



LEGEND	
	CATCH BASIN
	DRAINAGE MANHOLE
	ELECTRIC SERVICE BOX
	EXISTING ELEVATION
	IRRIGATION CONTROL
	GUY ANCHOR
	HANDICAP SPACE
	LIGHT POLE
	NUMBER OF REGULAR PARKING
	OVERHEAD WIRES
	SIGN (UNLESS NOTED)
	SEWER MANHOLE
	WATER METER
	WATER VALVE
	WOOD UTILITY POLE
	WELL

**SURVEYOR'S REPORT:**

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was supplied by client.
4. No underground improvements were located.
5. Bearings and distances shown hereon are in accord with the deed of record and agree with the survey measurements, unless otherwise noted. Bearings are based on the north line of Poinsettia Drive, having a bearing of S87°52'01"W.
6. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 88).
7. Benchmark Description: National Geodetic Survey Benchmark: LOW 5, Benchmark Elevation 16.579 feet (NAVD 88).
8. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
9. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
10. This map is intended to be displayed at a scale of 1:240 (1"=20').
11. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
12. Property Address: 1127 Poinsettia Drive, Delray Beach, Florida.
13. Abbreviation Legend: A/C = Air conditioner; C.L.F. = Chain Link Fence; CONC. = Concrete; F.B. = Field Book; FD. = Found; ID. = Identification; I.R. = Iron Rod; L.B. = Licensed Business; N/D = Nail & Disk; OW = Overhead Wires; Plat; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; R/W = Right-of-Way; W/ = With; W/CAP = With Surveyors Cap.

**NOTE**  
ELEVATIONS SHOWN HEREON  
ARE BASED ON THE NORTH  
AMERICAN VERTICAL DATUM OF 1988  
(NAVD 1988)

**LAND DESCRIPTION:**

Lots 1 through 4, 6 and 8, Block B, SUNNY ACRES, according to the Plat thereof as recorded in Plat Book 21, Page 63 of the Public Records of Palm Beach County, Florida

Said lands situate in the Palm Beach County, Florida containing 87,755 square feet (2.0146 acres) more or less.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 3/6/2024

*John T. Doogan*  
JOHN T. DOOGAN, P.L.S.  
Florida Registration No. 4409  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

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REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS
1. FIELD BOOK	03/09/2024	JTD	1. FIELD BOOK	03/09/2024	JTD	1. FIELD BOOK
2. FIELD BOOK	03/09/2024	JTD	2. FIELD BOOK	03/09/2024	JTD	2. FIELD BOOK
3. FIELD BOOK	03/09/2024	JTD	3. FIELD BOOK	03/09/2024	JTD	3. FIELD BOOK
4. FIELD BOOK	03/09/2024	JTD	4. FIELD BOOK	03/09/2024	JTD	4. FIELD BOOK
5. FIELD BOOK	03/09/2024	JTD	5. FIELD BOOK	03/09/2024	JTD	5. FIELD BOOK
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14. FIELD BOOK	03/09/2024	JTD	14. FIELD BOOK	03/09/2024	JTD	14. FIELD BOOK
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20. FIELD BOOK	03/09/2024	JTD	20. FIELD BOOK	03/09/2024	JTD	20. FIELD BOOK

**BOUNDARY SURVEY**  
**LOTS 1-4, 6 AND 8, BLOCK B**  
**SUNNY ACRES**  
P.B. 21, PAGE 63, P.B.C.R.  
1127 POINSETTIA DRIVE  
DELRAY BEACH  
PALM BEACH COUNTY, FLORIDA

SCALE: 1"=20'

DATE: 03/21/2022

BY: JTD

CHECKED: WRE

F.B./PG: 212/53-56

SHEET: 1 OF 1