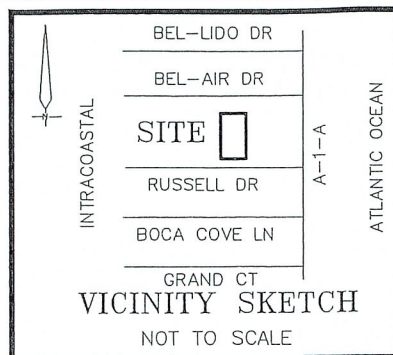


MAY 07 2025

HIGHLAND BEACH
BUILDING DEPARTMENT

Boundary Survey for NAIA GONZALEZ BREEZY PERMITS

PREPARED BY:

**Bob Buggee, Inc.
the "SURVEYOR"**P.O. BOX 3887
BOYNTON BEACH, FLORIDA, 33426
SURVEY & MAPPING BUSINESS #7890
561-732-7877

LEGAL DESCRIPTION

COMMON AREA - #1107 THRU #1111 RUSSELL DRIVE
LOTS 16 & 17, HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 154, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SUBJECT TO EASEMENTS AND RIGHT-OF-WAY OF RECORD.

LESS AND EXCEPT THE SIX FOLLOWING PARCELS OF GROUND:

UNIT #1107-A RUSSELL DRIVE:

A PORTION OF LOTS 16 AND 17, HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 154, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 16 OF THE AFOREMENTIONED PLAT OF HIGHLAND BEACH ISLES; THENCE WEST ALONG A PORTION OF LOTS 16 AND 17 A DISTANCE OF 153.41 FEET; THENCE NORTH A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; THENCE WEST ALONG THE SOUTH FACE OF THE EXISTING CONCRETE BLOCK RESIDENCE A DISTANCE OF 21.73 FEET; THENCE NORTH ALONG THE WEST FACE OF SAID RESIDENCE A DISTANCE OF 55.40 FEET; THENCE EAST ALONG THE NORTH FACE OF THE EXISTING RAILING OF THE WOOD DECK OF SAID RESIDENCE A DISTANCE OF 21.73 FEET; THENCE SOUTH THROUGH THE CENTER OF THE PARTITION WALL THERE SITUATE BETWEEN #1107-A AND #1107-B A DISTANCE OF 55.40 FEET TO THE POINT OF BEGINNING.

UNIT #1107-B RUSSELL DRIVE:

A PORTION OF LOTS 16 AND 17, HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 154, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 16 OF THE AFOREMENTIONED PLAT OF HIGHLAND BEACH ISLES; THENCE WEST ALONG A PORTION OF LOTS 16 AND 17 A DISTANCE OF 153.41 FEET; THENCE NORTH A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH THROUGH THE CENTER OF THE PARTITION WALL THERE SITUATE BETWEEN #1107-A AND #1107-B A DISTANCE OF 55.4 FEET; THENCE EAST ALONG THE NORTH FACE OF THE EXISTING RAILING OF THE WOOD DECK OF THE EXISTING CONCRETE BLOCK RESIDENCE A DISTANCE OF 21.72 FEET; THENCE SOUTH ALONG THE EAST FACE OF SAID RESIDENCE A DISTANCE OF 55.40 FEET; THENCE WEST ALONG THE SOUTH FACE OF SAID RESIDENCE A DISTANCE OF 21.72 FEET TO THE POINT OF BEGINNING.

UNIT #1109-A RUSSELL DRIVE:

A PORTION OF LOTS 16 AND 17, HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 154, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 16 OF THE AFOREMENTIONED PLAT OF HIGHLAND BEACH ISLES; THENCE WEST ALONG A PORTION OF LOTS 16 AND 17 A DISTANCE OF 100.09 FEET; THENCE NORTH A DISTANCE OF 24.95 FEET TO THE POINT OF BEGINNING; THENCE WEST ALONG THE SOUTH FACE OF THE EXISTING CONCRETE BLOCK RESIDENCE A DISTANCE OF 21.70 FEET; THENCE NORTH ALONG THE WEST FACE OF SAID RESIDENCE OF 44.00 FEET; THENCE WEST A DISTANCE OF 2.00 FEET; THENCE NORTH ALONG THE WEST FACE OF THE EXISTING BLOCK WALL OF THE WOOD DECK OF SAID RESIDENCE A DISTANCE OF 11.20 FEET; THENCE EAST ALONG THE NORTH FACE OF SAID EXISTING BLOCK WALL OF THE WOOD DECK OF SAID RESIDENCE A DISTANCE OF 23.70 FEET; THENCE SOUTH THROUGH THE CENTER OF THE PARTITION WALL THENCE SITUATE BETWEEN #1109-A AND #1109-B A DISTANCE OF 55.20 FEET TO THE POINT OF BEGINNING.

