

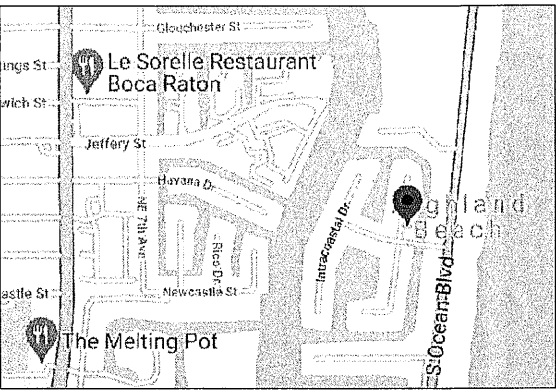
LEGAL DESCRIPTION
LOT 17, BLOCK 5, BEL LIDO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK
25, PAGE 97, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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HIGHLAND BEACH
BUILDING DEPARTMENT

FLOOD ZONE: AE
COMMUNITY NUMBER: 125111
PANEL: 12099C0989
SUFFIX: F
BASE FLOOD ELEVATION: 6.0'
FIRM DATE: 10-05-2017
FIRM EFFECT./REV DATE: 10-05-2017



VICINITY MAP
NOT TO SCALE

LEGEND

- A/C AIR CONDITIONER
- B.F.P. BACKFLOW PREVENTER
- C.B.S. CONCRETE BLOCK STRUCTURE
- EL. ELEVATION
- F.F. FINISHED FLOOR
- I.D. IDENTIFICATION
- L. LENGTH
- L.B. LICENSED BUSINESS
- M. MEASURED
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P. PLAT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- PG. PAGE
- P.B. PLAT BOOK
- PK PARKER KYLON NAIL
- R. RADIUS
- C. CENTERLINE
- AND AND
- NUMBER NUMBER
- Δ DELTA OR CENTRAL ANGLE
- CONCRETE CONCRETE
- CHAIN LINK FENCE CHAIN LINK FENCE
- WOOD FENCE WOOD FENCE
- MISCELLANEOUS FENCE MISCELLANEOUS FENCE

ORIGINATION BENCHMARK

NATIONAL GEODETIC SURVEY
BENCHMARK "Z 312"
N.A.V.D. ELEVATION = 3.71'

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A
TRUE AND CORRECT REPRESENTATION OF A SURVEY
PREPARED UNDER MY DIRECTION. NOT VALID
WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

Digitally signed

Kenneth
Osborne

by Kenneth
Osborne

Date: 2023.06.20

10:28:23 -04'00'

(SIGNED)

KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

BOUNDARY SURVEY WITH SPOT ELEVATIONS OF
4229 TRANQUILITY DRIVE
HIGHLAND BEACH, FL 33487
PREPARED FOR
MICHAEL DUGGAN

Project C-516460
Date 12-21-2021
Scale 1"=20'
Sheet 1 OF 1

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
www.compassurveying.net



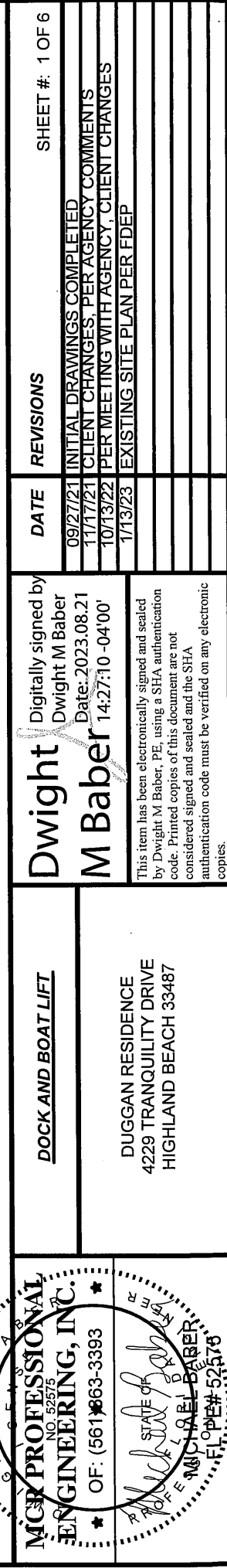
LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

