



VICINITY SKETCH N.T.S.

LEGEND

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

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 above.

PROPERTY ADDRESS:
346 Seaspray Avenue
Palm Beach, FL 33480

LEGAL DESCRIPTION:
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

FLOOD ZONE:
This property is located in Flood Zone AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, dated 10/05/2017.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 5550834, issued by Commonwealth Land Title Insurance Company, dated November 2, 2015. 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 interface filing use only and in no way affect the date of the field survey stated herein.
- 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.

DATE OF LAST FIELD SURVEY: 1/22/2024

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

03/28/24 SPOT ELEVATIONS R.L.S.W. 196404 NP10852
01/22/24 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
03/28/22 FORMBOARD TIE-IN J.C.S.W. 15-1722.19 PB329/28
12/07/21 TIE-BEAM 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
RECEIPT M.B. 15-1722.3
12/17/15 REVISE CERTIFICATIONS AND TITLE COMMITMENT M.B. 15-1722.2

BOUNDARY SURVEY FOR:
346 SEASPRAY, LLC

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4051

FIELD	E.G.	JOB NO:	15-1722.1	F.B:	PB211 PG. 54
OFFICE	M.B.	DATE:	12/21/15	DWG. NO.	15-1722
C.K'D	C.W.	REF:	15-1722.DWG	SHEET	1 OF 1