UNIT #1109-B RUSSELL DRIVE:

A PORTION OF LOTS 16 AND 17, HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 154, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 16 OF THE AFOREMENTIONED PLAT OF HIGHLAND BEACH ISLES; THENCE WEST ALONG A PORTION OF LOTS 16 AND 17 A DISTANCE OF 100.09 FEET; THENCE NORTH A DISTANCE OF 24.95 FEET TO THE POINT OF BEGINNING; THENCE NORTH THROUGH THE CENTER OF THE PARTITION WALL THERE SITUATE BETWEEN #1109-A AND #1109-B A DISTANCE OF 55.20 FEET; THENCE EAST ALONG THE NORTH FACE OF THE EXISTING CONCRETE BLOCK RESIDENCE AT 23.70 FEET; THENCE SOUTH ALONG THE EAST FACE OF SAID EXISTING BLOCK WALL OF THE WOOD DECK OF SAID RESIDENCE A DISTANCE OF 11.20 FEET; THENCE WEST A DISTANCE OF 2.00 FEET; THENCE SOUTH ALONG THE EAST FACE OF SAID RESIDENCE A DISTANCE OF 44.00 FEET; THENCE WEST ALONG THE SOUTH FACE OF SAID RESIDENCE A DISTANCE OF 21.70 FEET TO THE POINT OF BEGINNING.

UNIT #1111-A RUSSELL DRIVE:

A PORTION OF LOTS 16 AND 17, HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 154, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 16 OF THE AFOREMENTIONED PLAT OF HIGHLAND BEACH ISLES; THENCE WEST ALONG A PORTION OF LOTS 16 AND 17 A DISTANCE OF 46.78 FEET; THENCE NORTH A DISTANCE OF 34.96 FEET TO THE POINT OF BEGINNING; THENCE WEST ALONG THE SOUTH FACE OF THE EXISTING CONCRETE BLOCK RESIDENCE A DISTANCE OF 21.71 FEET; THENCE NORTH ALONG THE WEST FACE OF SAID RESIDENCE A DISTANCE OF 55.40 FEET; THENCE EAST ALONG THE NORTH FACE OF THE EXISTING RAILING OF THE WOOD DECK OF SAID RESIDENCE A DISTANCE OF 2.20 FEET; THENCE NORTHEASTERLY 7.07 FEET; THENCE EAST 5.10 FEET; THENCE SOUTHEASTERLY 7.07 FEET; THENCE EAST 4.41 FEET (THE LAST FOUR COURSES AND DISTANCES BEING COINCIDENT WITH THE SAID NORTH FACE OF THE EXISTING RAILING), THENCE SOUTH THROUGH THE CENTER OF THE PARTITION WALL THERE SITUATE BETWEEN 1111-A AND 1111-B A DISTANCE OF 55.40 FEET TO THE POINT OF BEGINNING.

UNIT #1111-B RUSSELL DRIVE:

A PORTION OF LOTS 16 AND 17, HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 154, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 16 OF THE AFOREMENTIONED PLAT OF HIGHLAND BEACH ISLES; THENCE WEST ALONG A PORTION OF LOTS 16 AND 17 A DISTANCE OF 46.78 FEET; THENCE NORTH A DISTANCE OF 34.96 FEET TO THE POINT OF BEGINNING; THENCE NORTH THROUGH THE CENTER OF THE PARTITION WALL THERE SITUATE BETWEEN #1111-A AND #1111-B A DISTANCE OF 55.40 FEET; THENCE EAST ALONG THE NORTH FACE OF THE EXISTING RAILING OF THE WOOD DECK OF THE EXISTING CONCRETE BLOCK RESIDENCE A DISTANCE OF 21.71 FEET; THENCE SOUTH ALONG THE EAST FACE OF SAID RESIDENCE A DISTANCE OF 55.40 FEET; THENCE WEST ALONG THE SOUTH FACE OF SAID RESIDENCE A DISTANCE OF 21.71 FEET TO THE POINT OF BEGINNING.

