



**LEGEND:**

C = CENTERLINE  
W.M. = WATER METER  
A/C = CONCRETE A/C PAD  
+2.18 = ELEVATION BASED ON NORTH AMERICAN VERTICAL DATUM 1988. SOURCE: "L-NET GPS NETWORK"  
FLOOD ZONE: X  
COMMUNITY PANEL NO. 125102  
MAP NO.: 12099C0983F  
EFFECTIVE DATE: OCTOBER 5, 2017

NOTE: ALL BOUNDARY LINES AND ANGULAR DIMENSIONS ARE PLAT AND SURVEY UNLESS STATED OTHERWISE.  
ALL DIMENSIONS SHOWN HEREON ARE BASED ON THE STANDARD U.S. FOOT.  
THIS SURVEY HAS ACHIEVED A MINIMUM LEVEL OF CLOSURE OF 1 FOOT IN 10,000 FEET AS REQUIRED FOR COMMERCIAL/HIGH RISK PROPERTY CLOSURE. WAS ACHIEVED BASED ON A REDUNDANCY OF MEASUREMENTS FOR VERTICAL, HORIZONTAL AND ANGULAR DIMENSIONS.  
NO SUBSURFACE SEARCH WAS MADE FOR UTILITIES OR UNDERGROUND FOOTERS

**DESCRIPTION:**

THE EAST 130 FEET OF THE WEST 350 FEET OF THE SOUTH 70.5 FEET OF THE OCEAN BEACH LOT 3, ACCORDING TO THE PLAT OF SUBDIVISION OF FRACTIONAL HALF OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 25.

**MAP OF AS-BUILT SURVEY**  
SITE ADDRESS: 325 SANDPIPER LANE  
DELRAY BEACH, FLORIDA 33483  
PARCEL I.D. NO.: 12-43-46-16-22-003-0090

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
PAUL D. ENGLE  
SURVEYOR & MAPPER #5708

**ENGLE LAND SURVEYING LLC**  
LAND SURVEYORS  
CERTIFICATE OF AUTHORIZATION #LB8447  
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE  
955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445  
(561) 276-4501 732-3279 FAX 276-2390

DATE OF SURVEY MARCH 14, 2023	SCALE: 1" = 10'
FIELD BOOK ELS D-2 44	PAGE NO. 44
ORDER NO. 99-38db	