

# PERIMETER

947 Clint Moore Road  
Boca Raton, Florida 33487

SURVEYING & MAPPING  
Certificate of Authorization No. LB7264

Tel: (561) 241-9988  
Fax: (561) 241-5182

## BOUNDARY & TOPOGRAPHIC SURVEY 2312 SPANISH TRAIL, DELRAY BEACH, FL 33483

### LEGAL DESCRIPTION

LOT 132, "2ND SECTION TROPIC ISLE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 246, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 12,288 SQUARE FEET, MORE OR LESS.

### NOTES

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SURVEY.
3. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
5. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SPANISH TRAIL HAVING AN ASSUMED BEARING OF NORTH 02°49'39" WEST.
6. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DETERMINED FROM PALM BEACH COUNTY BENCHMARK "TOTAL VICTORY", ELEVATION: 18.968'.
7. PROPERTY ADDRESS: 2312 SPANISH TRAIL, DELRAY BEACH, FL 33483
8. FLOOD INFORMATION IS AS FOLLOWS:

COMMUNITY NUMBER : 125102  
 PANEL NUMBER : 12099C0987F  
 DATE OF FIRM INDEX : 10-5-2014  
 ZONE : X(0,2%),AE  
 BASE FLOOD ELEVATION : 6.0' FOR AE

### TREE LIST

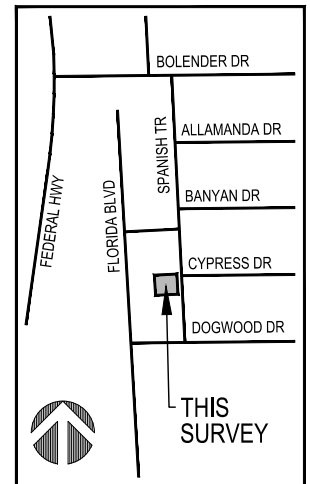
190 6"-FOXTAIL  
 191 10"-FOXTAIL  
 192 6"-FOXTAIL  
 193 10"-FOXTAIL  
 194 15"-FOXTAIL  
 195 8"-FOXTAIL  
 240 4"-COCO PALM (X3)  
 241 6"-FRANGIPANI (X3)  
 242 18"-COCO PALM

### ABBREVIATIONS

AC = AIR CONDITIONER  
 ALF. = ALUMINUM FENCE  
 C.B.'S. = CONCRETE BLOCK & STUCCO  
 CLF = CHAIN LINK FENCE  
 CONC. = CONCRETE  
 Δ = DELTA (CENTRAL ANGLE)  
 D.E. = DRAINAGE EASEMENT  
 ELEV. = ELEVATION  
 F.F. = FINISHED FLOOR  
 GAR. = GARAGE  
 G.E. = GRATE ELEVATION  
 I.E. = INVERT ELEVATION  
 IP. = IRON PIPE  
 IR. = IRON ROD  
 IRC = IRON ROD & CAP  
 L = ARC LENGTH  
 L.M.E. = LAKE MAINTENANCE EASEMENT  
 MON. = MONUMENT  
 OHW = OVERHEAD WIRES  
 N/D = NAIL AND DISC  
 P.B. = PLAT BOOK  
 P.B.C.R. = PALM BEACH COUNTY RECORDS  
 PG. = PAGE  
 PROP. = PROPOSED  
 R = RADIUS  
 R.E. = RIM ELEVATION  
 R/W = RIGHT-OF-WAY  
 TYP. = TYPICAL  
 U.E. = UTILITY EASEMENT

### LEGEND

W WATER SERVICE  
 E ELECTRIC SERVICE  
 T TELEPHONE BOX  
 M MAILBOX  
 D DRAINAGE MANHOLE  
 S SANITARY MANHOLE  
 W VALVE  
 SIGN  
 FIRE HYDRANT  
 CATCH BASIN  
 LIGHT POLE  
 WOOD UTILITY POLE  
 WOOD UTILITY LIGHT POLE  
 CLEAN OUT  
 TREE  
 CENTERLINE  
 x0.00' EXISTING ELEVATION



