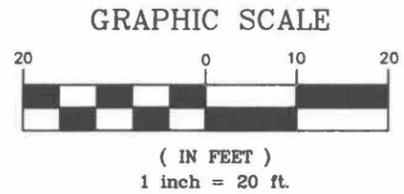


S.E. 3RD STREET

LEGEND

- ☉ = CENTER LINE
- FND. = FOUND
- CONC. = CONCRETE
- [Pattern] = CONCRETE PAVEMENT
- [Pattern] = ASPHALT PAVEMENT
- P.C. = POINT OF CURVE
- = SET 1/2" IRON PIN & CAP LB #7383
- LB = LICENSES BUSINESS
- LS = LICENSES SURVEYOR
- A.P.U. = APPARENT PHYSICAL USE
- U.E. = UTILITY EASEMENT
- ID. = IDENTIFICATION
- M.E. = MAINTENANCE EASEMENT
- 0.00' = EXISTING GRADE



| TREE TABLE |             |          |
|------------|-------------|----------|
| NO.        | DESCRIPTION | DIAMETER |
| 1          | BLACK OLIVE | 2.0'     |
| 3          | SABAL PALM  | 1.5'     |
| 4          | SABAL PALM  | 1.5'     |
| 5          | SABAL PALM  | 1.5'     |
| 6          | SABAL PALM  | 1.5'     |

THIS IS A TOPOGRAPHIC SURVEY

OF

LEGAL DESCRIPTION

Lot 21, Block 104, OSCEOLA PARK, according to the Map or Plot thereof, as recorded in Plat Book 3, Page 2, Public Records of Palm Beach County, Florida.

SURVEYOR'S CERTIFICATE:

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the boundary survey of the real property described hereon. I further certify that this boundary survey was prepared in accordance with the applicable provisions of Chapter 5J-17 Florida Administrative Code.

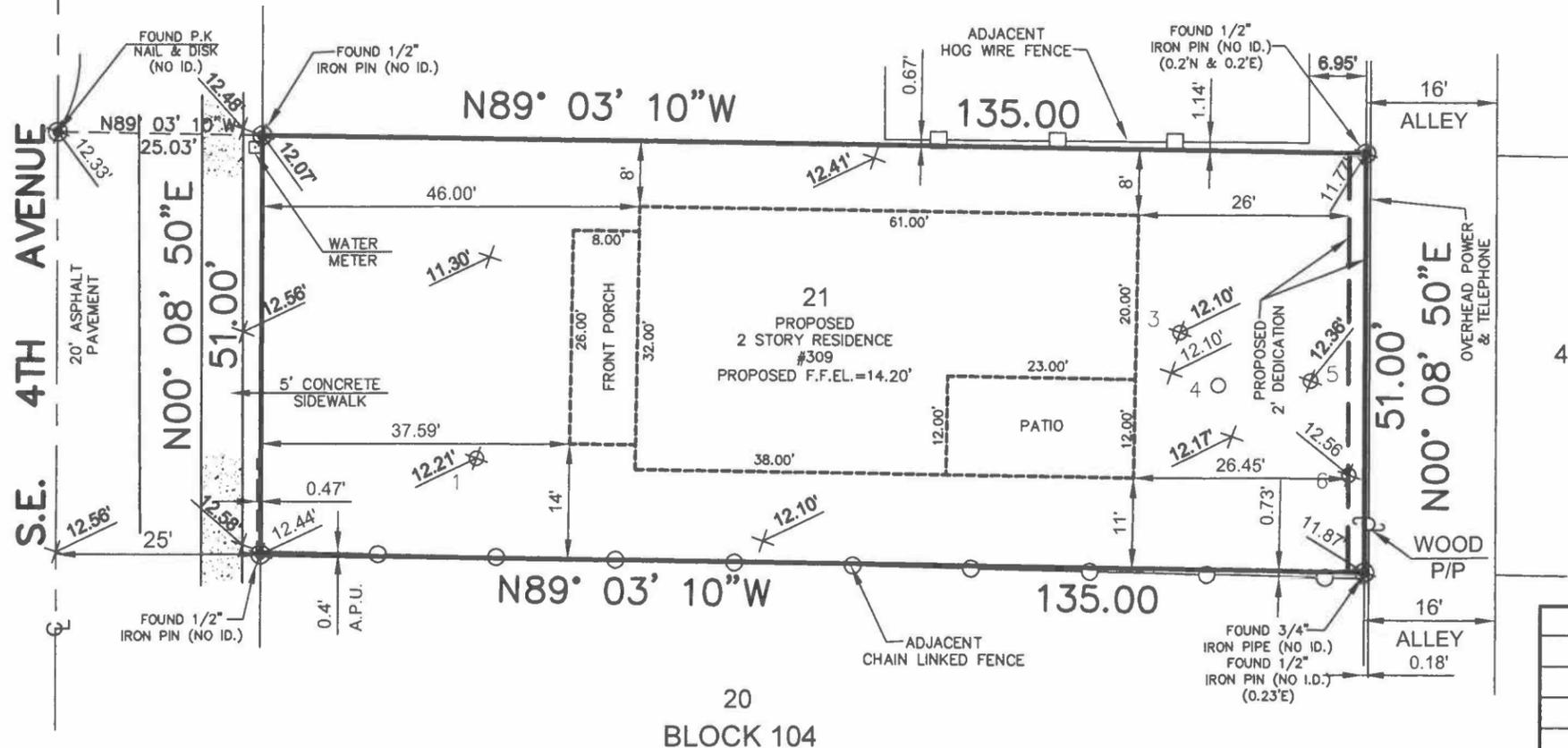
Manucy Land Surveyors, Inc.

