



**NOTES:**

- Unless otherwise noted field measurements are in agreement with record measurements.
- Angles shown hereon are per Plat book 25, Page 36, Palm Beach County Records.
- The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
- Ownership of fences and walls if any are not determined.
- This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
- Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
- The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
- The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
- Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.
- ± Denotes elevations based on the North American Vertical Datum of 1988.
- Printed copies of this survey are not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
- PDF copies of this survey are not valid without the digital signature of a Florida licensed Surveyor and Mapper and must be verified.

REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
UPDATE/TOPOGRAPHIC SURVEY SU-25-1303	10-29-2025	AL/RLT

**CERTIFICATION:**

This is to certify that this above ground sketch of boundary & topographic survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Robert L Thompson  
Digitally signed by Robert L Thompson  
Date: 2025.11.06 14:57:54 -05'00'

ROBERT L. THOMPSON (PRESIDENT)  
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

**TYPE OF SURVEY:** BOUNDARY  
TOPOGRAPHIC,25-1303

**JOB NUMBER:** SU-17-0819

**LEGAL DESCRIPTION:**

LOT 246 OF TROPIC ISLE 3RD SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 36, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**ADDRESS:** 972 DOGWOOD DRIVE DELRAY BEACH, FL 33483

**FLOOD ZONE:** AE  
**BASE FLOOD ELEVATION:** 7'8" NAVD1988  
**CONTROL PANEL NUMBER:** 125102/12099C0987-G  
**EFFECTIVE:** 12/20/2024 **REVISED:**

**LOWEST FLOOR ELEVATION:** SEE SHEET 2 OF 2  
**GARAGE FLOOR ELEVATION:** SEE SHEET 2 OF 2  
**LOWEST ADJACENT GRADE :** SEE SHEET 2 OF 2  
**HIGHEST ADJACENT GRADE :** SEE SHEET 2 OF 2

**REFERENCE BENCH MARK:** PALM BEACH COUNTY BENCHMARK "WORF" ELEV:  
15.206'NAVD1988

**CERTIFY TO:**

1. JONATHAN CAPON & SHAWN CAPON
- 2.
- 3.
- 4.
- 5.
- 6.

**NOTES:**

1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

LEGEND OF ABBREVIATIONS:		PALM BEACH COUNTY NAVD1988	
A	= CENTRAL ANGLE	N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
A	= ARC LENGTH	P.O.C.	= POINT OF COMMENCEMENT
A/C	= AIR CONDITIONER	P.R.C.	= POINT OF REVERSE CURVATURE
AD	= ASSUMED DATUM	R.M.	= RECORDS BOOK
A.E.	= ANCHOR EASEMENT	RNG.	= RANGE
AF	= ALUMINUM FENCE	R/W	= RIGHT OF WAY
B.C.R.	= BROWARD COUNTY RECORDS	S	= SOUTH
BLVD	= BOULEVARD	SEC.	= SECTION
B.M.	= BENCHMARK	SEC. FT.	= SQUARE FEET
(C)	= CALCULATED	TWP.	= TOWNSHIP
CB	= CHORD BEARING	U.E.	= UTILITY EASEMENT
CHATT.	= CHATTAHOOCHEE	W	= WEST
CLF	= CHAIN LINK FENCE	WF	= WOOD FENCE
CL	= CENTERLINE	WM	= WATER METER
D.B.	= DEED BOOK		
D.E.	= DRAINAGE EASEMENT		
E	= EAST		
ELEC.	= ELECTRIC		
ELEV.	= ELEVATION		
ENCH.	= ENCROACH		
ESMT.	= EASEMENT		
FND	= FOUND		
FF	= FINISHED FLOOR		
FH	= FIRE HYDRANT		
F.P.L.	= FLORIDA POWER & LIGHT		
GAR.	= GARAGE		
I.D.	= IDENTIFICATION		
I.P.	= IRON PIPE		
I.P.C.	= IRON PIPE & CAP		
I.R.	= IRON ROD		
I.R.C.	= IRON ROD & CAP		
LP	= LIGHT POLE		
(M)	= MEASURED		
M.D.C.R.	= MIAMI DADE COUNTY RECORDS		
MAINT.	= MAINTENANCE		
MF	= METAL FENCE		
MH	= MANHOLE		
N	= NORTH		
N/A	= NOT APPLICABLE		
N&D	= NAIL & DISC		
O/S	= OFFSET		
O.R.B.	= OFFICIAL RECORDS BOOK		
OH	= OVERHANG		
(P)	= PLAT		
P.B.	= PLAT BOOK		
P.B.C.R.	= PALM BEACH COUNTY RECORDS		
P.C.	= POINT OF CURVATURE		
P.C.P.	= PERMANENT CONTROL POINT		
P.G.	= PAGE		
P.O.B.	= POINT OF BEGINNING		
P.T.	= POINT OF TANGENCY		
PVC	= POLYVINYL CHLORIDE		
R	= RADIUS		
RNG.	= RANGE		
R/W	= RIGHT OF WAY		
S	= SOUTH		
SEC.	= SECTION		
SEC. FT.	= SQUARE FEET		
TWP.	= TOWNSHIP		
U.E.	= UTILITY EASEMENT		
W	= WEST		
WF	= WOOD FENCE		
WM	= WATER METER		

