

Surveyor's Legend

_		LIMITED ACCESS RIGHT-OF-WAY LINE PROPERTY LINE						
		STRUCTURE LINE	FND	FOUND IRON PIPE / PIN AS NOTED ON PLAT	B.R.	BEARING REFERENCE	TEL.	TELEPHONE FACILITES
		CONCRETE BLOCK WALL				CENTRAL ANGLE OR DELTA	U.P.	UTILITY POLE
_	-xx-	CHAIN LINK FENCE OR WIRE FENCE	LB#	LICENSE # - BUSINESS	R	RADIUS	E.U.B.	ELECTRIC UTILITY BOX
_	-////	WOOD FENCE	L\$#	LICENSE # - SURVEYOR	RAD	RADIAL	SEP.	SEPTIC
_		IRON FENCE	CALC	CALCULATED POINT	N.R.	NON RADIAL	D.F.	DRAINFIELD
_		EASEMENT	SET	SET PIN	TYP.	TYPICAL	A/C	AIR CONDITIONER
-		CENTER LINE	A	CONTROL POINT	I.R.	IRON ROD	S/W	SIDEWALK
	* * * * * * * * * * * * * * * * * * * *	WOOD DECK		CONCRETE MONUMENT	I.P.	IRON PIPE	DWY	DRIVEWAY
					N&D	NAIL & DISK	SCR.	SCREENED
rea		ASPHALT	◆	BENCHMARK	PK NAIL	PARKER-KALON NAIL	GAR.	GARAGE
28	*************	BRICK / TILE	ELEV	ELEVATION	D.H.	DRILL HOLE	ENCL.	ENCLOSURE
22	**********	BRICK / FILE	P.T.	POINT OF TANGENCY	0	WELL	N.T.S.	NOT TO SCALE
2		WATER	P.C.	POINT OF CURVATURE	图	FIRE HYDRANT	F.F.	FINNISHED FLOOR
_		APPROXIMATE EDGE OF WATER	P.R.M.	PERMANENT REFERENCE MONUMENT	W	MANHOLE	T.O.B.	TOP OF BANK
			P.C.C.	POINT OF COMPOUND CURVATURE	O.H.L.	OVERHEAD LINES	E.O.W.	EDGE OF WATER
		COVERED AREA	P.R.C.	POINT OF REVERSE CURVATURE	TRANS.	TRANSFORMER	E.O.P.	EDGE OF PAVEMENT
	[3]	TREE	P.O.B.	POINT OF BEGINNING	CATV	CABLE TV RISER	C.V.G	CONCRETE VALLEY GUTTER
	كسا	TALE	P.O.C.	POINT OF COMMENCEMENT	₩	WATER METER	B.S.L.	BUILDING SETBACK LINE
	×	POWER POLE	P.C.P.	PERMANENT CONTROL POINT	P/E	POOL EQUIPTMENT	S.T.L.	SURVEY TIE LINE
		CATCH BASIN	М	FIELD MEASUREMENT	CONC.	CONCRETE SLAB	Œ.	CENTER LINE
	==		D	DEED	ESMT	EASEMENT	R/W	RIGHT-OF-WAY
	C.U.E.	COUNTY UTILITY EASEMENT	C	CALCULATED	D.E.	DRAINAGE EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
	I.E./E.E.	INGRESS / EGRESS EASEMENT	L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT	L.B.E.	LANDSCAPE BUFFER EASEMENT	C.M.E.	CANAL MAINTENANCE EASEMENT
	U.E.	UTILITY EASEMENT	R.O.E.	ROOF OVERHANG EASEMENT	L.A.E.	LIMITED ACCESS EASEMENT	A.E.	ANCHOR EASEMENT
	EP	ELECTRIC POLE	CONC.	CONCRETE	B.C.R.	BROWARD COUNTY RECORDS	ID	IDENTIFICATION
	PG.	PAGE	CSW	CONCRETE SIDEWALK	F.I.R.	FOUND IRON PIN / REBAR	BC	BLOCK CORNER
	P.B.	PLAT BOOK	L	CURVE LENGHT	WF	WOOD FENCE		

Property Address:

731 S.E. 4 Avenue Delray Beach, FLORIDA 33483

Flood Information:

Community Number: 125102 Panel Number: 12099C0979

Suffix: B

Date of Firm Index: 10/05/2017

Flood Zone: X

Base Flood Elevation:

Date of Field Work: 07/04/2023 Date of Completion: 07/07/2023

General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership 2.) This survey only shows above ground improvements. Underground utilities feetings or percentage are activated in the control of the con
- The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
 This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
 The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
 If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
 Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
 Wall ties are done to the face of the wall.

- 6.) Wall ties are done to the face of the wall.7.) Fence ownership is not determined.
- Bearings referenced to line noted B.R also are assumed.
- Dimensions shown are platted and measured unless otherwise shown.
- 9.) Dimensions shown are platted and measured unless otherwise shown.
 10.) No identification found on property corners unless noted.
 11.) Not valid unless sealed with the signing surveyors embossed seal.
 12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
 13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
 14.) This is a BOUNDARY SURVEY unless otherwise noted.
 15. This graphic sequence is explained for the parties to whom it is certified. The certifications do not extend.

- 14.) This is a BOUNDARY SURVEY unless otherwise noted.
 15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.

16.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

Legal Description:

Lot 25 and 26, of Block 13, of OSCEOLA PARK, according to the plat thereof, as recorded in Plat Book 3, Page 2, of the public records of Palm Beach County, FLORIDA

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper.

Select ALL for Print Range, and the # of copies you would like to print out.

Under the "Page Scaling" please make sure you have selected

Do not check the "Auto-rotate and Center" box.

Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:

Trust Financial, LLC, A Florida Limited Liability Co. Title Guaranty of South Florida, Inc. **Westcor Land Title Insurance Company**

its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by <u>Efrain</u> <u>Lopez</u>, for M.E. Land Surveying Inc., dated <u>07/07/2023</u> bearing Job # B-129141

a. NO NOTES



M.E. Land Surveying, LLC

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