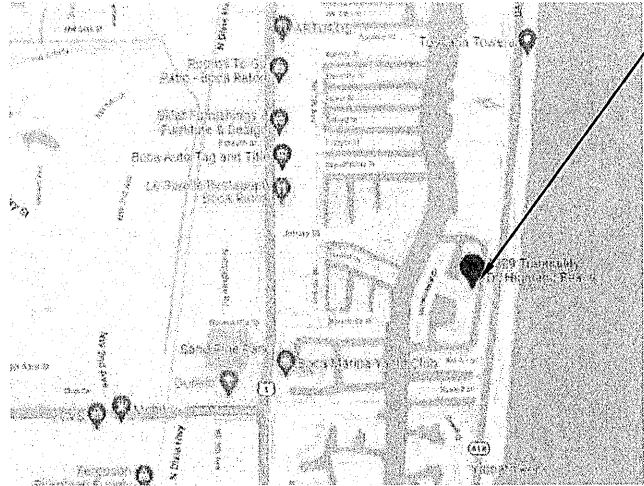
- NOTES:
- LEGAL DESCRIPTION PROVIDE BY CLIENT
 - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 - SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.

DATE OF FIELD WORK: 12-21-2021
DATE OF MAP: 12-28-2021

AUG 28 2023

HIGHLAND BEACH
BUILDING DEPARTMENT

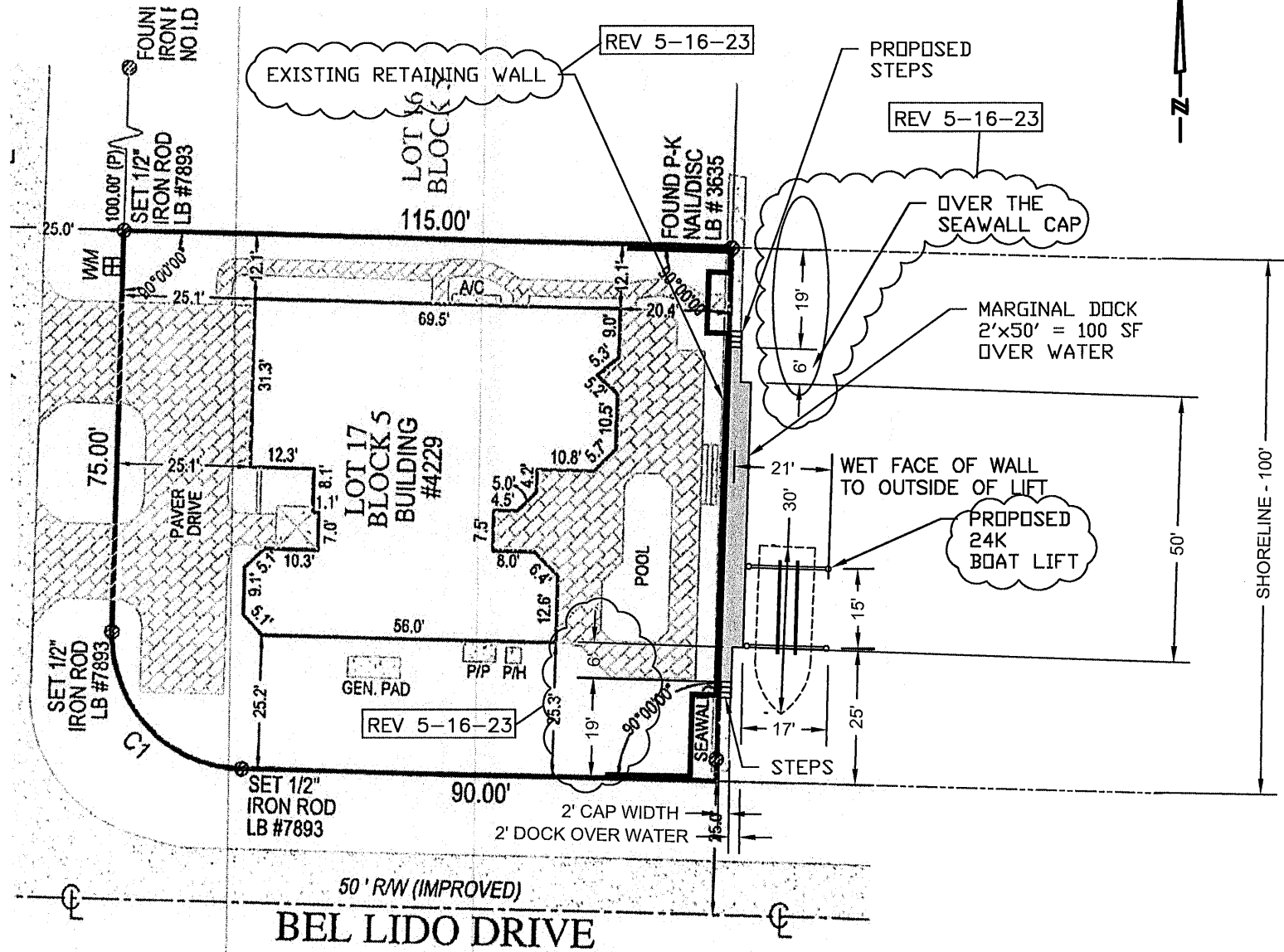




LOCATION MAP



AERIAL



SITE PLAN
