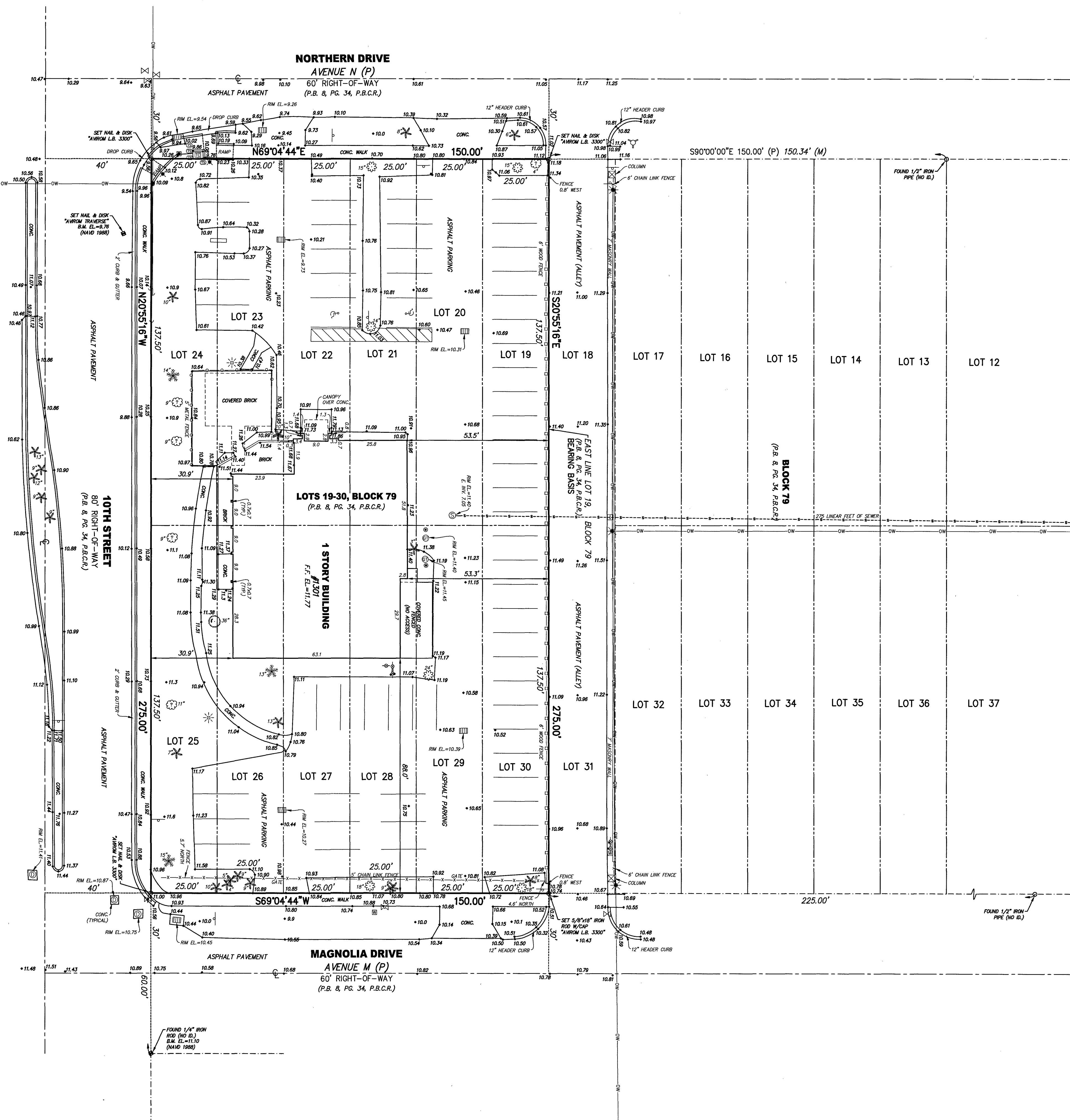




NOTE
ELEVATIONS SHOWN HEREON
ARE BASED ON THE NORTH
AMERICAN VERTICAL DATUM OF 1988
(NAVD 1988)