RECEIVED

MAY 07 2025

HIGHLAND BEACH
BUILDING DEPARTMENT

Boundary Survey

for

NAIA GONZALEZ

BREEZY PERMITS

PROPERTY ADDRESS

1107, 1109, 1111 RUSSELL DRIVE,
UNITS A & B
HIGHLAND BEACH, FL 33487

FLOOD ZONE

FLOOD ZONE: AE
ELEVATION: 6'
TOWN OF HIGHLAND BEACH: 12511
PANEL NUMBER: 12099C 0989F
EFFECTIVE DATE: 07-31-24

SURVEYOR'S NOTES

EXISTING IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

SURVEYOR HAS NOT ABSTRACTED THIS SURVEY FOR EASEMENTS AND RIGHTS OF WAYS OF RECORD.

SURVEY IS NOT VALID WITHOUT A RAISED SEAL.

BEARINGS, IF SHOWN, ARE BASED ON THE RECORD PLAT.

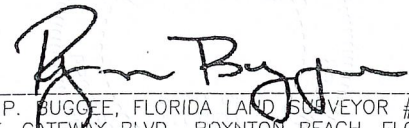
ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, USING FEET.

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.

ELEVATIONS ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION HIGH ACCURACY NETWORK NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988.

CERTIFICATION

I HEREBY CERTIFY THAT I MADE THIS SURVEY AND THAT IT IS
TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND
BELIEF.

BY: 
RYAN P. BUGGEE, FLORIDA LAND SURVEYOR #7454
233 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA
DATE OF FIELD SURVEY: 03/05/25
DWG # 1102224A_11X17

SHEET 2 OF 3

PREPARED BY:

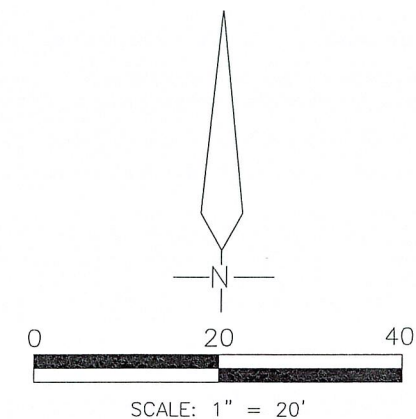
Bob Buggee, Inc.
the "SURVEYOR"

P.O. BOX 3887
BOYNTON BEACH, FLORIDA, 33426
SURVEY & MAPPING BUSINESS #7890
561-732-7877

CANAL

100.00'

100.00'



