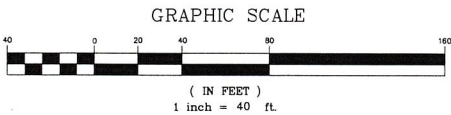
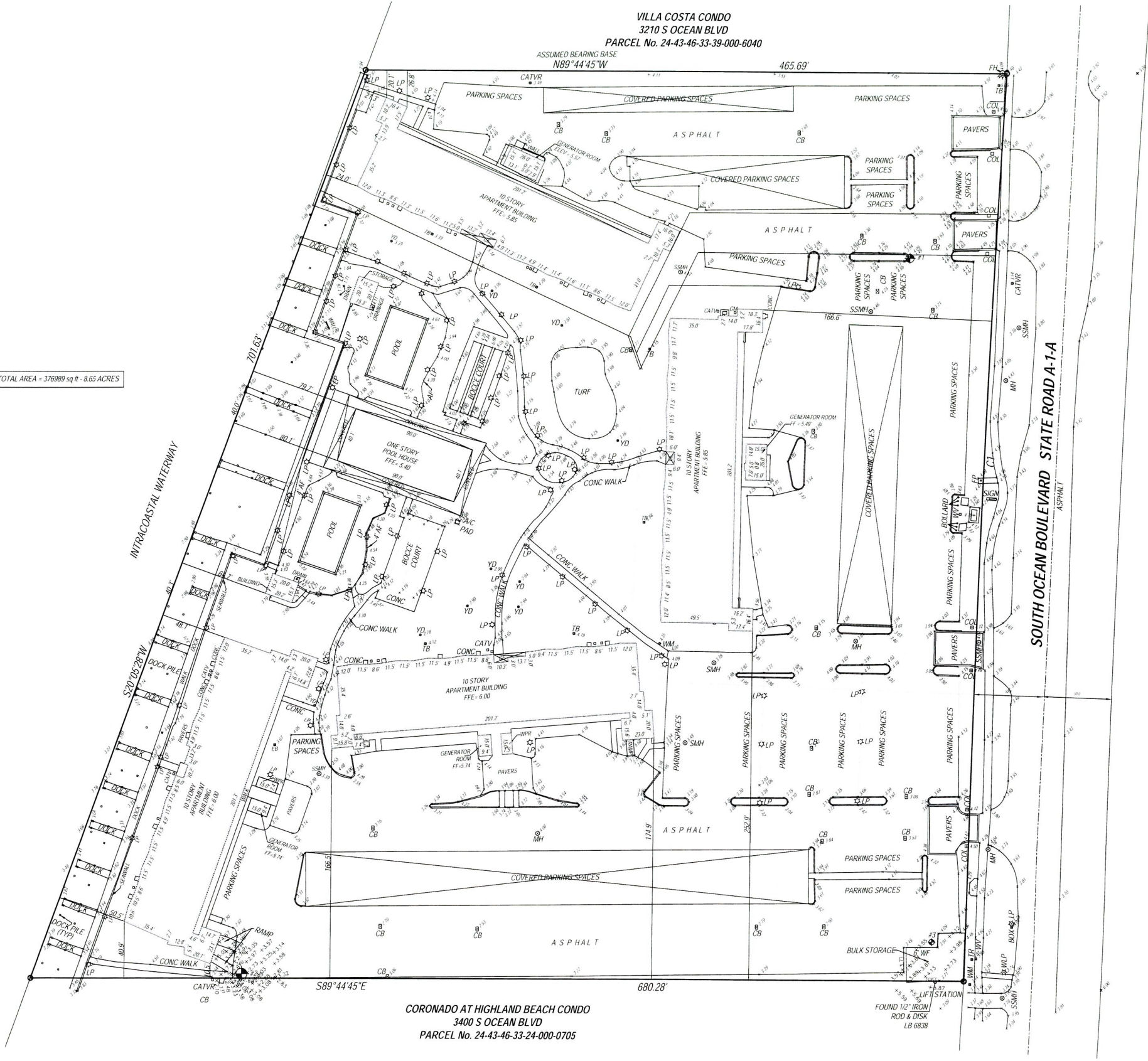