1" = 30'



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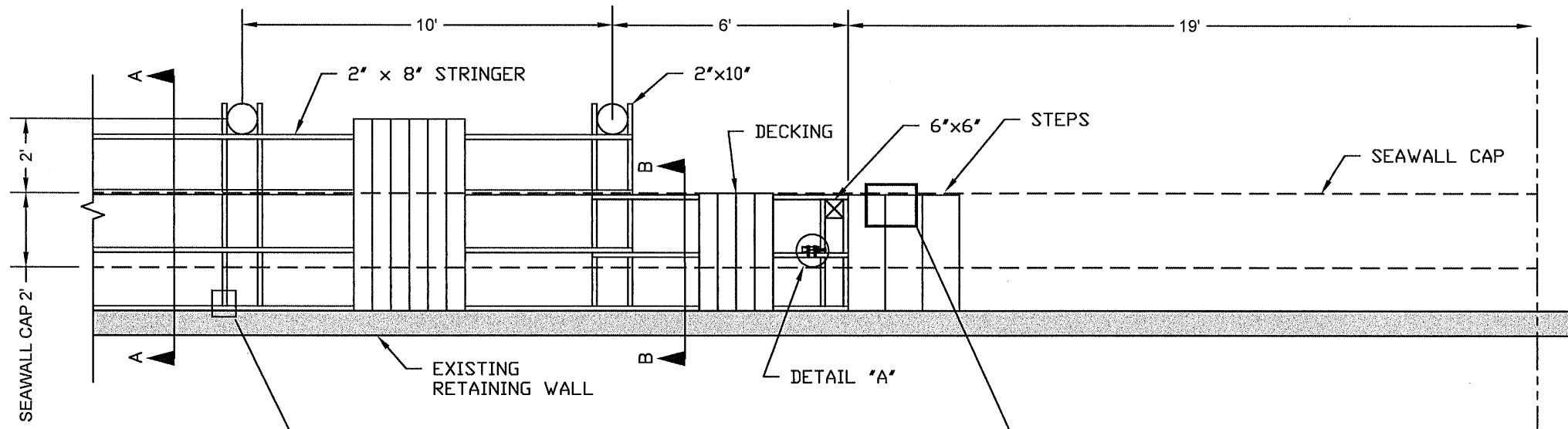
HIGHLAND BEACH
BUILDING DEPARTMENT



REVISIONS		DATE	
09/27/21	INITIAL DRAWINGS COMPLETED		
11/17/21	CLIENT CHANGES, PER AGENCY COMMENTS		
10/13/22	PER MEETING WITH AGENCY, CLIENT CHANGES		
1/13/23	RESPONSE TO FDEP COMMENTS DATED 1-5-23		
5/16/23	MODIFY DOCK TO MATCH W/RETAINING WALL		