Boundary Survey

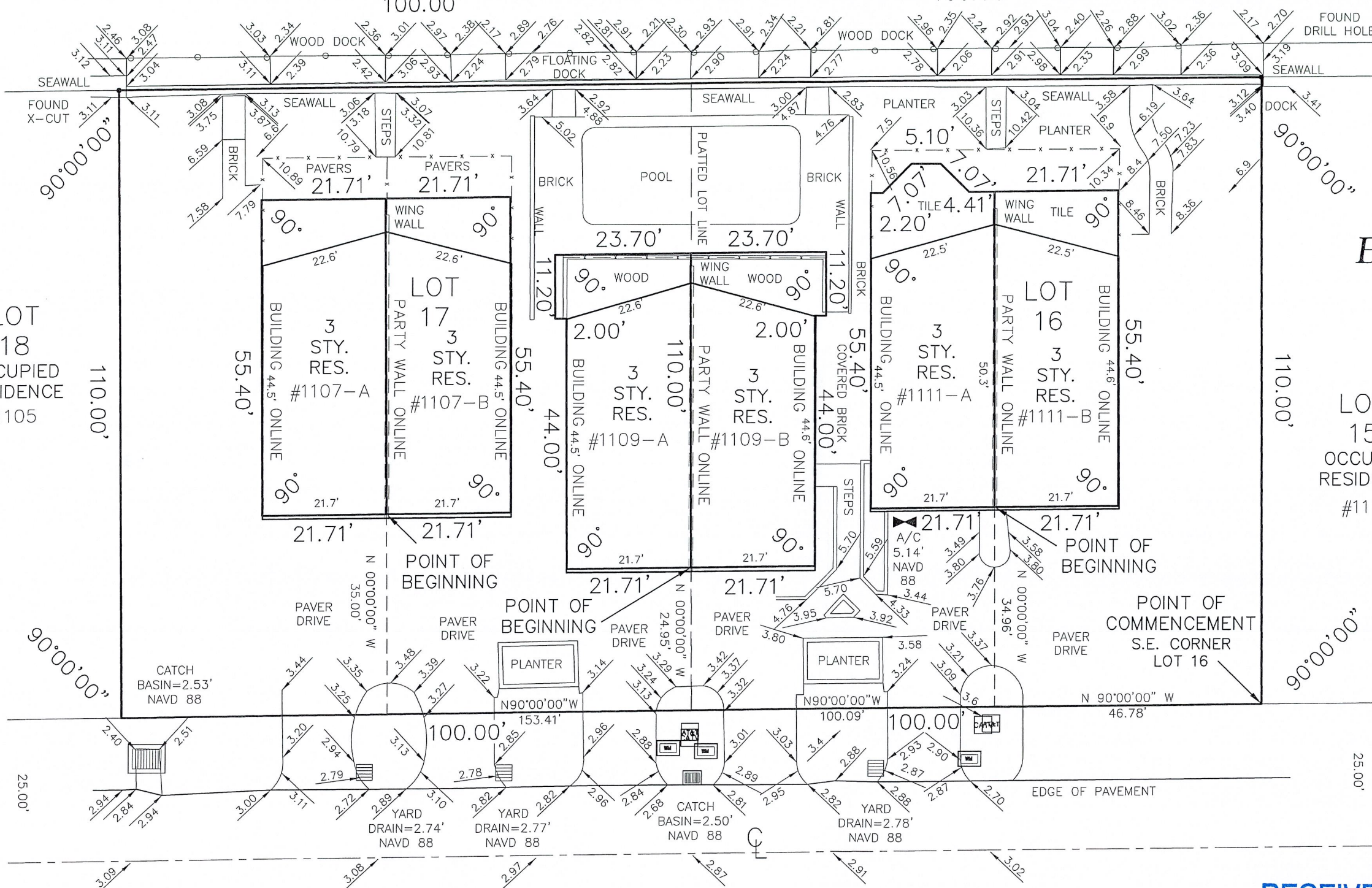
for
NAIA GONZALEZ
BREEZY PERMITS

LOT
15
OCCUPIED
RESIDENCE
#1113

LEGEND:

- = IRON ROD AS NOTED
- = PRM AS NOTED
- CONC. = CONCRETE
- ASPH. = ASPHALT
- ☐ = WATER METER
- ⋈ = GATE VALVE
- ☐ = CABLE TV UTILITY
- ☐ = AT&T UTILITY
- ☐ = CATCH BASIN
- ☐ = YARD DRAIN
- 13.7' = SPOT ELEVATION