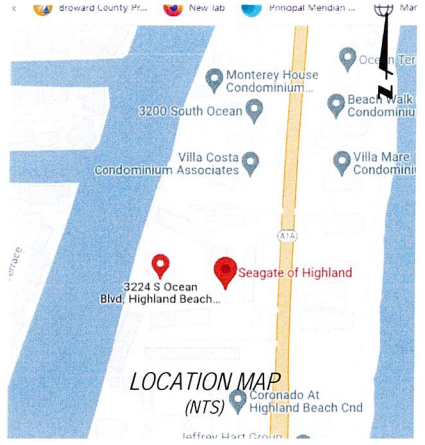


TOTAL AREA = 376989 sq ft - 8.65 ACRES

- LEGEND:**
- TB TELEPHONE BOX
 - COL COLUMN
 - CB CATCH BASIN
 - CATVR CABLE TV RISER
 - FH FIRE HYDRANT
 - SSMH SANITARY MANHOLE
 - LP LIGHT POLE
 - YD YARD DRAINAGE
 - MH MANHOLE
 - EB ELECTRIC BOX
 - TYP TYPICAL
 - WM WATER METER
 - WV WATER VALVE
 - TR TELEPHONE RISER
 - FP FLAG POLE
 - GM GAS METER
 - WLP WOOD LIGHT POLE
 - CE COVERED ENTRY
 - WPR WATER PUMP ROOM
 - #1 -SET MAG NAIL & DISK / LB 8261 SITE BENCHMARK ELEVATION = 3.72'
 - #2 -SET MAG NAIL & DISK / LB 8261 SITE BENCHMARK ELEVATION = 2.85'



CURVE C1:
Radius: 19148.60'
Length: 561.49'
Delta: 1°40'48"
Chord: 561.47'
Chord Direction: S02°25'10"W



PROPERTY ADDRESS:
3224 S. OCEAN DRIVE
HIGHLAND BEACH, FL 33415

FLOOD ZONE: "AE" EL. 6'
PANEL NO: 12099C 0887F
DATE: OCTOBER 5, 2017

CERTIFIED TO:
1. SEAGATE OF HIGHLAND CONDOMINIUMS, INC.

LEGAL DESCRIPTION:
THAT PART OF THE SOUTH 50 FEET OF GOVERNMENT LOTS 1 AND 2 OF SECTION 33, TOWNSHIP 46 SOUTH RANGE 43 EAST, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A AND EAST OF THE EAST RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY; AND ALSO THAT PART OF THE NORTH 610 FEET OF GOVERNMENT LOTS 3 AND 4 OF SECTION 33, TOWNSHIP 46 SOUTH RANGE 43 EAST, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A AND EAST OF THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY.
ABOVE DESCRIBED LAND SITUATE, LYING AND BEING IN THE TOWN OF HIGHLAND BEACH, PALM BEACH COUNTY, FLORIDA.

- SURVEYORS' NOTES:**
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
 2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
 4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
 5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
 7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
 9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
 10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD88)

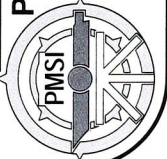
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SEP 15 2025

HIGHLAND BEACH
BUILDING DEPARTMENT

BOUNDARY AND
TOPOGRAPHIC
SURVEY

PRINCIPAL MERIDIAN
SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764



SIGNATURE
DOUG WALKER
PROFESSIONAL 12099C SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

