

LEGEND

A.E. = ANCHOR EASEMENT
A/C = AIR CONDITIONER
C.B.S. = CONCRETE BLOCK STRUCTURE
C = CALCULATED
CH = CHORD
CL = CENTERLINE
C/S = CONCRETE SLAB
CONC. = CONCRETE
D.E. = DRAINAGE EASEMENT
Δ = DELTA (CENTRAL ANGLE)
EL., ELEV. = ELEVATION
F.F. = FINISHED FLOOR
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
L = ARC LENGTH
L.B. = LICENSED SURVEY BUSINESS
LS = LICENSED SURVEYOR
M = MEASURED
NO I.D. = NO IDENTIFICATION
N/A = NOT APPLICABLE

P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
P = PLAT
P.B.C. = PALM BEACH COUNTY
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P-K = PARKER KALON COMPANY
D= DEED
0.00'x= SPOT ELEVATION
P.R.C. = POINT OF REVERSE CURVATURE
PG. = PAGE
R = RADIUS
R/W = RIGHT OF WAY
U.E. = UTILITY EASEMENT
PL = PROPERTY LINE
Ø = DIAMETER
B.L. = BUILDING LINE
O.R.B. = OFFICIAL RECORDS BOOK

SYMBOL

WM WATER METER
UP UTILITY POLE
FH FIRE HYDRANT
EB ELECTRIC BOX
WV WATER VALVE
CB CATCH BASIN
EH ELECTRIC HAND HOLE
A ANCHOR
TB TELEPHONE BOX
SB SANITARY BOX
ICV IRRIGATION CONTROL VALVE
EM ELECTRIC METER

OHW OVERHEAD WIRE LINE (OHW)
CLF CHAIN LINK FENCE (C.L.F.)
WF WOOD FENCE (W.F.)
MF METAL FENCE (M.F.)
PF PLASTIC FENCE (P.F.)

SURVEY NOTES:
LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.

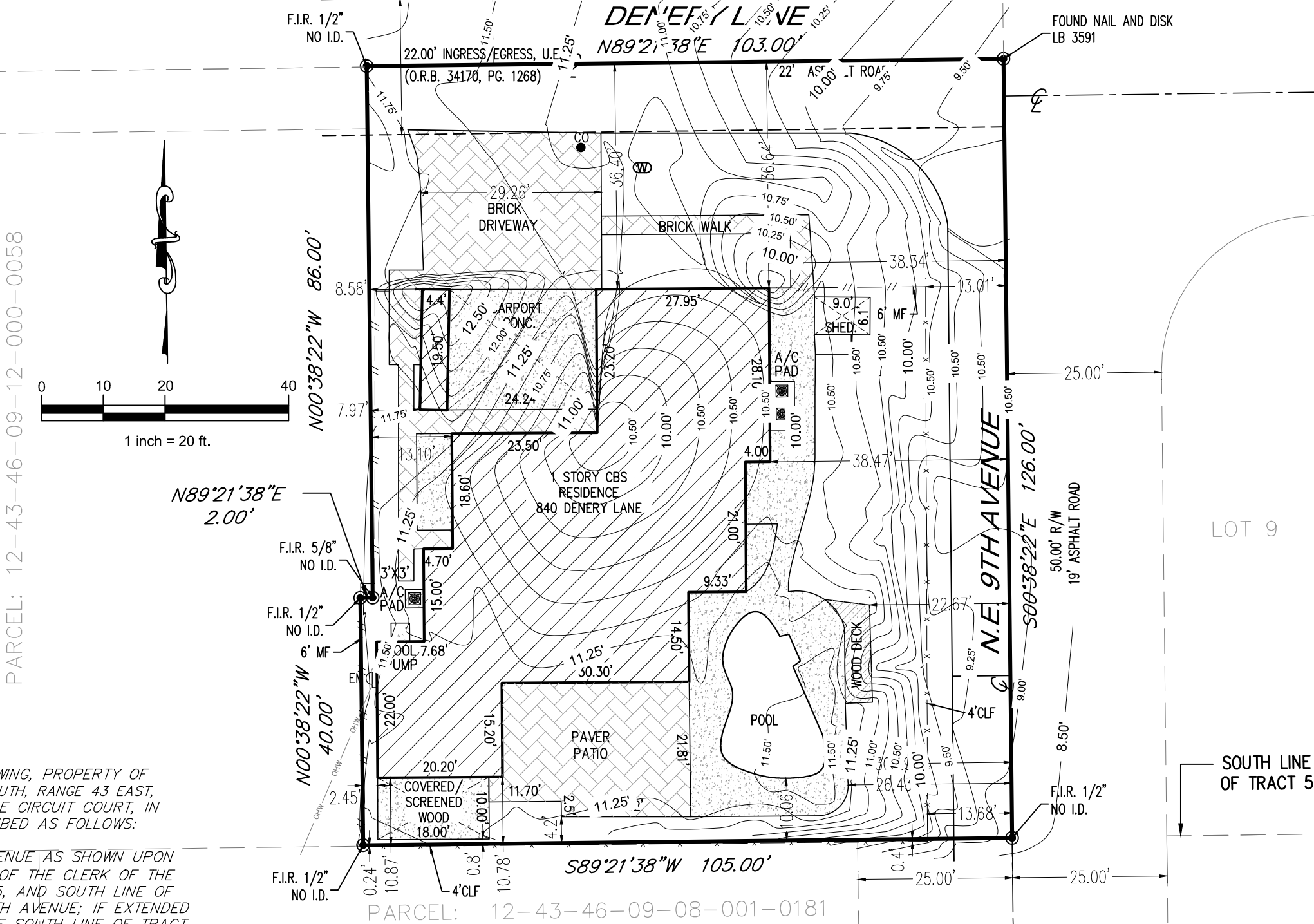
LEGAL DESCRIPTION:

