



### 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.
- The land description shown hereon was provided by the Client.
   No underground improvements were located.
- 5. The undersigned surveyor has no knowledge as to whether any of the hereon property is filled formerly submerged lands.
- 6. Bearings shown hereon are relative to the Coastal Construction Control Line recorded in Plat Book 80, Page 137—155, Palm Beach County Records, with the north line of Section 4—47—43 having a bearing of N 89°34'21" E.
- 7. Coordinates shown hereon are based upon the State Plane Coordinate System, Florida East Zone North American Datum of 1983 (NAD 83), 1990 adjustment as shown on Plat Book 80, Pages 137 through 155.
- 8. The property described hereon is subject to Flood Zone VE (EL 10 Feet) and Zone VE (EL 13 Feet) as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel Number 12099 0989 F, dated 10/05/2017, (Elevation are in NAVD 88).
- 9. Survey References:

  (a) Coastal Construction Control Line referenced from Plat Book 80, Pages 137—155, dated August 22, 1997, also recorded in Official Records Book 9951, Page 85 of the Public Records of Palm Beach County, Florida.

  (b) Florida Department of Transportation Right of Way Map for Road No. 140 (State Road A—1—A). Section 93060—2508 dated
- (b) Florida Department of Transportation Right of Way Map for Road No. 140 (State Road A—1—A), Section 93060—2508, dated 05—23—01.

  (c) Plat of BEL LIDO, Plat Book 25, Page 97 of the Public Records of Palm Beach County, Florida.
- 10. Abbreviation Legend: C = Calculated; & = Centerline; C.B.S.= Concrete Block and Stucco; CCCL = Coastal Construction Control Line; D = Per Deed; FD. = Found; F.D.O.T. = Florida Department of Transportation; I.R. = Iron Rod; L.B. = Licensed Business; OW = Overhead Wires; O.R.B. = Official Records Book; P.B.C.R. = Palm Beach County Records; F.B. = Field Book; NAD = North American Datum; NAVD = North America Vertical Datum; EL. = Elevation; PG. = Page; P.S.M. = Professional Surveyor and Mapper; P.R.M. = Permanent Reference Monument; R/W = Right-of-Way; S.R. = State Road; W/CAP = With Surveyor's Cap.

## LAND DESCRIPTION:

The south 100 feet of the north 2350 feet of Section 4 (measured at right angles to the North line thereof), Township 47 South, Range 43 East, lying east of the centerline of State Road A1A, the right of way of which road was conveyed to State of Florida by deed recorded in Deed Book 578, Page 129, Palm Beach County records which property is situated in the Town of Highland Beach, Palm Beach County, Florida.

Also described as: the north 100 feet of the south 645 feet of Government Lot 5 of State Road 140.

Also described as City Lot No. 49.

## Together with;

That part of the south 100 feet of the north 2450 feet of Section 4 (measured at right angles to the North line thereof), Township 47 South, Range 43 East, Palm Beach County, Florida, lying East of the easterly right—of—way line of State Road. No. 140, together with any right title or interest of Grantor, if any, in and to land lying within the right—of—way of State Road 140 (A—1—A) to the centerline thereof.

Said lands lying in Highland Beach, Palm Beach County, Florida and containing 40,176 square feet (0.9223 acres) more or

## CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary and Mean High Water Survey 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 and Mean High Water Survey meets the Standards of Practice set forth in Chapter 5J—17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes, it complies with Chapter 177, Part II Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Mean High Water Survey File 7325.

Date: Nov. 30, 1022

MICHAEL Digitally signed by MICHAEL J.

J. AVIROM, AVIROM, P.S.M.

P.S.M. Date: 2023.03.03
10:28:12 -05'00'

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



**AVIROM & ASSOCIATES, INC.** SURVEYING & MAPPING

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# BOUNDARY AND MEAN HIGH WATER SURVEY 4015 & 4019 S. OCEAN BOULEVARD

THE SOUTH 100 FEET OF THE NORTH 2350 FEET & THE SOUTH 100 FEET OF THE NORTH 2450 FEET SECTION 4, TOWNSHIP 47 SOUTH, RANGE 43 EAST HIGHLAND BEACH PALM BEACH COUNTY, FLORIDA

JOB#:		7746-2	2
SCALE:		1" = 20'	
DATE:		11/29/20	22
BY:		M.A.J.	
CHECK	ED:	M.J.A.	
F.B.	2016	PG.	71
SHEET:		1 OF	1