22/06/01
BULK STORAGE
ADJ LDC
UPDATE
BOUNDARY SURVEY
PURPOSE
JOB#

RAMIT
JH
MS
FIELD

JH
JH
CD
DRAFT

07/26/25
08/09/23
08/09/24
09/26/22
DATE

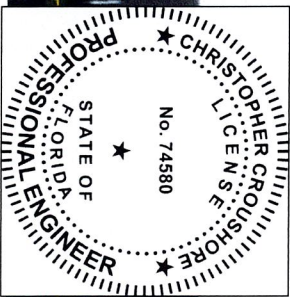
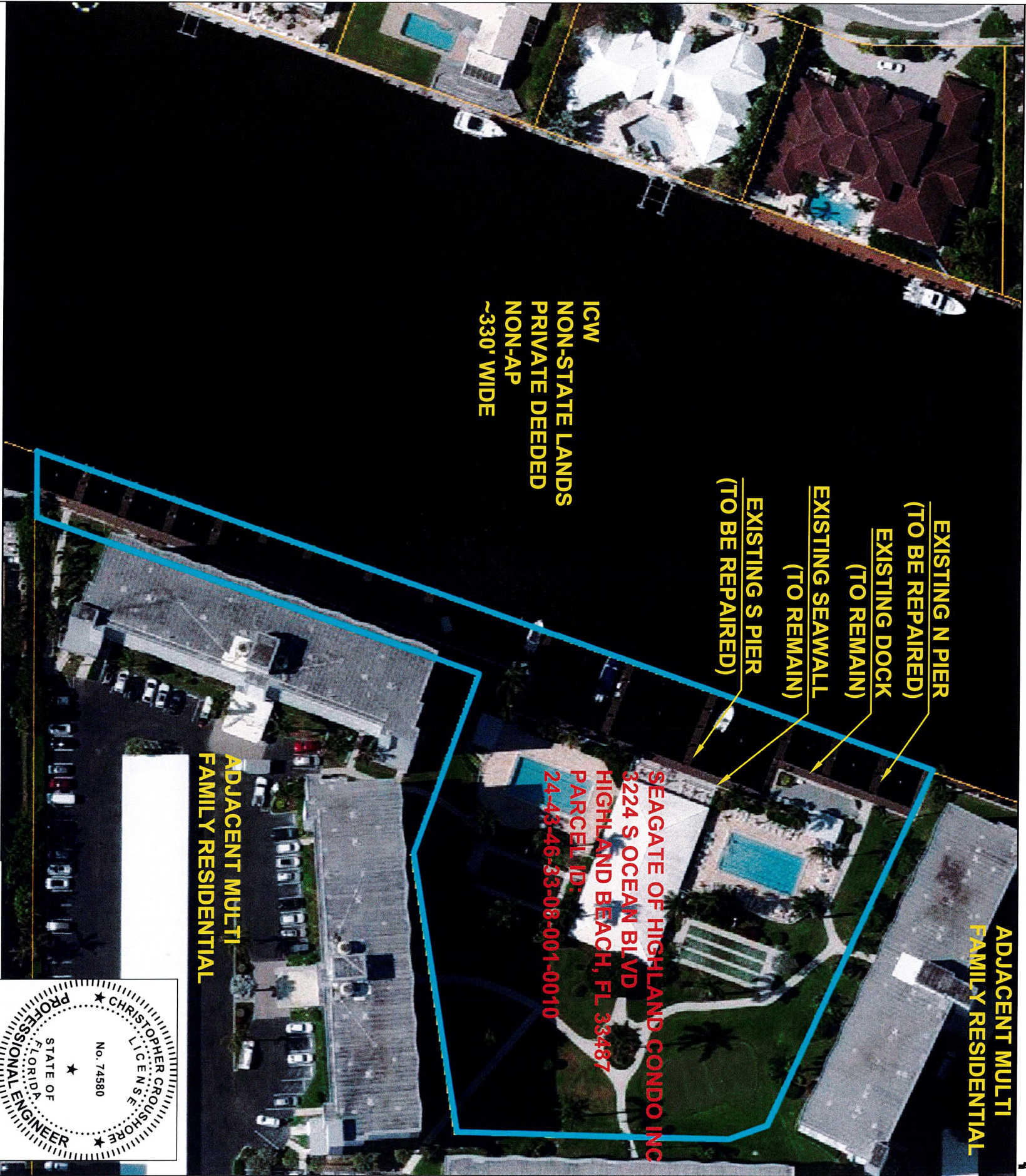
RECEIVED

