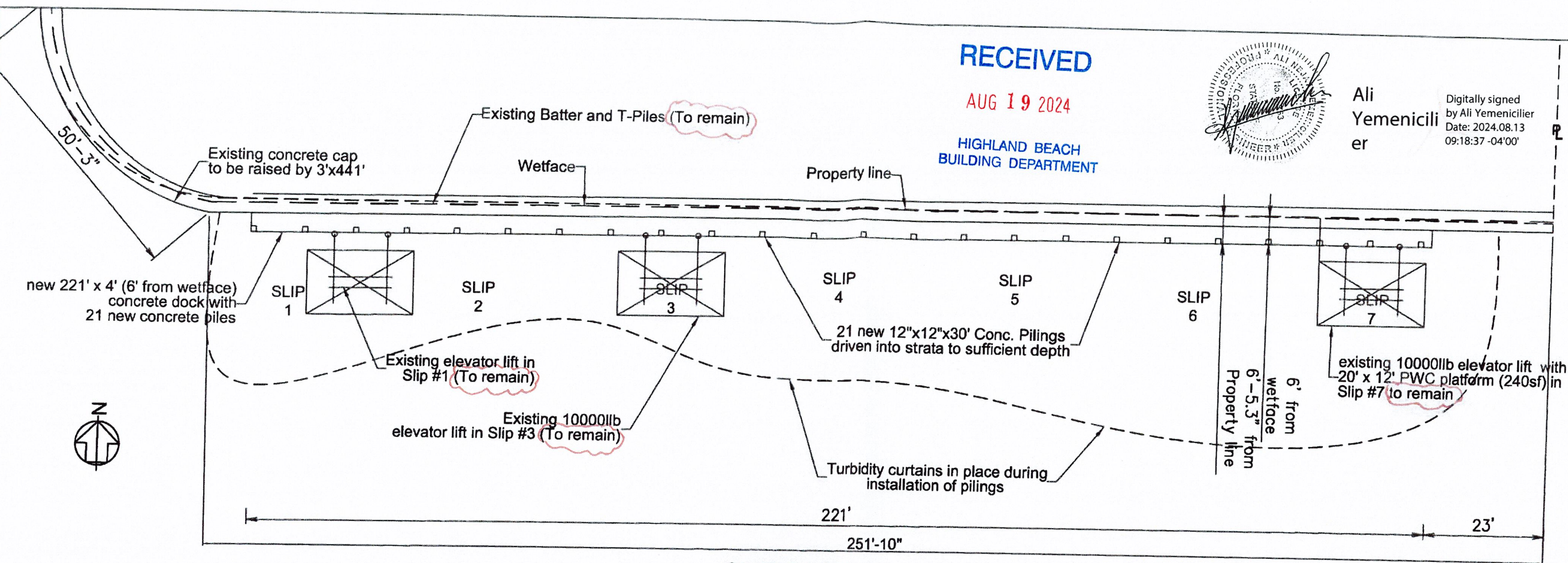
PC



PROPOSED CONDITIONS

SCALE: 1" = 25'-0"





**SITE PLAN**  
SCALE: 1" = 20'-0"

**General Notes:**

1. New 221x4' concrete dock with 21 1x1' piles and raised cap to 1' high.
2. All pilings to be driven 8' into strata. If hard strata is encountered, a 2' minimum All pilings shall be driven to develop a minimum allowable bearing capacity of 10 tons and shall penetrate a minimum of 8' into yielding material or 2' into rock. Turbidity barriers are to surround all in water construction areas during piling and/or panel installation activities.
3. Turbidity barriers, if necessary, are to surround all in water construction areas during piling and/or panel installation activities.
4. Elevations shown are based on the North American Vertical Datum of 1988.
5. Design in accordance with 2023 8th Edition of the Florida Building Code.
6. 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.
7. 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.

8. Existing conditions are unknown, therefore, worst case conditions have been approximated. all existing conditions are assumed and must be confirmed by the Contractor after permitting.
9. 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.
10. 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.
11. 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.

**RECEIVED**

**AUG 19 2024**

**HIGHLAND BEACH  
BUILDING DEPARTMENT**



Ali  
Yemenciller  
er

Digitally signed  
by Ali Yemenciller  
Date: 2024.08.13  
09:18:37 -04'00'

**Ali Yemenciller PE**  
2799 NW 2nd Ave Suite 111  
Boca Raton, FL 33431  
EMAIL: YEMENCILLER@GMAIL.COM  
PHONE: 561-705-2830  
STATE OF FLORIDA LICENSE PE 54733

**BOATLIFTS & DOCKS  
OF SOUTH FLORIDA**  
989 N.W. 31ST. AVENUE  
POMPANO BEACH, FL 33069  
954-971-0811 SCC131151479

PREPARED FOR:

YACHTSMAN COVE TOWNHOUSE  
CONDOMINIUM ASSO  
HERSKOVITZ (SLIP 7), 1016 BEL AIR DRIVE  
HIGHLAND BEACH

LIFTS FOR:

NOTES/REVISIONS

DATE

SCALE

JOB No

SP



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HIGHLAND BEACH  
BUILDING DEPARTMENT