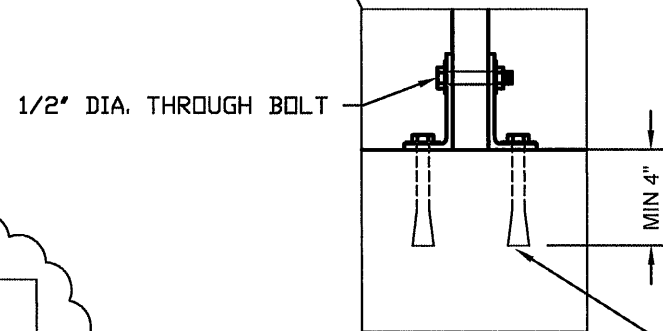
DOCK AND BOAT LIFT	
DUGGAN RESIDENCE 4229 TRANQUILITY DRIVE HIGHLAND BEACH 33487	Digitally signed by Dwight M Baber Date: 2023.08.21 14:27:32 -04'00'

MCK PROFESSIONAL ENGINEERING, INC.	
OF: (561) 663-3393	STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER NO. 52575 MICHAEL BABER FL. P.E.# 52575

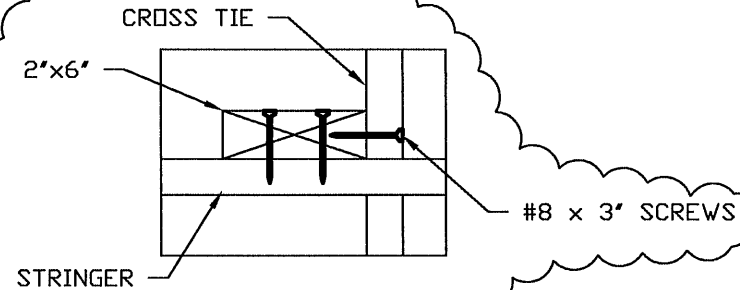


FRAMING PLAN
1/4" = 1'-0"

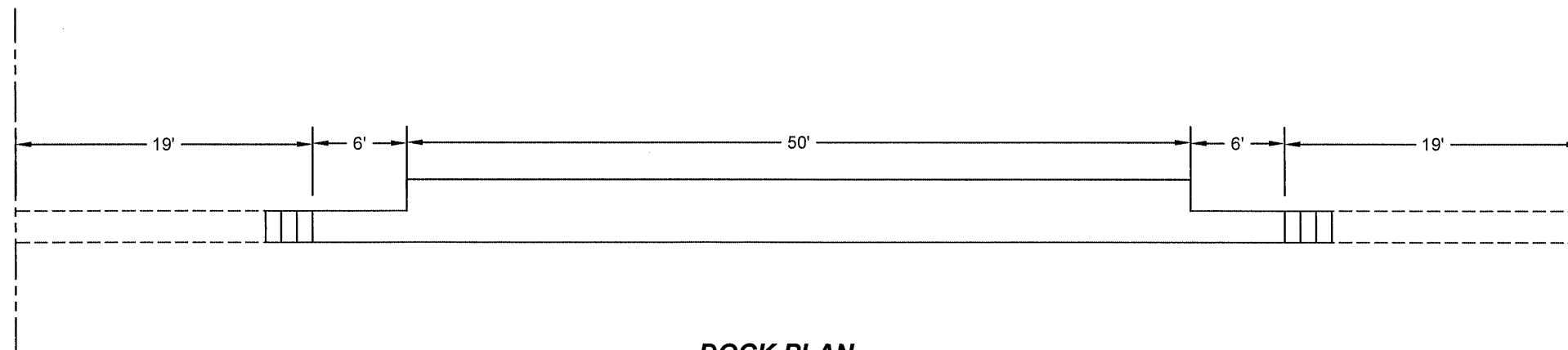
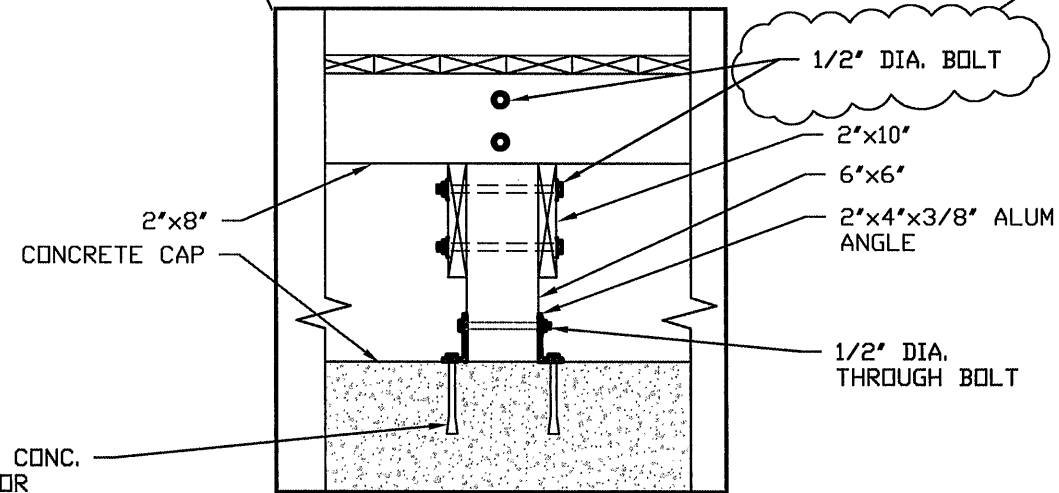
REV 12-1-22