SEP 15 2025

HIGHLAND BEACH
BUILDING DEPARTMENT

NOTES

- AERIAL PROVIDED BY PALM BEACH COUNTY PROPERTY APPRAISER
- MHW/MLW UP AGAINST EXISTING SEAWALL
- NOAA STATION #8722784 (YAMATO - ICW)
- MHW = +0.36' NAVD 88, MLW = -1.99' NAVD 88



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PROPOSED FINGER PIER REPAIRS
PLAN VIEW - EXISTING CONDITIONS
SCALE 1" = 100'

CHRISTOPHER R. CROUSHORE, PE
FLORIDA PE # 74580

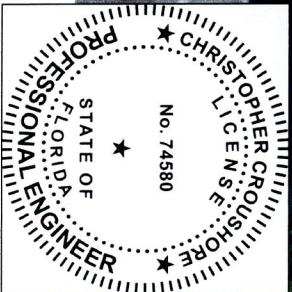
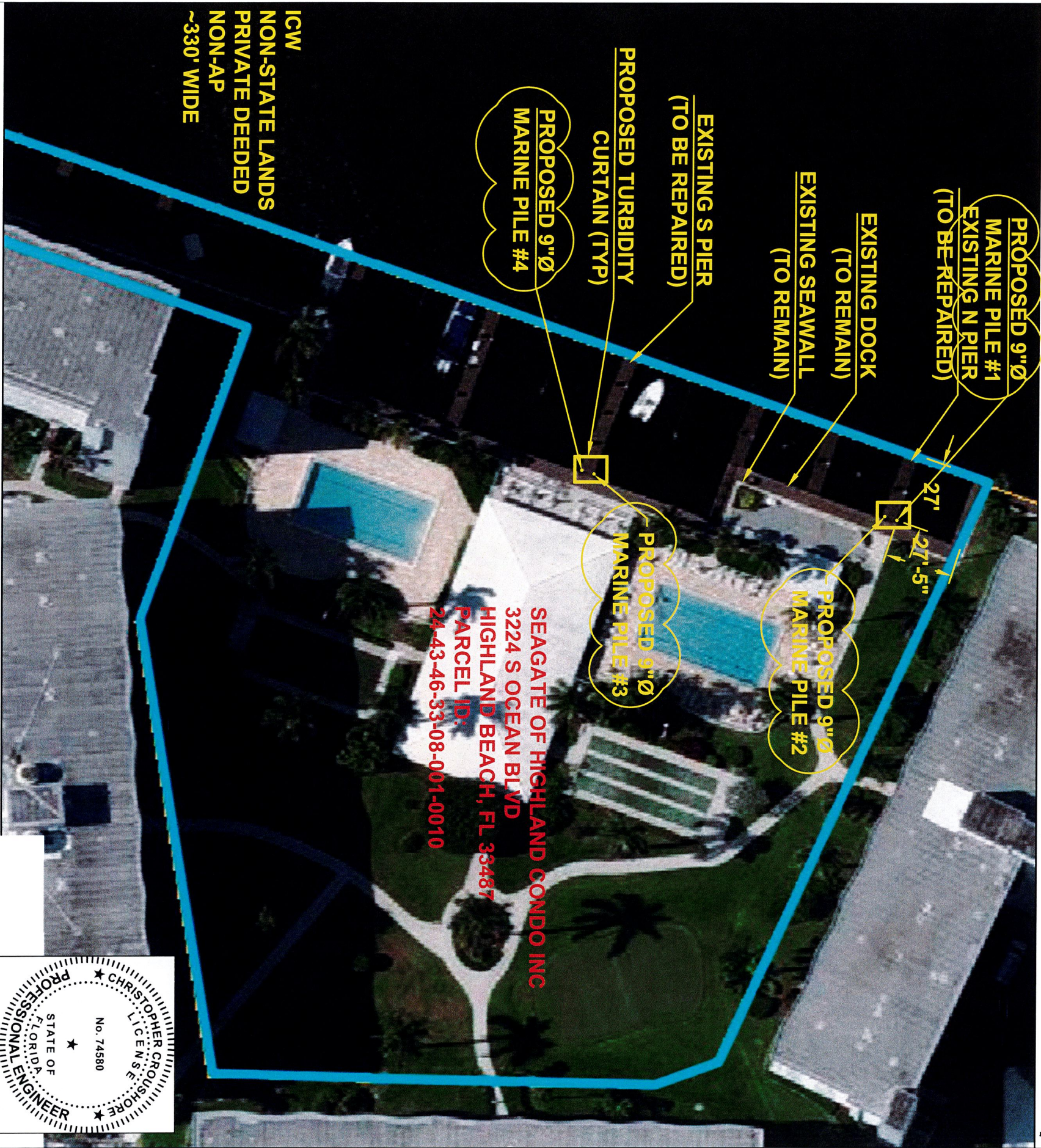
Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461
PH (561) 951-6036
FL CERT OF AUTH #30254

