

BOUNDARY SURVEY FOR:
KEITH PALUMBO

This survey is made specifically and only for the following parties for the purpose of a permit on the surveyed property.

Keith Palumbo
Alley, Maass, Rogers & Lindsay, P.A.
First American Title Insurance Company

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS: 134 Seabreeze Ave Palm Beach, FL 33480

LEGAL DESCRIPTION:

The East one-half of Lot 201 and all of Lots 203 and 205, **POINCIANA PARK**, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, as recorded in Plat Book 6, Page 1, said lands situate, lying and being in Palm Beach County, Florida.

FLOOD ZONE: This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, dated 10/05/2017.

NOTES:

- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

Digitally signed
by JAMES G
PEDEN JR
Date: 2024.05.24
16:49:32 -04'00'

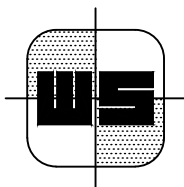


DATE OF LAST FIELD SURVEY: 05/06/2024

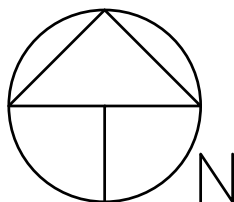
James G Peden, Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122
Sheet 1 of 2

LEGEND

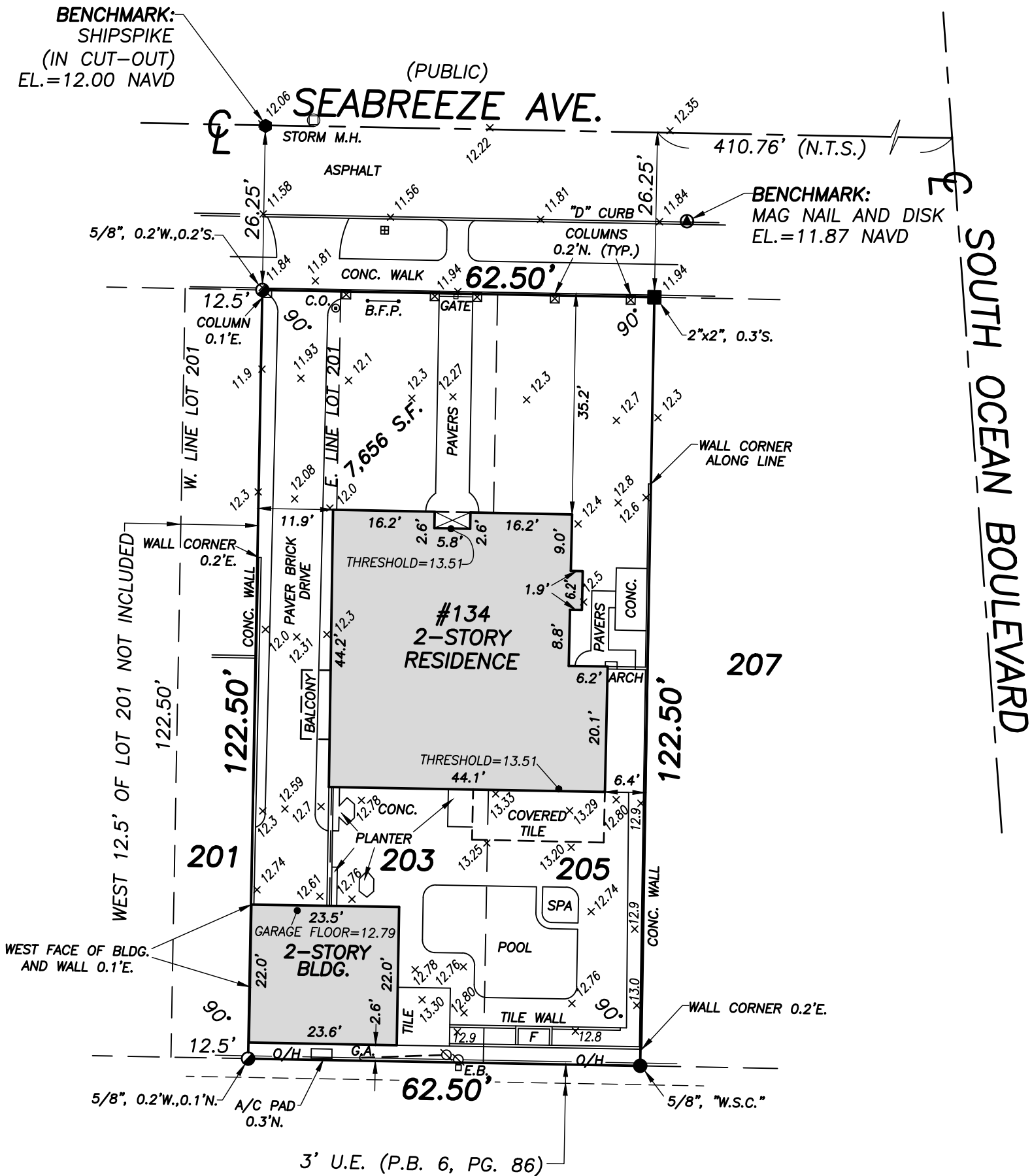
A	= ARC LENGTH	G.A.	= GUY ANCHOR	P.O.C.	= POINT OF COMMENCEMENT	W.C.	= WITNESS CORNER
A/C	= AIR CONDITIONING	I.D.	= INSIDE DIAMETER	P.R.C.	= POINT OF REVERSE CURVATURE	W.M.E.	= WATER MANAGEMENT EASEMENT
A.E.	= ACCESS EASEMENT	INV.	= INVERT	P.R.M.	= PERMANENT REFERENCE MONUMENT	W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
A.K.A.	= ALSO KNOWN AS	I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT	PROP.	= PROPOSED	W.M.T.	= WATER MANAGEMENT TRACT
B.F.P.	= BACK FLOW PREVENTER	L.A.E.	= LIMITED ACCESS EASEMENT	P.T.	= POINT OF TANGENCY	BL	= BASELINE
BLDG.	= BUILDING	L.B.	= LICENSE BOARD	PVM/T	= PAVEMENT	CL	= CENTERLINE
B.M.	= BENCHMARK	L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT	(R)	= RADIAL	Δ	= CENTRAL ANGLE/DELTA
B.O.C.	= BACK OF CURB	(M)	= FIELD MEASUREMENT	R	= RADIUS	■	= CONCRETE MONUMENT FOUND (AS NOTED)
B.O.W.	= BACK OF WALK	M.H.	= MANHOLE	RGE.	= RANGE	□	= CONCRETE MONUMENT SET (LB #4569)
(C)	= CALCULATED	M.H.W.L.	= MEAN HIGH WATER LINE	R.P.B.	= ROAD PLAT BOOK	●	= ROD & CAP FOUND (AS NOTED)
