

TO 1/4 R/W/2AP
(AURORA L.B. #13007)

624.67' (D)
625.17'

P/O SECTION 12-46-42

BEXLEY PARK
(P.B. 102, PGS. 48-56, P.B.C.R.)

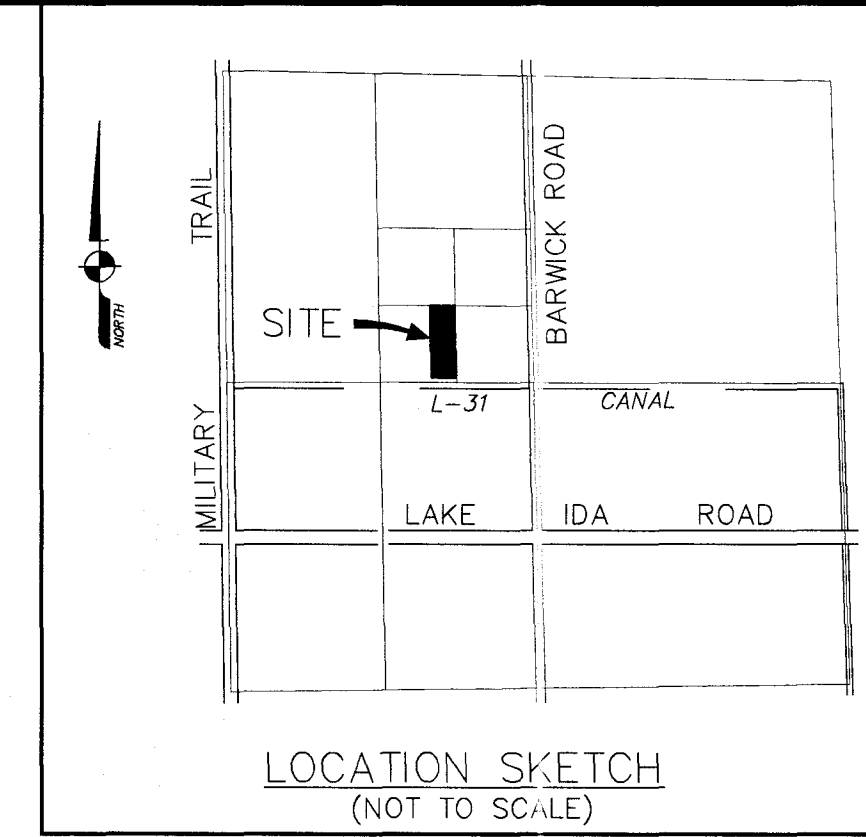
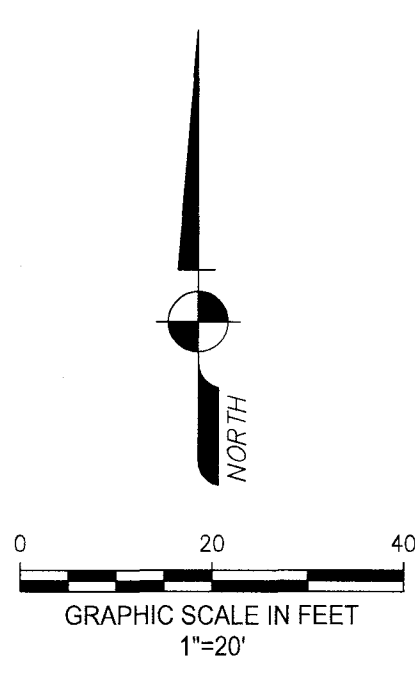
SEAGULL DRIVE
25' R/W DEDICATION
(P.B. 102, PGS. 48-56, P.B.C.R.)
20' R.E. & U.E.
(O.R.B. 1811, PG. 1071, P.B.C.R.)

S89°38'16"E
221.66'

A PORTION OF
SW 1/4 OF SE 1/4 OF NW 1/4
SECTION 12-46-42

SEE SHEET 3 OF 4

SEE SHEET 2 OF 4



SEE SHEET 4 OF 4 FOR TREE TABLE
AND CANAL CROSS SECTION

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon is based on the instrument of record.
4. No underground improvements were located.
5. Bearings shown hereon are based upon the National Geodetic Survey, Transverse Mercator, Florida East Zone, Grid North per Palm Beach County Engineering Department Sectional Breakdown with the South line of the Northwest 1/4 of Section 12-46-42 having a bearing of S89°53'00"E.
6. The property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 125102 0976 F, dated 11/05/2017.
7. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
8. Benchmark Description: Palm Beach County Engineering Department Benchmark "DAUDILL", Elevation = 15.194 feet (NAVD 1988).
9. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature. This map is intended to be displayed at a scale of 1"=40' (1:480).
10. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
11. The common name of trees as shown hereon supplied by arborist Lisa H. Hammer, Horticultural Consultant, August, 2020.
12. Abbreviation Legend: B.M. = Benchmark; C.L.F. = Chain Link Fence; C.M. = Concrete Monument; EL = Elevation; FD = Found; FF = Finished Floor; IR/C = Iron Rod & Cap; INV. = Invert; L.B. = Licensed Business; L.W.D.D. = Lake Worth Drainage District; NAVD = North American Vertical Datum; N/D = Nail & Disk; NGVD = National Geodetic Vertical Datum; NG = Natural Ground; O.R.B. = Official Records Book; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; PGS. = Pages; Q.C.D. = Quit Claim Deed; R.C.P. = Reinforced Concrete Pipe; R.E. = Road Easement; R/W = Right-of-Way; T.O.B. = Top of Bank; T.O.S. = Toe of Slope; TOW = Top Of Wall; TYP = Typical; U.E. = Utility Easement.