SCALE: 1" = 100'	SEAGATE OF HIGHLAND BEACH	P-1
DATE: 04.04.25	3224 S OCEAN BLVD	
	HIGHLAND BEACH, FL 33487	
DRAWN BY: CRC	PROPOSED DOCK REPAIRS PLAN VIEW - EXISTING CONDITIONS	

NOTES

- AERIAL PROVIDED BY PALM BEACH COUNTY PROPERTY APPRAISER
- TURBIDITY CURTAIN IN PLACE FOR ALL PILING INSTALLATIONS
- MHW/MLW UP AGAINST EXISTING SEAWALL
- NOAA STATION #8722784 (YAMATO - ICW)
- MHW = +0.36' NAVD 88, MLW = -1.99' NAVD 88
- SMALL AREA AROUND NORTH PIER TO RECEIVE IN-KIND REPAIR/REPLACEMENT AS NEEDED, ONCE AREA CAN BE REVIEWED.
- NO DESIGN ANALYSIS PERFORMED ON EXISTING DOCK DESIGN/CONSTRUCTION



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PROPOSED FINGER PIER REPAIRS
PLAN VIEW - PROPOSED CONDITIONS
SCALE 1" = 60'

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FLORIDA PE # 74580

Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461
PH (561) 951-6036
FL CERT OF AUTH #30254

SCALE: 1" = 60'	SEAGATE OF HIGHLAND BEACH 3224 S OCEAN BLVD HIGHLAND BEACH, FL 33487 PROPOSED DOCK REPAIR PLAN VIEW - PROPOSED CONDITIONS	P-2
DATE: 04.04.25		
REVISED: 08.26.25		
DRAWN BY: CRC		SHEET 2 OF 4

NOTES

- DESIGNED USING FBC 8TH EDITION, 2023
- DESIGN LIVE LOAD (MULTI-FAMILY RESIDENTIAL): 100 PSF
- DECK BOARD NOT SHOWN FOR CLARITY
- NO ANALYSIS PERFORMED OF MAIN WALKWAY OR OTHER SUPPORTED FINGER PIERS. ONLY THE TWO EFFECTED FINGER PIER/MARGINAL DOCK INTERSECTIONS.