LOT
18
OCCUPIED
RESIDENCE
#1105



RUSSELL DRIVE

PLATTED 50' RIGHT OF WAY
ASPHALT ROADWAY

SHEET 3 OF 3

DWG # 1102224A_11X17

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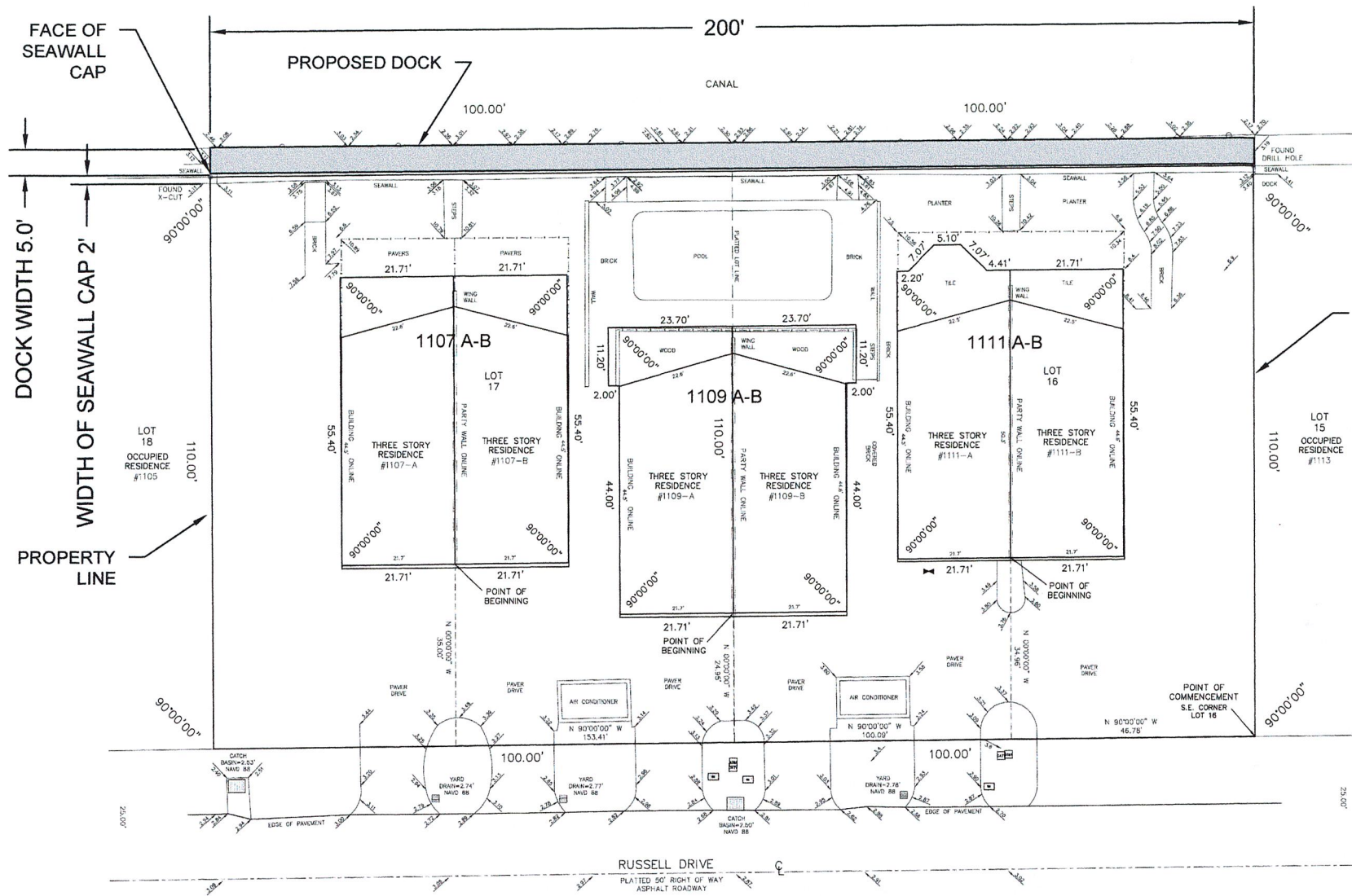
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HIGHLAND BEACH
BUILDING DEPARTMENT