**LOCATION MAP**  
NOT TO SCALE

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

JEFF S. HODAPP  
 SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS5111

DATE OF LAST FIELD WORK: JUNE 20, 2024

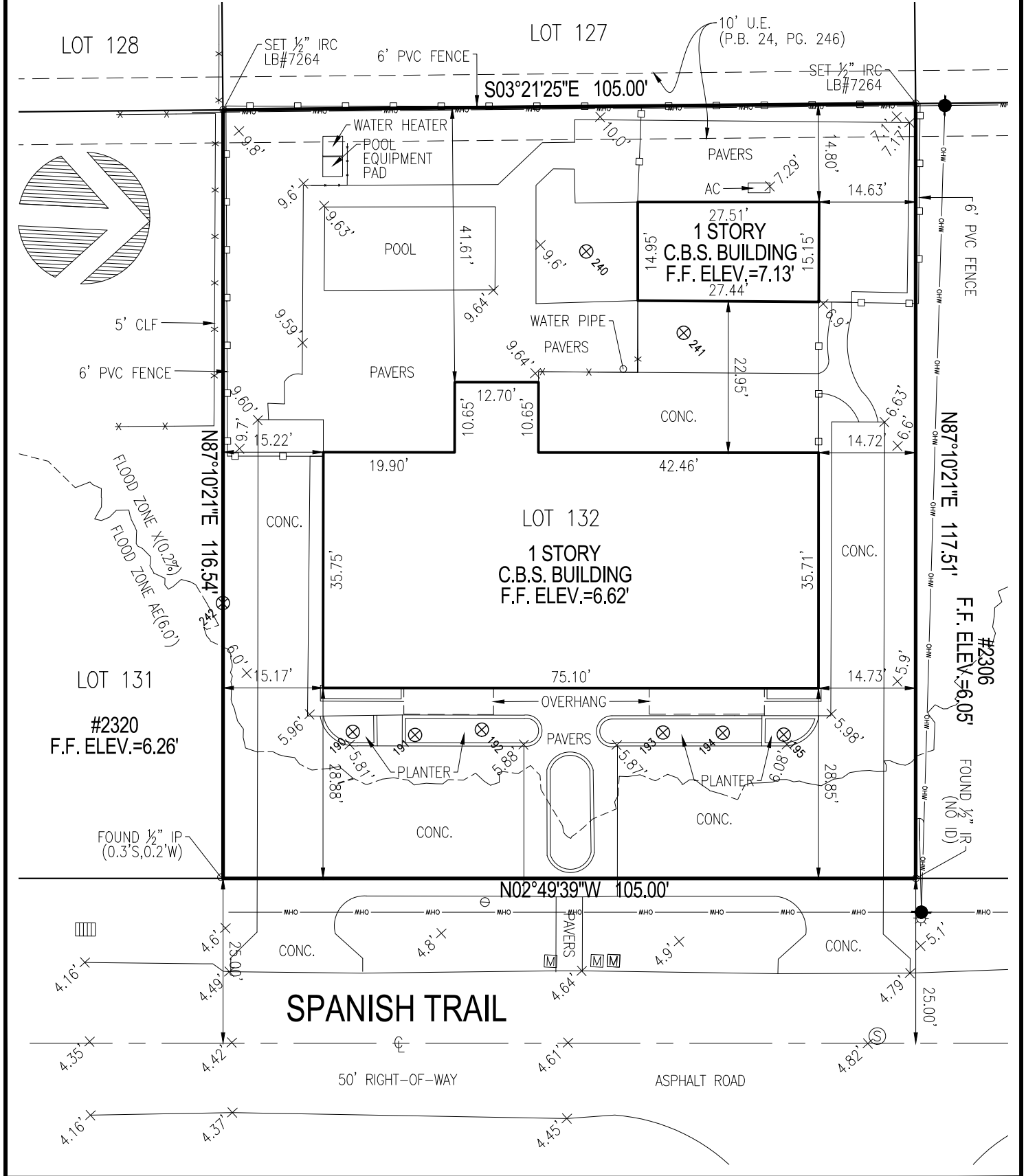
PROJECT NAME: 2312 SPANISH TRAIL	DATE: 6/20/2024
JOB NO. 24146	DWG BY: AJR
	CK'D BY: JSH
	SHEET 1 OF 2

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		CK'D BY: JSH	DATE:	SHEET 2 OF 2