

Except as shown, underground and overhead improvements are not located. Underground foundations not located.

9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.

14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

improvements over scaled positions.

8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.

10. 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.

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.

11. 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

13. 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.

12. 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.

= 5/8" ROD & CAP SET (LB #4569)

= IRON PIPE FOUND (AS NOTED)

= IRON ROD FOUND (AS NOTED)

= NAIL & DISK FOUND (AS NOTED)

= MAG NAIL & DISK SET (LB #4569)

= NAIL FOUND

= UTILITY POLE

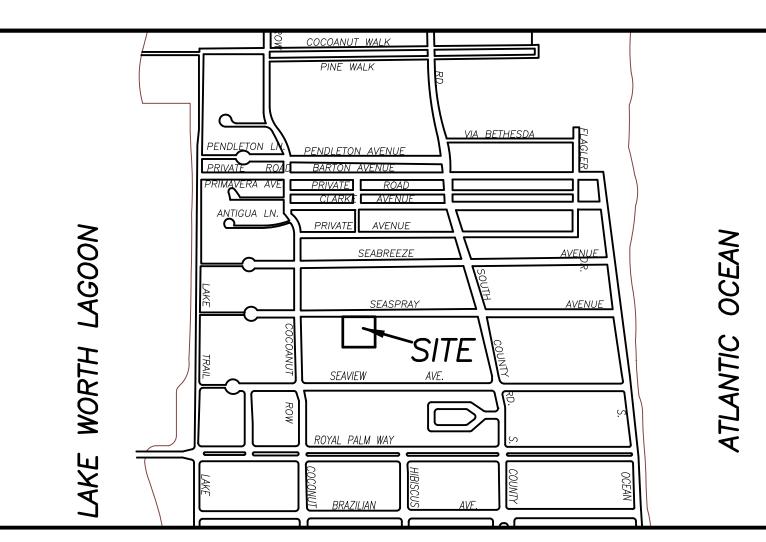
= FIRE HYDRANT

= WATER METER

= WATER VALVE

= LIGHT POLE

= PROPERTY LINE



VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR: *346 SEASPRAY, LLC*

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

346 Seaspray, LLC

Cohen, Norris, Wolmer, Ray, Telepman, Cohen Commonwealth Land Title Insurance Company

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

PROPERTY ADDRESS: 346 Seaspray Avenue

Palm Beach, FL 33480

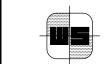
Lots 369, 371, 373, 375, 377 and 379, POINCIANA PARK 2ND ADDITION, according to the Plat thereof, recorded in Plat Book 6, Page(s) 86, of the Public Records of Palm Beach County, Florida.

TITLE COMMITMENT REVIEW				
CLIENT:	346 SEASPRAY, LLC	COMMITMENT NO.: 5550834	DATE: NOVEMBER 2, 2015	
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. : 15-1722.2		
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS	PLOTTED
1 TO 5	N/A	Standard Exceptions	Y	N
6	PB 6, PG 86	Plat	Y	Y
7a	DB 118, PG 336	Easement Reservations (Lot 371 ONLY)	Y	Y
7b	DB 346, PG 227	Warranty deed, no grants (Lots 377 and 379)	Y	N
7c	DB 435, PG 58	Easement Reservations (Lots 377 and 379)	Y	Y
8	DB 435, PG 58	Easement Reservations (Lots 377 and 379)	Y	Y
9	ORB 9292, PG 534	Maintenance Easement	Y	Y

03/28/24 SPOT ELEVATIONS R.L./S.W. 196404 NP108/52 1/22/24 SURVEY AND TIE-IN UPDATE J.D./M.B. 15-1722.29 PB358/29 04/21/23 POOL FORM TIE-IN J.D./M.B. 15-1722.28 PB347/31 05/23/22 SLAB TIE-IN J.C./M.B. 15-1722.23 PB328/72 05/17/22 FOOTER FORM TIE-IN J.C./M.B. 15-1722.21 PB332/30 04/04/22 ROOF PEAK, SLAB & CHALK LINE EL. J.C./S.W. 15-1722.20 PB331/51 03/29/22 FORMBOARD TIE-IN J.C./S.W. 15-1722.19 PB329/28 12/07/21 TIEBEAM ELEVATIONS J.C./S.W. 15-1722.16 PB293/80 10/28/21 FORMBOARD TIE-IN J.D./S.W. 15-1722.15 PB321/53 07/01/21 FORMBOARD TIE-IN J.C./S.W. 15-1722.11 PB315/36 02/10/21 ROOF ELEVATIONS B.M./S.W. 15-1722.8 PB307/33 05/21/20 SURVEY AND TIE-IN UPDATE, SPOT ELEVATIONS AND TREE LOCATIONS J.C./M.B. 15-1722.4 PB293/55

12/17/15 REVISE CERTIFICATIONS AND TITLE COMMITMENT M.B. 15-1722.2

BOUNDARY SURVEY FOR: 346 SEASPRAY, LLC



RECERTIFY M.B. 15-1722.3

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

JOB NO.: 15-1722.1 F.B. PB211 PG. 54 E.G. OFFICE: M.B. 12/21/15 DWG. NO. 15-1722 C'K'Dı REF: 15-1722.DWG

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.

DATE OF LAST FIELD SURVEY: 1/22/2024

James G. Peden Jr. Professional Surveyor and Mapper Florida Certificate No. 6122