TREE LEGEND

- BLACK OLIVE
- OAK
- PALM
- PINE
- UNKNOWN SPECIES
- 12" DENOTES 12" DIAMETER TRUNK (TYPICAL)

LEGEND

- BACK FLOW PREVENTOR VALVE
- BENCHMARK
- BOLLARD (UNLESS NOTED)
- CATCH BASIN
- CLEAN OUT
- CONCRETE LIGHT POLE
- CROSSWALK SIGNAL POLE
- DRAINAGE MANHOLE
- EXISTING ELEVATION
- FIRE HYDRANT
- GAS VALVE
- GREASE TRAP
- GUY ANCHOR
- HANDICAP PARKING
- IRRIGATION CONTROL VALVE
- SANITARY MANHOLE
- SIGN (UNLESS NOTED)
- TRAFFIC SIGNAL CONTROL RISER
- TRAFFIC LIGHT SUPPORT POLE
- TRAFFIC SIGNAL SERVICE BOX
- WATER METER
- WATER VALVE
- WOOD UTILITY POLE
- WOOD UTILITY POLE WITH LIGHT

SURVEYOR'S REPORT:

- 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.
- 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 is in accord with lands described in Warranty Deed recorded in Official Records Book 32343, Page 222 of the Public Records of Palm Beach County, Florida.
- No underground improvements were located.
- Distances and angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the East line of Lot 19, Block 79 having a bearing of S20°55'16"E.
- The property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12099C0387F, Community Number 120212, dated 10/05/2017.
- Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
- Benchmark Description: National Geodetic Survey Benchmark V 402 (Stamped "V 402 1991"), Elevation = 16.706 feet (NAVD 1988).
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- This map is intended to be displayed at a scale of 1:240 (1"=20').
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
- The common name of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the tree.
- Property Address: 1301 10th Street, Lake Park, Florida.
- Abbreviation Legend: B.M. = Benchmark; C. = Centerline; CONC. = Concrete; EL. = Elevation; F.B. = Field Book; F.F. = Finished Floor; ID. = Identification; L.B. = Licensed Business; M. = Measured; NAVD = North American Vertical Datum; OW = Overhead Wires; P. = Per Record Plat; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; TYP. = Typical; W/CAP = With Surveyors Cap.

LAND DESCRIPTION:

Lots 19 through 30, inclusive, Block 79, KELSEY CITY A/K/A LAKE PARK, a subdivision, according to the Plat thereof at Plat Book 8, Page 34, in the Public Records of Palm Beach County, Florida.

Said lands situate in Lake Park, Palm Beach County, Florida and containing 41,250 square feet more or less.

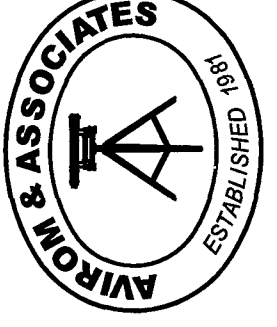
CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary & Topographic 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 & Topographic Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 11/29/2022

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
80 S.W. 2nd AVENUE, SUITE 102
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(561) 392-2894 / WWW.AVIROMSURVEY.COM



DATE	BY	REVISIONS
11/29/2022	J.T.D.	

BOUNDARY & TOPOGRAPHIC SURVEY
LOTS 19-30, BLOCK 79
1301 10TH STREET
KELSEY CITY
(P.B. 8, PG. 34, P.B.C.R.)
LAKE PARK
PALM BEACH COUNTY, FLORIDA

SCALE:	1" = 20'
DATE:	08/06/2021
BY:	J.S.B.
CHECKED:	J.T.D.
F.B.:	2076 PG. 30-35
SHEET:	1 OF 1