



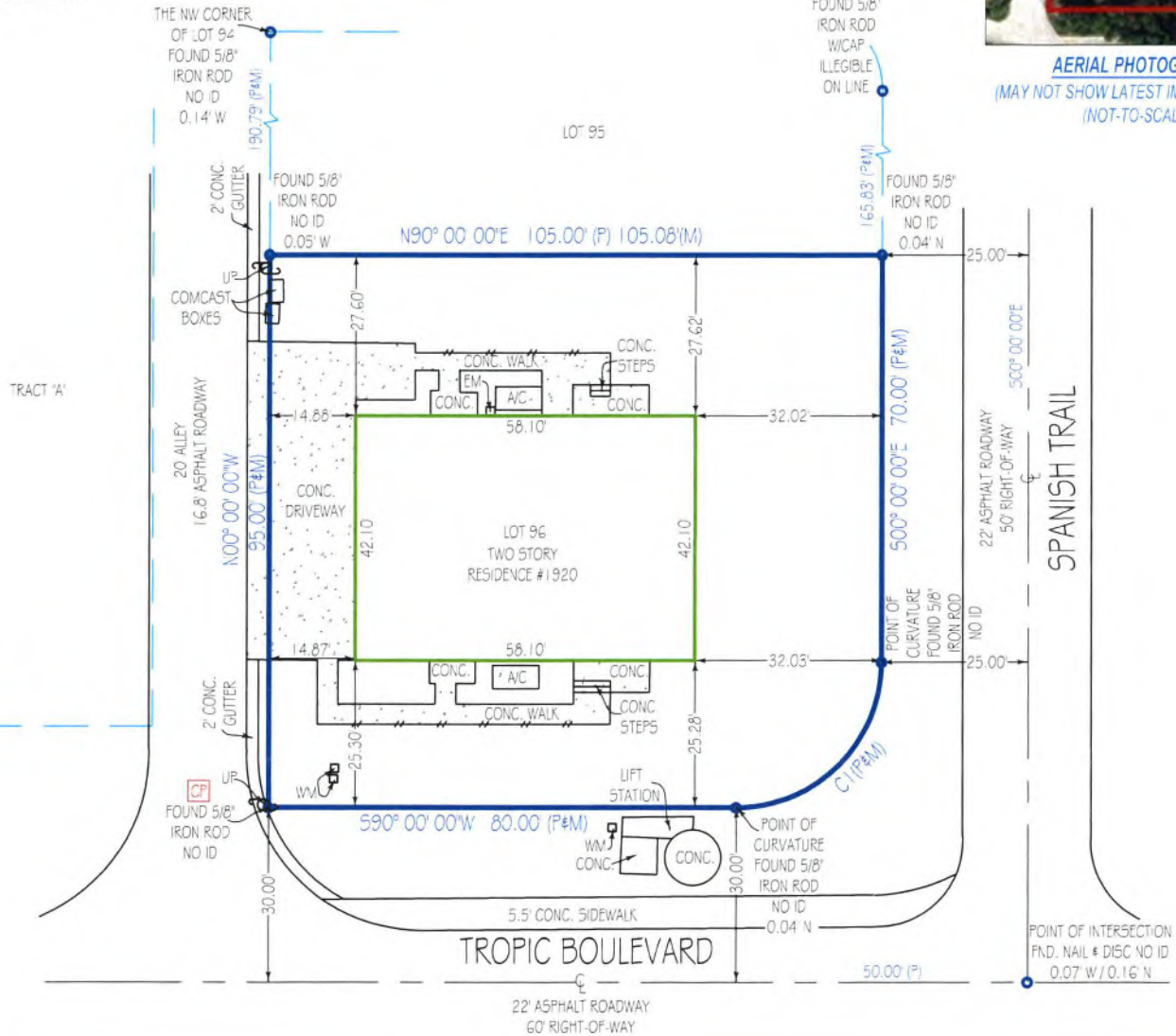
SCALE: 1"=30'

BEARING REFERENCE:
CENTER LINE OF SPANISH TRAIL AS S 00°00'00" E
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

CURVE TABLE			CHORD LENGTH	CHORD BEARING
LENGTH	RADIUS	DELTA		
C1	39.27'	25.00'	90°00'00"	545°00'00"W



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE
- NO NOTABLE CONDITIONS FOUND.