REV 12-1-22



DETAIL "A"
TIE DOWN



DOCK PLAN
1" = 10'

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HIGHLAND BEACH
BUILDING DEPARTMENT

DATE	REVISIONS	SHEET #
09/28/21	INITIAL DRAWINGS COMPLETED	3 OF 6
11/17/21	CLIENT CHANGES: PER AGENCY COMMENTS	
9/13/22	CLIENT CHANGES	
10/13/22	PER MEETING WITH AGENCY, CLIENT CHANGES	
12/1/22	RESPONSE TO REVIEWER COMMENTS	
5/16/23	MODIFY DOCK TO MATCH W/RETAINING WALL	

Digitally signed by
Dwight M Baber
Date: 2023.08.21 14:27:49 -04'00'

This item has been electronically signed and sealed by Dwight M Baber, PE, using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

DOCK AND BOAT LIFT

DUGGAN RESIDENCE
4229 TRANQUILITY DRIVE
HIGHLAND BEACH 33487

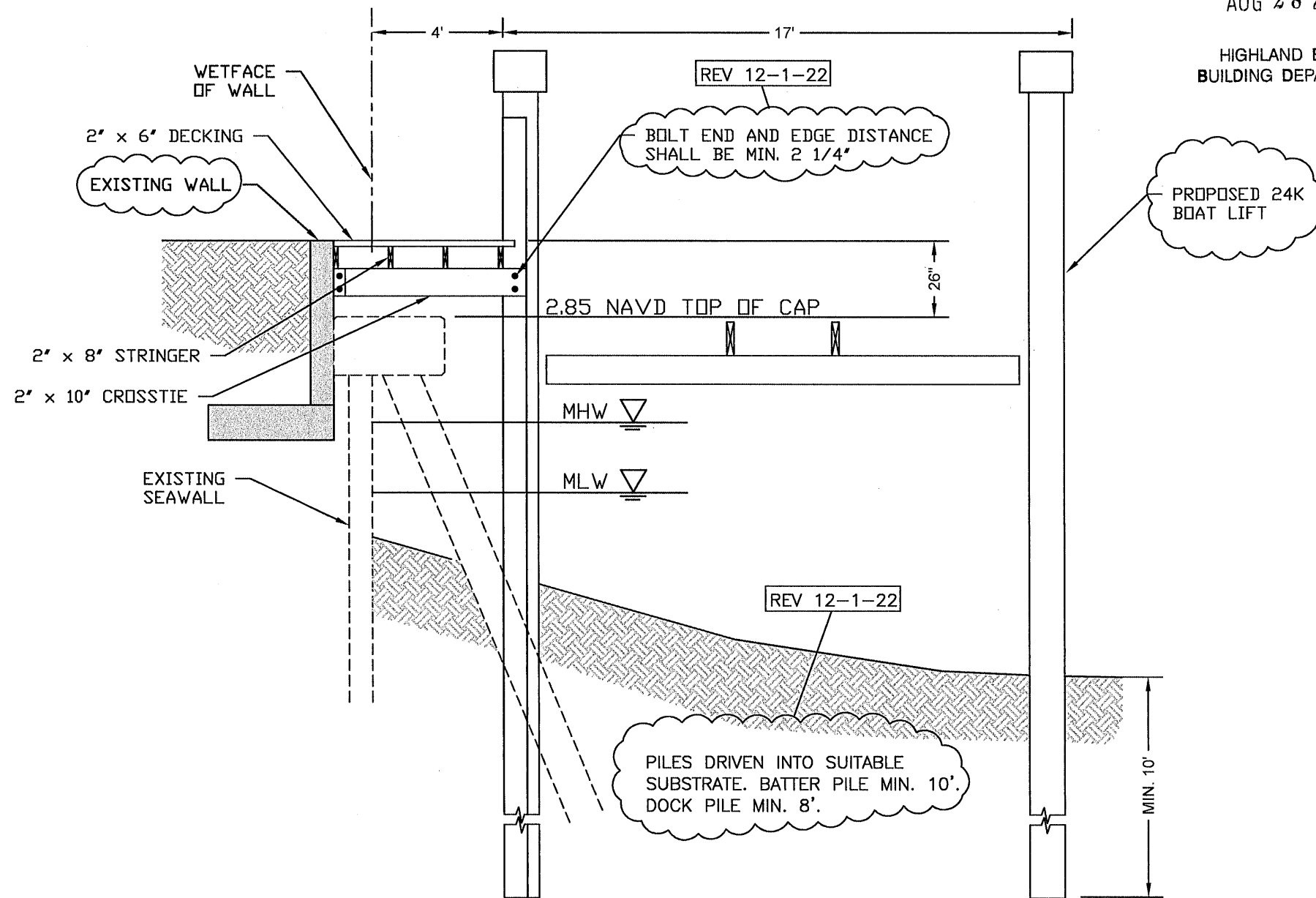
MC PROFESSIONAL ENGINEERING, INC.
NO. 52575
OF: (561) 863-3393