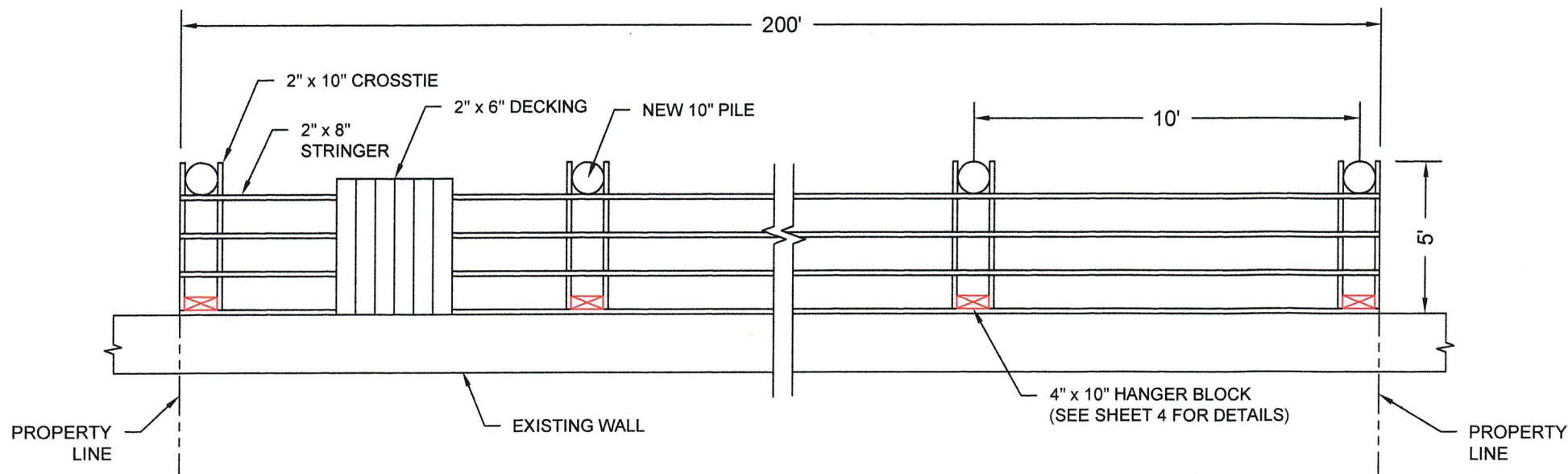
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SITE PLAN



DECK FRAMING PLAN

1/4" = 1'-0"

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HIGHLAND BEACH
BUILDING DEPARTMENT

SCOPE OF WORK:
1. REPLACE EXISTING MARGINAL DOCK.

DESIGN CRITERIA IN ACCORDANCE TO
CHAPTER 16, 2023 FLORIDA BUILDING
CODE, 8th EDITION.

WIND DESIGN DATA (FBC 2023 8th Edition)

DESIGN WIND VELOCITY
(BASIC WIND SPEED, 3 SECOND GUST)

IMPORTANCE FACTOR
WIND EXPOSURE CATEGORY

Vult = 170 mph
Vasd = 132 mph
1.0
D

NOTES:

1. DECKING - 2"x6" COMPOSITE.
2. STRINGER SPACING 16" MAX. SPACE STRINGERS AS NECESSARY TO COMPLY WITH MANUFACTURER SPACING REQUIREMENT FOR OTHER MATERIALS.
3. DECK FASTENERS TO BE 16d STAINLESS STEEL RING SHANK NAILS OR 3 1/4" HEX DRIVEN DECK SCREWS, OR EQUIVALENT. (OR PER MANUF. SPECIFICATIONS).
4. ALL HARDWARE TO BE STAINLESS STEEL.
5. LUMBER TO BE PRESSURE TREATED FOR MARINE ENVIRONMENT. (ACQ OR CCA)
0.4 LBS/CF (FRAMING)
2.5 LBS/CF (PILES)
6. LUMBER TO BE #1 QUALITY SOUTHERN YELLOW PINE.