This survey has been issued by the following
Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

Elevations, if shown:

Benchmark: _____
Benchmark Elev.: _____
Benchmark Datum: _____
Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ☐

Revisions:

Job Nr: 207147-SE Date of Field Work: 04/25/2024 Drawn by: M.A.

LANDTEC

LICENSED BUSINESS No. 8507

Sheet 2 of 2 (Survey Related Data) - See Sheet 1 of 2 for Sketch of Survey, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

TYPE OF SURVEY:

- ☒ BOUNDARY ☐ CONSTRUCTION ☐ CONDOMINIUM
☐ ALTA/NSPS ☐ TOPOGRAPHIC ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Purchase/Refinance

LEGAL DESCRIPTION:

Lot 96, Tropic Isle, according to the map or plat thereof as recorded in Plat Book 24, Page 235
 Public Records of Palm Beach County, Florida.

PROPERTY ADDRESS:

1920 SPANISH TRAIL
 DELRAY BEACH, FL 33483

INVOICE NUMBER: 207147-SE

DATE OF FIELD WORK: 04/25/2024

CLIENT FILE: NORBERTO

CERTIFIED TO

KRISTINA REED PA
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 THE NORTHERN TRUST COMPANY
 ALEX JUSTIN LEWIS

FLOOD ZONE: X

FLOOD MAP: 12099C

PANEL: 0987

SUFFIX: F

PANEL DATE: 10/05/2017

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):

IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- NO NOTABLE CONDITIONS FOUND.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH	EL OR ELEV = ELEVATION	OHC = OVERHEAD CABLE
CI = CLEANOUT	EM = ELECTRIC METER	P = PLAT
CA = CENTRAL ANGLE	F.F.E. = FINISHED FLOOR ELEV.	PC = POINT OF CURVE
CATV = CABLE TV RISER	FR = FOUND IRON ROD	PCC = POINT OF COMPOUND
CH = CHORD DISTANCE	FN = FOUND NAIL	CURVATURE
CONC. = CONCRETE	FND = FOUND	PH = POOL HEATER
CR = CALCULATED FROM RECORD	G.F.F.E. = GARAGE FINISHED FLOOR ELEV.	PI = POINT OF INTERSECTION
DE = DRAINAGE EASEMENT	L = LEGAL DESCRIPTION	PK = PARKER KAELOH
	M = MEASURED	POB = POINT OF BEGINNING
		POC = POINT OF COMMENCEMENT
		TWP = TOWNSHIP
		PP = POOL PUMP
		PRC = POINT OF REVERSE
		UP = UTILITY POLE
		WM = WATER METER
		WV = WATER VALVE
		QTR = QUARTER
		R = RADIUS
		RNG = RANGE
		ROW = RIGHT OF WAY
		SEC = SECTION
		TR = TELEPHONE RISER

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

⊕ = UTILITY POLE	⊙ = WELL	♿ = HANDICAP PARKING SPACE
⊛ = LIGHT POLE	⊕ = CENTER LINE	
⊞ = CATCH BASIN	⊞ = PARTY WALL	
⊞ = FIRE HYDRANT	⊞ = AIR CONDITIONER	⊞ = SEC. QTR. CORNER
⊞ = MANHOLE	⊞ = SEPTIC LID	
⊞ = WATER VALVE	X = ELEV. SHOT	⊞ = SECTION CORNER
⊞ = WATER METER		

LINETYPES:

BOUNDARY	—
BUILDING	—
EASEMENT	- - -
CHAIN LINK FENCE	x x x
WOOD FENCE	—
PLASTIC FENCE	—
OVERHEAD CABLE	—

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON HEREON.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed
 by Pablo Alvarez
 Date: 2024.04.29
 16:23:54 -04'00'

SIGNATURE

PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

DATE: 04/29/2024

PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".

LANDTEC
 SURVEYING
 and Lien

LICENSED BUSINESS No. 8507