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By yfigueroa at 10:27 am, Jul 12, 2022

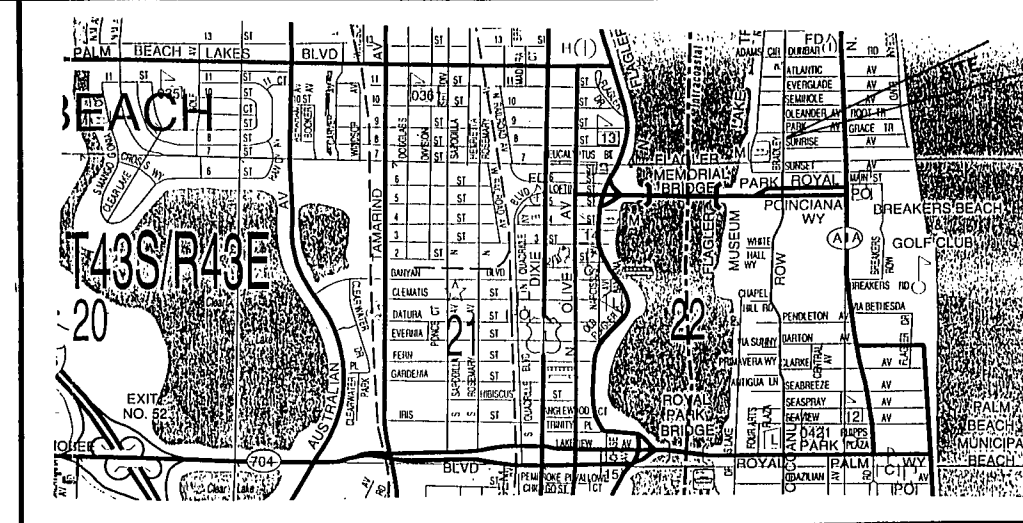
BOUNDARY SURVEY

CERTIFIED TO: JOHN C. WHELTON

255, 265 & 285 SUNRISE AVENUE
PALM BEACH, FLORIDA 33480

AND

169 BRADLEY PLACE
PALM BEACH, FLORIDA 33480



LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION:

LOTS 46 - 55, INCLUSIVE, SUNRISE AVENUE ADDITION NO. 2 TO PALM BEACH, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 8, PAGE 69, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

AND

LOTS 35, 36 AND 37, BUNGALOW PARK ADDITION TO PALM BEACH, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 7, PAGE 26, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

(PARCEL, AS SURVEYED, CONTAINS 1.49 ACRES, MORE OR LESS.)

NOTES:

- 1) SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (LEGAL DESCRIPTION AS SHOWN ON ATTORNEYS' TITLE INSURANCE FUND COMMITMENT NO. C - 2120349, EFFECTIVE DATE FEBRUARY 27, 1998).
- 2) SUBSURFACE FOUNDATIONS / IMPROVEMENTS HAVE NOT BEEN LOCATED BY THIS SURVEY.
- 3) THE NATIONAL FLOOD INSURANCE RATE MAPS HAVE DESIGNATED THE HEREIN DESCRIBED PROPERTY TO BE ZONE "A7".
- 4) SUBJECT TO A BLANKET EASEMENT FOR TELEPHONE LINES IN PARCELS SHOWN IN PLAT BOOK 1, PAGE 16, DATED APRIL 13, 1911, RECORDED IN DEED BOOK 22, PAGE 121. EASEMENT WAS ASSIGNED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY IN DEED BOOK 124, PAGE 430.
- 5) BENCHMARK REFERENCE: U.S. COAST & GEODETIC BENCHMARK "TR-13 USE".....EL. = 15.443' NGVD-29.....SEE SITE BENCHMARK SHOWN HEREON SET FOR CONTRACTOR USE.
- 6) WHERE BOUNDARY CORNERS ARE OBSTRUCTED, "WITNESS MONUMENTS" HAVE BEEN OFFSET, AS NOTED.
- 7) UNLESS INDICATED TO THE CONTRARY, THE MEASURED DISTANCES AND DIRECTIONS SHOWN ON THIS MAP OF BOUNDARY SURVEY ARE THE SAME AS THE PLATTED DISTANCES AND DIRECTIONS.
- 8) THE SURVEYOR'S NOTES CONTAINED HEREIN ARE INCORPORATED INTO THE CERTIFICATION BY REFERENCE.
- 9) OVERHEAD LINES AND UTILITY POLES ALONG THE NORTH LINE OF LOTS 46 THROUGH 54 (AS SHOWN HEREON).....PROVIDE EVIDENCE OF AN EASEMENT (NO RECORDED DOCUMENTATION HAS BEEN PROVIDED TO THE SURVEYOR).
- 10) CONCRETE WALKWAY ENCLOSED WESTERLY ALONG THE EAST LINE OF LOT 37 OF BUNGALOW PARK, AS SHOWN. (TO A MAXIMUM OF 1.0').....AN APPARENT PHYSICAL USE.....DRAWING REVISED.....3-01-00.

DESCRIPTION FURNISHED BY: - THE LIST COMPANIES

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY OF THE PROPERTY DESCRIBED IN THE CAPTION THEREOF, MADE UNDER MY DIRECTION, AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THERE ARE NO APPARENT ENCROACHMENTS, UNLESS NOTED AND FURTHER THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

JEFFERS AND ASSOCIATES, INC.

Professional Land Surveyors
LB-5105

OFFICE 4546 Cambridge Street West Palm Beach, FL 33415 (561) 640-9399 FAX (561) 640-8141

SURVEYOR'S NOTES:
NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE FOR ANY ERRORS OR OMISSIONS IN THE DESCRIPTION AS FURNISHED. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

JERRY A. JEFFERS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 15,4159

JOB No: 00-127 SCALE: 1" = 20' FIELD BK: PB - 2 DRAWING NO. 00127

SURVEY DATE: 2-16-00 DRAWN BY: P.T.K. PAGE: 9 - 15

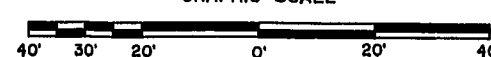
LEGEND:

PK = PARKER-KALON (MASONRY NAIL)
C/L = CENTERLINE
NGVD = NATIONAL GEODETIC VERTICAL DATUM - 29
ELEVATIONS SHOWN THUS

NOTE

Δ = VALVE
⊙ = MANHOLE (TYPE UNDETERMINED)
⊞ = CATCH-BASIN (PIPE SIZES AND INVERT ELEVATIONS NOT OBTAINED)

GRAPHIC SCALE



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