STATE OF FLORIDA
MICHAEL BABER
PE# 52575

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HIGHLAND BEACH
BUILDING DEPARTMENT



NOTES:

1. DECKING - PT WOOD.
2. FRAMING: BE 2"x8" STRINGERS, 2"x10" CROSS TIES, S.Y.P.
3. DECK FASTENERS TO BE 16d STAINLESS STEEL RING SHANK NAILS OR 3 1/4" HEX DRIVEN DECK SCREWS, OR PER MANUFACTURER
4. ALL FRAMING HARDWARE TO BE STAINLESS STEEL.
5. USE EXISTING PILES FOR DOCK.
6. 10" DIA. PILES FOR LIFT.
7. LUMBER TO BE PRESSURE TREATED FOR MARINE ENVIRONMENT. (ACQ OR CCA)
0.4 LBS/CF (DECK, FRAMING)
2.5 LBS/CF (PILES)
8. LUMBER TO BE #1 QUALITY SOUTHERN YELLOW PINE.

SECTION AA

1/4" = 1'-0"

SHEET #: 4 OF 6

REVISIONS

DATE

Digitally signed by
Dwight M Baber
Date: 2023.08.21
14:28:13 -04'00'

Dwight
M Baber

DOCK AND BOAT LIFT

DUGGAN RESIDENCE
4229 TRANQUILITY DRIVE
HIGHLAND BEACH 33487

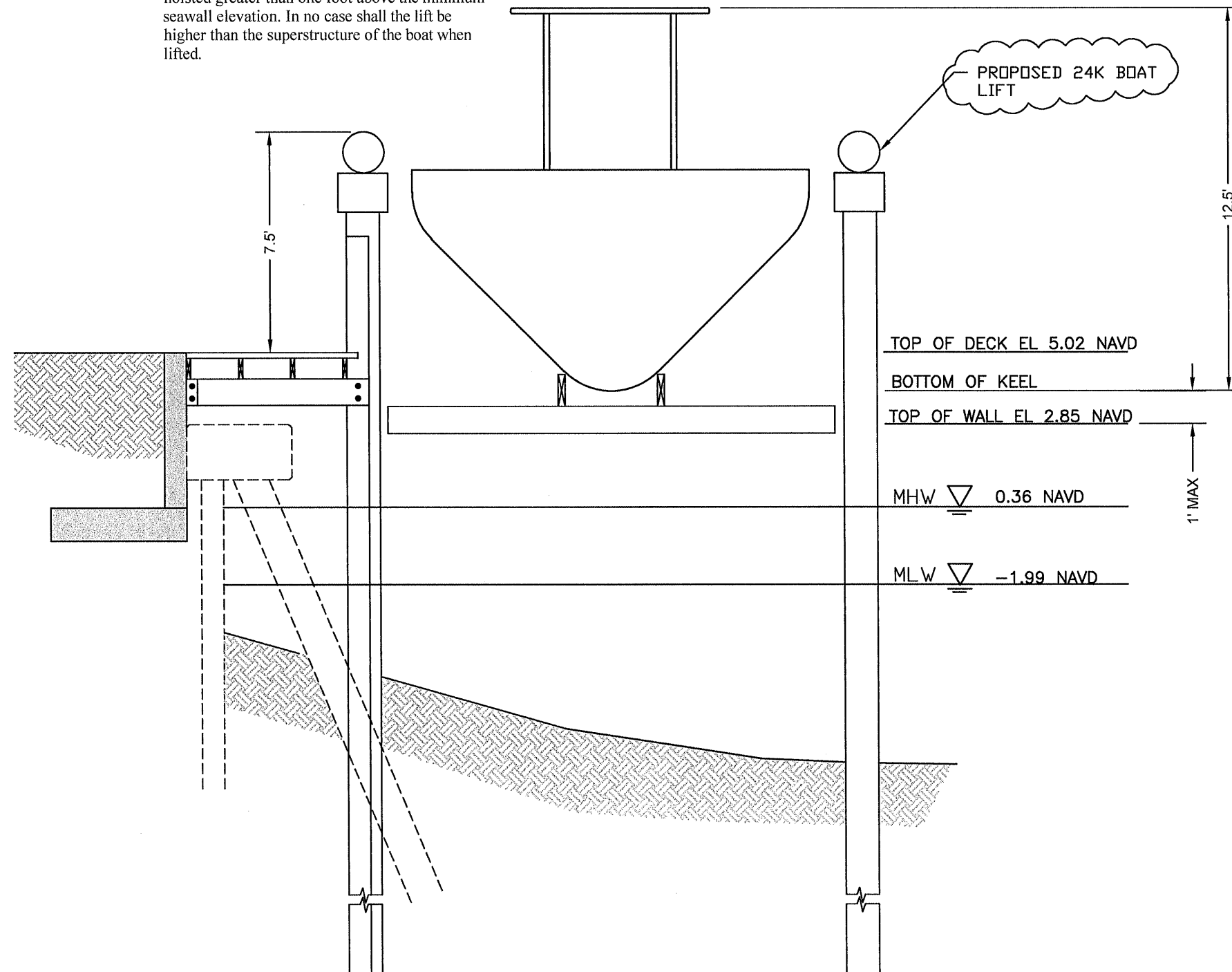
MCK PROFESSIONAL
ENGINEERING, INC.
NO. 52575
OF: (561) 663-3393

STATE OF
FLORIDA
MICHAEL BABER
PE# 52575

09/28/21	INITIAL DRAWINGS COMPLETED
11/17/21	CLIENT CHANGES PER AGENCY COMMENTS
1/20/21	PER AGENCY COMMENTS
9/13/22	CLIENT CHANGES
12/1/22	RESPONSE TO REVIEWER COMMENTS

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The bottom of the keel of any boat shall not be hoisted greater than one foot above the minimum seawall elevation. In no case shall the lift be higher than the superstructure of the boat when lifted.



BOAT LIFT
1/4" = 1'-0"

HIGHLAND BEACH
BUILDING DEPARTMENT

DATE	REVISIONS
09/28/21	INITIAL DRAWINGS COMPLETED
11/17/21	CLIENT CHANGES, PER AGENCY
1/19/22	TOWN COMMENTS

Dwight
M Baber

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DUGGAN RESIDENCE
4229 TRANQUILITY DRIVE
HIGHLAND BEACH 33487

**MCR PROFESSIONAL
ENGINEERING, INC.**
NO. 52575
OF: (561) 863-3393

STATE OF
FLORIDA
MICHAEL D. BARBER
FLORIDA # 52578