CATV	= CABLE ANTENNA TELEVISION	MIN.	= MINIMUM	R/W	= RIGHT OF WAY	○	= 5/8" ROD & CAP SET (LB #4569)
C.B.	= CHORD BEARING	M.L.W.L.	= MEAN LOW WATER LINE	(S)	= SURVEY DATUM	⊙	= IRON PIPE FOUND (AS NOTED)
C.B.S.	= CONCRETE BLOCK STRUCTURE	N.V.G.D.	= NATIONAL GEODETIC VERTICAL DATUM	S.B.	= SETBACK	▲	= IRON ROD FOUND (AS NOTED)
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE	N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	SEC.	= SECTION	●	= NAIL & DISK FOUND (AS NOTED)
CH	= CHORD	N.T.S.	= NOT TO SCALE	S/D	= SUBDIVISION	⊗	= NAIL & DISK FOUND (AS NOTED)
C.L.F.	= CHAIN LINK FENCE	O.A.	= OVERALL	S.F.	= SQUARE FEET	⊗	= MAG NAIL & DISK SET (LB #4569)
CLR.	= CLEAR	O.D.	= OUTSIDE DIAMETER	S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT	PL	= PROPERTY LINE
C.O.	= CLEAN-OUT	O/H	= OVERHEAD UTILITY LINE	S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT	○	= UTILITY POLE
CONC.	= CONCRETE	O.R.B.	= OFFICIAL RECORD BOOK	S.R.	= STATE ROAD	○	= FIRE HYDRANT
(D)	= DESCRIPTION DATUM	O/S	= OFFSET	STA.	= STATION	⊗	= WATER METER
D.B.	= DEED BOOK	(P)	= PLAT DATUM	STY.	= STORY	⊗	= WATER VALVE
D.E.	= DRAINAGE EASEMENT	P.B.	= PLAT BOOK	S/W	= SIDEWALK	⊗	= LIGHT POLE
D.H.	= DRILL HOLE	P.B.C.	= PALM BEACH COUNTY	T.O.B.	= TOP OF BANK		
E.B.	= ELECTRIC BOX	P.C.	= POINT OF CURVATURE	T.O.C.	= TOP OF CURB		
EL.	= ELEVATION	P.C.C.	= POINT OF COMPOUND CURVATURE	TWP.	= TOWNSHIP		
ENC.	= ENCROACHMENT	P.C.P.	= PERMANENT CONTROL POINT	TYP.	= TYPICAL		
E.O.P.	= EDGE OF PAVEMENT	PG.	= PAGE	U/C	= UNDER CONSTRUCTION		
E.O.W.	= EDGE OF WATER	P.I.	= POINT OF INTERSECTION	U.E.	= UTILITY EASEMENT		
F	= FOUNTAIN	P/O	= PART OF	U.R.	= UNRECORDED		
F.F.	= FINISH FLOOR	P.O.B.	= POINT OF BEGINNING				
FND.	= FOUND						



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551



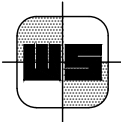
SCALE: 1"=20'



POINCIANA PARK 2ND ADDITION
(P.B. 6, PG. 86)

REVISIONS:

05/06/24 SURVEY AND TIE-IN UPDATE J.D./S.W. 205693
08/10/21 SURVEY AND TIE-IN UPDATE J.C./M.B. 13-1060.1 PB317/4



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FIELD: B.M.	JOB NO.: 13-1060	F.B. PB148 PG. 34
OFFICE: M.B.	DATE: 2/20/13	DWG. NO. 13-1060-1
C'K'D: C.W.	REF: 13-1060-1.DWG	SHEET 2 OF 2