WIND PRESSURE

OPEN STRUCTURE - MONO-SLOPED ROOFING

· APPLIED WIND PRESSURE = 53.86 PSF

CONSTANTS USED

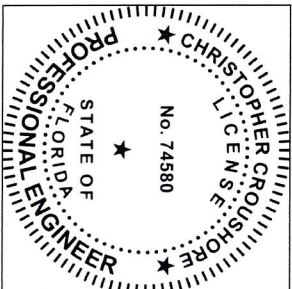
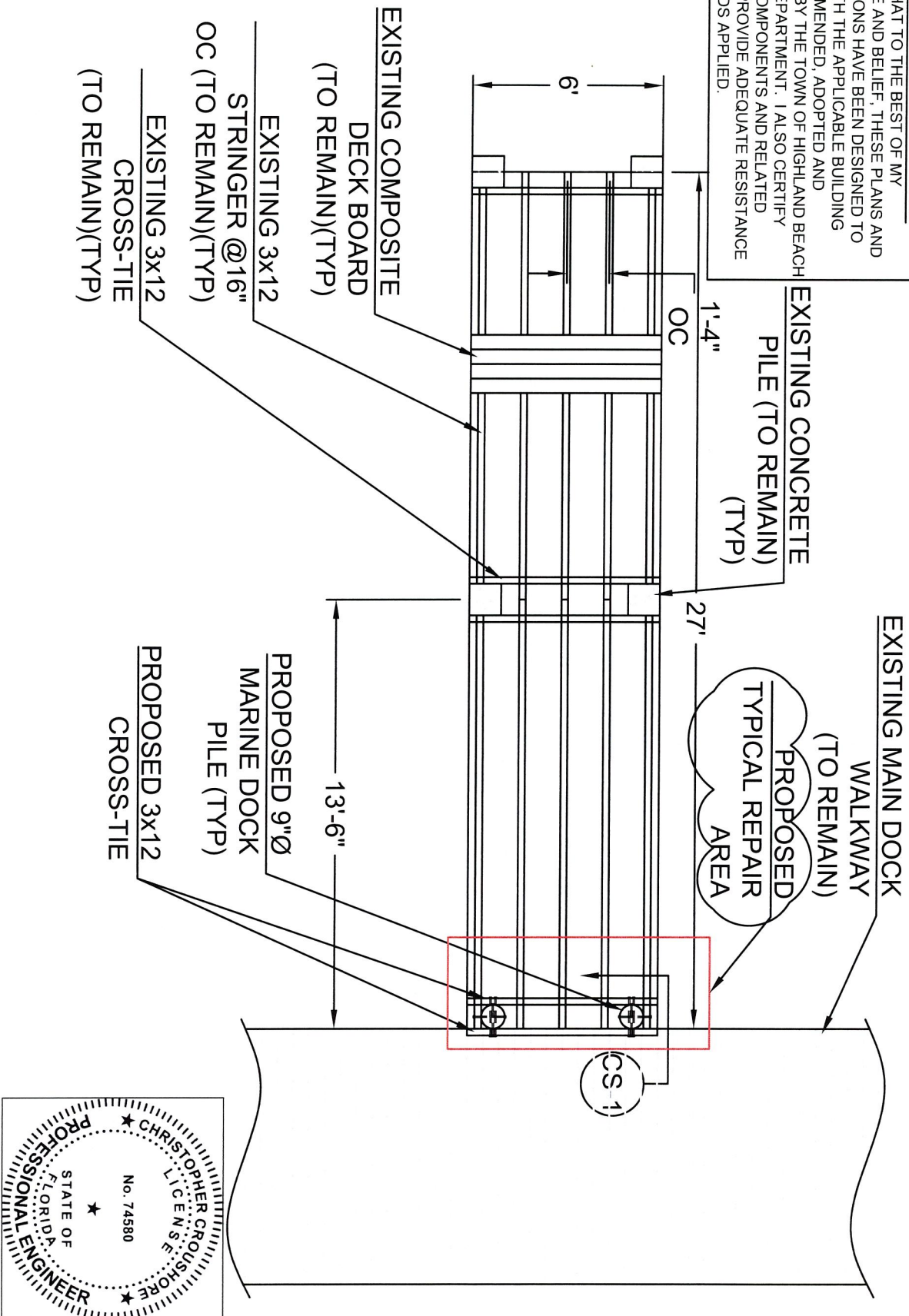
ENCLOSURE CLASSIFICATION =
OPEN STRUCTURE (DOCK)
DIMENSION PERP TO WIND =
6.00 FT
DIMENSION PARALLEL TO WIND (SEGMENTAL) =
13.50 FT
MEAN DOCK HEIGHT (ABOVE WATER) = 4.50 FT
DOCK ANGLE = 0.00 DEG
WIND SPEED, V = 155.0 MPH
EXPOSURE CAT. = D
RISK CATEGORY = 2
WIND DIRECTIONALITY FACTOR = $K_d = 0.85$
TOPOGRAPHIC FACTOR = $K_{zt} = 1.0$
GUST EFFECT FACTOR = $G = 0.85$
INTERNAL PRESSURE COEFFICIENT = $G_{Cpi} = 0.56$
PRESSURE CALCULATION IS BASED ON
ASCE 7-22

