



**LEGEND:**

- CL = CENTERLINE
- CONC. = CONCRETE
- T.P. = CONC. TRANSFORMER PAD
- GEN. = CONC. GENERATOR PAD
- P.R.M. = 4" X 4" CONC. MONUMENT STAMPED P.R.M. #LB 353
- L.P. = LIGHT POLE
- FH = FIRE HYDRANT
- W.M. = WATER METER
- DDCV = DOUBLE DETECTOR CHECK VALVE
- BFP = BACKFLOW PREVENTER
- W = WATER VALVE
- STMH = STORM MANHOLE
- C.O. = SANITARY SEWER CLEAN OUT
- P = PLANTER
- = OVERHEAD UTILITY LINES
- x-x- = CHAIN LINK FENCE
- ===== = WALL
- THE WEST LINE OF LOT 1 IS ASSUMED TO BEAR S.0°36'54"E.
- O.R.B. = OFFICIAL RECORDS BOOK
- ⊙ = NUMBER REGULAR PARKING SPACES
- ⊕ = HANDICAP PARKING SPACE

**LEGEND: (CONT.)**

- R.W.M. = RECLAIMED WATER METER
- U.B. = UTILITY BOX
- P = PINE TREE
- CY = CYPRESS TREE
- PA = PALM TREE
- O = OAK TREE
- TR = TREE (TYPE UNKNOWN)
- +16.15 = ELEVATION BASED ON NORTH AMERICAN VERTICAL DATUM 1988. SOURCE: STATE ROAD DEPARTMENT BENCH MARK NO. 20 (DELRAY-WEST ROAD)
- THE EAST LINE OF LOT 1 IS ASSUMED TO BEAR N.0°36'54"W, AS SHOWN ON PLAT BOOK 116, PAGES 84-85.
- FLOOD ZONE: X COMMUNITY PANEL NO. 125102 MAP NO.: 12599C09786 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

**SITE INFORMATION:**

PARCEL ZONED:	POD - PROFESSIONAL OFFICE DISTRICT
PARCEL AREA:	89,884 SQUARE FEET OR 2.06 ACRES
FLOOD ZONE INFORMATION:	ZONE: X CPN: 125102 REVISED: 10/05/2017
NUMBER OF PARKING SPACES:	90 REGULAR PARKING SPACES 4 HANDICAP PARKING SPACES

**DESCRIPTION:**

LOT 1, SPOKAK DENTAL OFFICE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGES 84 AND 85, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**MAP OF BOUNDARY SURVEY**  
 SITE ADDRESS: 3911 WEST ATLANTIC AVENUE  
 DELRAY BEACH, FLORIDA 33445  
 PARCEL ID. NO.: 12-43-46-18-68-000-0010  
 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.

PAUL D. ENGLE  
 SURVEYOR & MAPPER #5708

**ENGLE LAND SURVEYING LLC**  
 LAND SURVEYORS  
 CERTIFICATE OF AUTHORIZATION #LB4447  
 SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE  
 8033 STIRRUP CAY COURT, BOYNTON BEACH, FL 33436  
 (561) 441-4938

DATE OF SURVEY	DECEMBER 15, 2024	SCALE	1" = 20'
FIELD BOOK	PAGE NO. 46	ORDER NO.	73-954b
D.298	46		