A PORTION OF TRACT 5, AS SHOWN ON PLAT ENTITLED CORRECTION MAP SHOWING, PROPERTY OF HARRY SEEMILLER SITUATED IN LOTS 36, 1, 2, AND 3, SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, PLAT BOOK 9, PAGE 72 AND DESCRIBED AS FOLLOWS:

BEGINNING, AT A POINT OF THE INTERSECTION OF THE CENTERLINE OF 9TH AVENUE AS SHOWN UPON THE PLAT OF "KENMONT SUBDIVISION" SAID PLAT IS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY AT PLAT BOOK 20, PAGE 65, AND SOUTH LINE OF SAID LOT 5; THENCE RUNNING NORTHERLY ALONG THE CENTERLINE OF SAID 9TH AVENUE; IF EXTENDED NORTH A DISTANCE OF 126 FEET TO A POINT; THENCE WEST PARALLEL TO THE SOUTH LINE OF TRACT 5, A DISTANCE OF 103 FEET; THENCE SOUTH PARALLEL TO THE CENTERLINE OF SAID 9TH AVENUE, A DISTANCE OF 86 FEET; THENCE WEST PARALLEL TO THE SAID SOUTH LINE OF TRACT 5, A DISTANCE OF 2.0 FEET; THENCE SOUTH PARALLEL TO THE CENTERLINE OF SAID 9TH AVENUE, A DISTANCE OF 40.0 FEET TO A POINT IN THE SAID SOUTH LINE OF TRACT 5; THENCE EASTERLY ALONG SAID SOUTH LINE A DISTANCE OF 105.0 FEET, TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF COURT IN AND FOR PALM BEACH COUNTY, FLORIDA ,

PARCEL: 12-43-46-09-12-000-0056

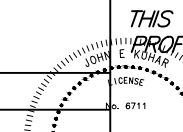

PARCEL: 12-43-46-09-12-000-0054



CERTIFIED TO:

1. PEG 265, LLC, A FLORIDA LIMITED LIABILITY COMPANY
2. COMMONWEALTH LAND TITLE INSURANCE COMPANY
3. NEW WAVE LOANS RESIDENTIAL LLC, ISAOA/ATIMA
4. LEOPOLD KORN, P.A.
5. CRYSTAL TITLE AND ESCROW COMPANY

SHEET 1 OF 1

MAP OF BOUNDARY SURVEY			SCALE: 1" = 20'	NOTES/REVISIONS	THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.	<div></div>	<div></div>
COMMUNITY PANEL#	FLOOD ZONE:	BASE FLOOD EL.:	DRAWN BY: A.A.				
125102-0977	X	N/A	CHECKED BY: J.K.				
DATE OF FIRM: 10/05/2017	BASIS OF BEARING: N PROPERTY LINE OF LOT, SAID LINE HAVING BEARING OF N89°21'38"E.						
PROPERTY ADDRESS: 840 DENERY LANE, DELRAY BEACH, FLORIDA 33483				UPDATE I.&E.: 3/03/25	JOHN E. KUJAR, PSM, STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 6711 NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	Date: 03/03/2025	BASELINE LAND SURVEY LLC 1400 N.W. 1st COURT BOCA RATON, FLORIDA 33432 (561) 417-0700 LB-8229
				PARTY CHIEF: DAVID B.		JOB NO.: 24-02-005	
				SURVEY DATE: 02/12/2024			