WIND LOAD CERTIFICATION STATEMENT

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS HAVE BEEN DESIGNED TO COMPLY WITH THE APPLICABLE BUILDING CODES AS AMENDED, ADOPTED AND ENFORCED BY THE TOWN OF HIGHLAND BEACH BUILDING DEPARTMENT. I ALSO CERTIFY THAT THE COMPONENTS AND RELATED ELEMENTS PROVIDE ADEQUATE RESISTANCE TO THE LOADS APPLIED.

*** ADDITIONAL NOTE ***

- THERE ARE TWO EFFECTED FINGER PIERS. BOTH ARE THE SAME AND REQUIRE 2 NEW PILES AT THE SAME LOCATIONS ON EACH PIER. THE DRAWING BELOW SHOWS WHAT EACH LOOK LIKE, THUS "TYPICAL"



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PROPOSED FINGER PIER REPAIR (TYPICAL)
PLAN VIEW - PILE LAYOUT
SCALE 1" = 6'

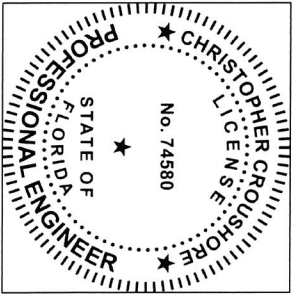
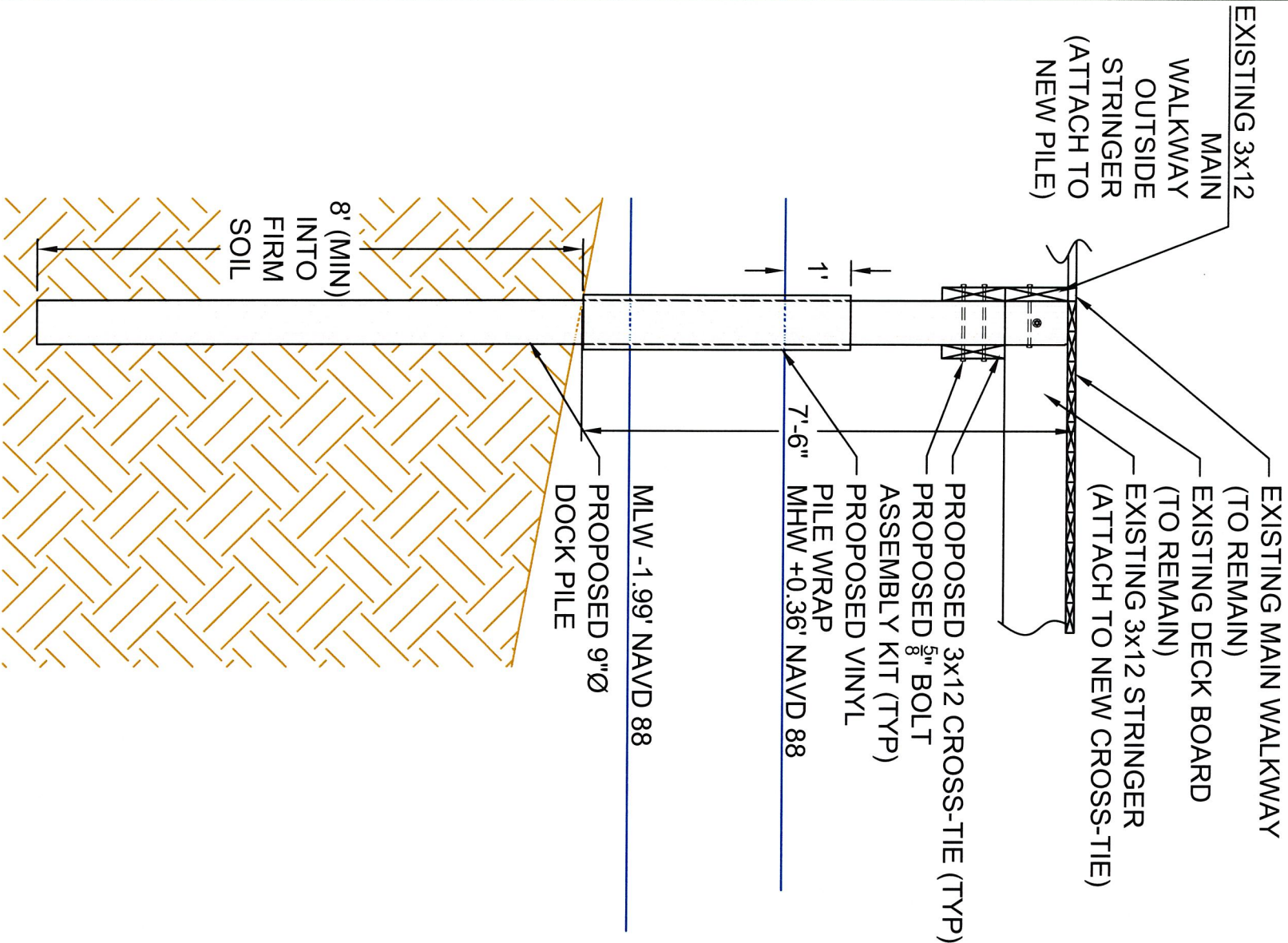
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FLORIDA PE # 74580