SHEET #: 1 OF 2

REVISIONS

DATE

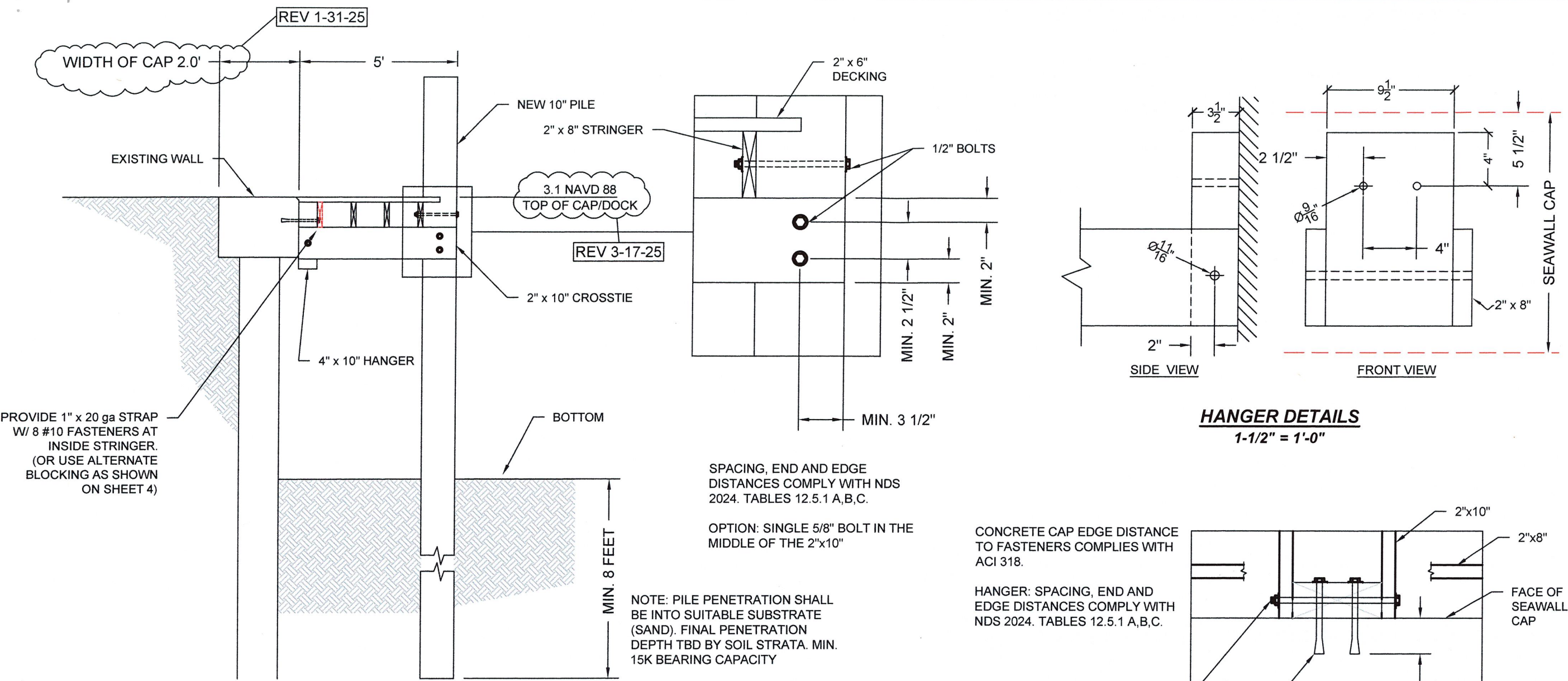
3-17-25

UPDATED SURVEY

1111A-B, 1109A-B, 1107A-B
RUSSEL DR
HIGHLAND BEACH, FL 33487

MCR PROFESSIONAL ENGINEERING
3733 ATLANTIC ROAD
PALM BEACH GARDENS, FL 33410
PHONE: 561-863-3393

MICHAEL BABER, FL PE# 52575



DOCK SECTION VIEW
3/8" = 1'-0"

DOCK FRAMING DETAIL
1/4" = 1'-0"

HANGER DETAILS
1-1/2" = 1'-0"

HANGER DETAIL
1" = 1'-0"

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HIGHLAND BEACH
BUILDING DEPARTMENT

DATE	REVISIONS	SHEET #
3-17-25	UPDATED SURVEY	2 OF 2
1111A-B, 1109A-B, 1107A-B RUSSEL DR HIGHLAND BEACH, FL 33487		
MCR PROFESSIONAL ENGINEERING 3733 ATLANTIC ROAD PALM BEACH GARDENS, FL 33410 PHONE: 561-863-3393		
MICHAEL BABER, FL PE# 52575		