Date : 4/11/2016  
 Revision 1:  
 Revision 2:

John H. Manucy Jr. P.S.M.  
 Professional Surveyor & Mapper No. 5158  
 State of Florida.

SURVEYOR'S NOTES:

- 1) The Legal Description was provided by Palm Beach County public records Official Records Book 25307 Page 0368.
- 2) Type of Drawing: TOPOGRAPHIC SURVEY
- 3) Bearings shown hereon are based on: The West line of said Lot 21, Block 104, of the plat of OSCEOLA PARK, said line is assumed to bear N00°08'50"E.
- 4) Elevations are based on: NAVD 88 Datum
- 5) Bench Mark Used: Palm Beach County (17.163 (SDR) ) Elevation 15.617'
- 6) Reproductions of this Drawing are not Valid unless embossed with the official Seal of the above Surveyor.
- 7) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- 8) This BOUNDARY SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:
  - a. Glenn M. Lurie, Trustee of the Trust FBO Glenn M. Lurie Under Art VI (B) of Gerald H Lurie Declaration of Trust dated 9/23/1999, as amended.
  - b. Columbia Title Services, Inc.
  - c. Old Republic National Title Insurance Company
  - d. Serena and Glenn Lurie
- 9) Property Address: 309 S.E. 4th Avenue Delray Beach Florida. 33483
- 10) Flood Zone: X  
 Base Flood Elev. N/A  
 FEMA Panel Number: 12099C-0979F  
 Date: October 5, 2017
- 11) Underground foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown.
- 12) All bearings and distances shown hereon are record and measured unless otherwise shown.



|  |  |                   |                              |
|--|--|-------------------|------------------------------|
| <b>MANUCY LAND SURVEYORS, INC.</b>   |  |                   |                              |
| 12660 157th STREET NORTH<br>JUPITER, FLORIDA 33478   |  |                   |                              |
| PHONE: (561) 427-0855 LB 7383  |  |                   |                              |
| SCALE: 1"=20'  | DRAWN BY: J.H.M.                               | FIELD BOOK: SNEED | ORDER NO. 4812               |
| DATE: 4/11/2016  |  |                   |                              |
| <b>BOUNDARY SURVEY OF LOT 21,<br/>BLOCK 104, OSCEOLA PARK, P.B.3<br/>PG. 2, PALM BEACH COUNTY, FL.</b> |  |                   |                              |
| 7-14-18  | REVISE ELEVATION TO NAVD & SHOW PROPOSED BLDG. | J.H.M.            |                              |
| DATE   | REVISIONS                                      | INITIALS          | PREPARED FOR: GLENN M. LURIE |