Croushore Marine Engineering Inc.

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PH (561) 951-6036
FL CERT OF AUTH #30254

SCALE: 1" = 6'		SEAGATE OF HIGHLAND BEACH	
DATE:	04.04.25	3224 S OCEAN BLVD	
REVISED:	08.26.25	HIGHLAND BEACH, FL 33487	
DRAWN BY: CRC		PROPOSED DOCK REPAIR DETAILED PLAN VIEW - PILE LAYOUT	
		P-3	
		SHEET 3 OF 4	

- ***NOTES***
- PT IS AS FOLLOWS: 2.50 CCA (MARINE PILES)
 - ALL WOOD TO BE SYP GRADE 1 OR BETTER, ALL HARDWARE TO BE SS, UNLESS NOTED
 - BOLT ASSEMBLY KIT INCLUDES: $\frac{5}{8}$ " Ø BOLT, 1.25" Ø WASHER, HEX NUT
 - OUTSIDE STRINGERS CONNECTED TO MARINE PILE W/ (1) BOLT ASSEMBLY KIT
 - INSIDE STRINGERS CONNECTED TO CROSS-TIE WITH 2x8 BLOCK, THREE #10 TOE NAIL x3" EACH WAY
 - CROSS-TIES CONNECTED TO MARINE PILE W/ (2) BOLT ASSEMBLY KITS
 - RECONNECT EXISTING DECKBOARD TO EXISTING STRINGERS W/ #10 SS DECK SCREWS, 2 PER BOARD PER STRINGER
 - CONNECT EXISTING OUTSIDE STRINGER OF MAIN WALKWAY TO NEW PILE W/ (1) BOLT ASSEMBLY KIT



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PROPOSED FINGER PIERS REPAIRS
TYPICAL CROSS-SECTION VIEW
SCALE 1" = 3'

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FL CERT OF AUTH #30254

SCALE: 1" = 3'	SEAGATE OF HIGHLAND BEACH 3224 S OCEAN BLVD HIGHLAND BEACH, FL 33487 PROPOSED DOCK REPAIR TYP CROSS-SECTION VIEW	CS-1
DATE: 04.04.25		
DRAWN BY: CRC		