LEGEND	
	BENCHMARK
	EXISTING ELEVATION
	FIRE HYDRANT
	GUY ANCHOR
	MAIL BOX
	OVERHEAD WIRES
	SIGN (UNLESS NOTED)
	SANITARY MANHOLE
	SEWER VALVE
	TELEPHONE RISER
	WATER VALVE
	WOOD UTILITY POLE

TREE LEGEND	
	Palm
	Pine
	Tree
	12" Denotes 12" Diameter Trunk (Typical)

LAND DESCRIPTION:

The east 221.59 feet of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 46 South, Range 42 East, Palm Beach County, Florida, LESS the South 40 feet thereof for Lake Worth Drainage District Right-of-Way.

Said land sitsuate in Palm Beach County, Florida and contains 138,231 square feet (3.173 acres) more or less.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary, Topographic & Tree Survey of the heron described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary, Topographic & Tree Survey meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 3/3/2021

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REVISIONS	DATE	F.B. / PG.	BY	CD	REVISIONS	DATE	F.B. / PG.	BY	CD
UPDATE BOUNDARY AND TOPO	05/09/2018	1891/75	J.T.D.						
ADD WALL WITH ELEVATIONS	12/03/2018	0921/27	J.T.D.						
ADD FENCED FLOOR ELEVATIONS & RELEASE SCALE	02/03/2021	0029/25, 0029/44-45	J.T.D.						

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
A PORTION OF
SW 1/4 OF SE 1/4 OF NW 1/4 OF
SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

SCALE: 1" = 40'

DATE: 01/19/2018

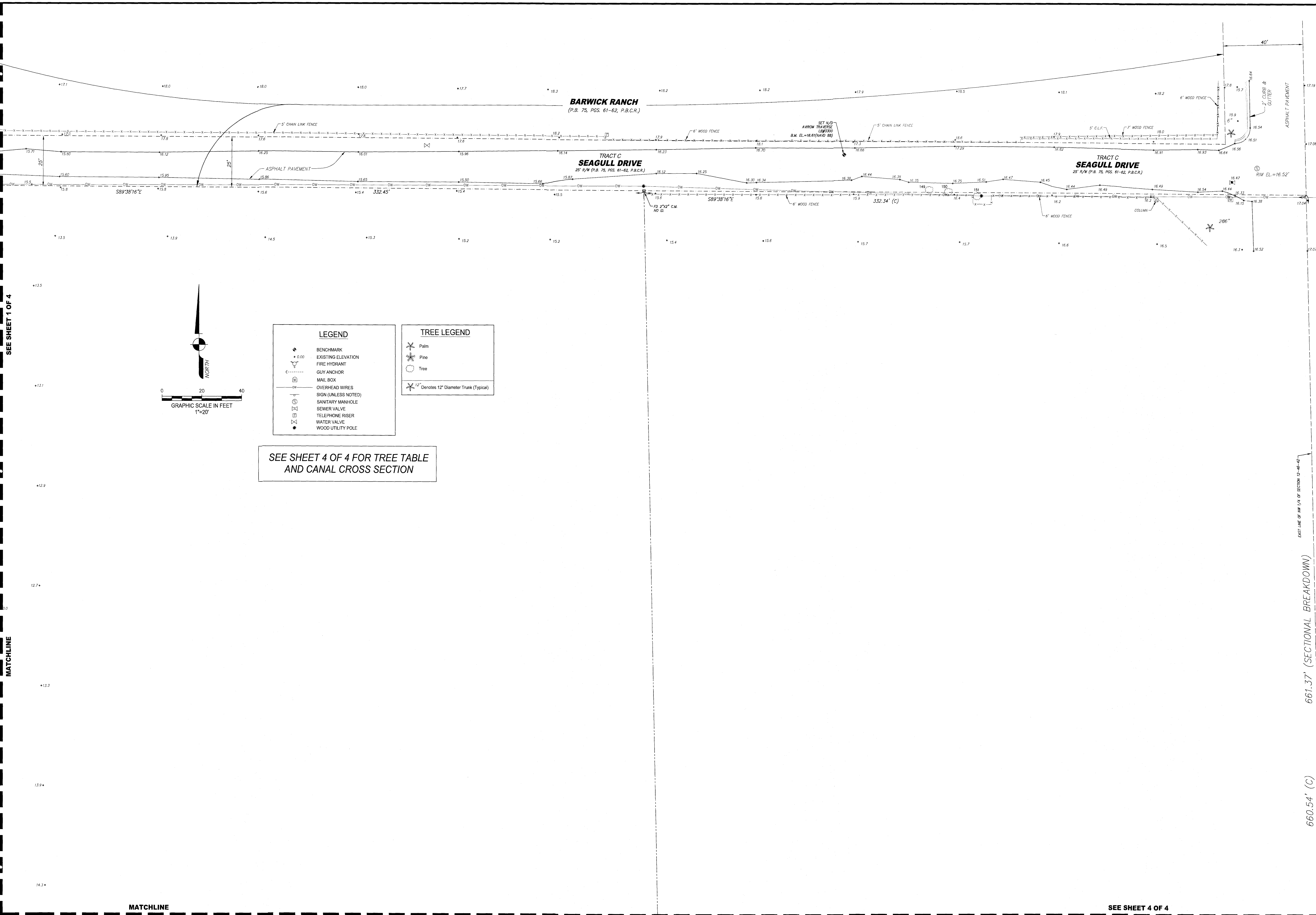
BY: KSB

CHECKED: J.T.D.

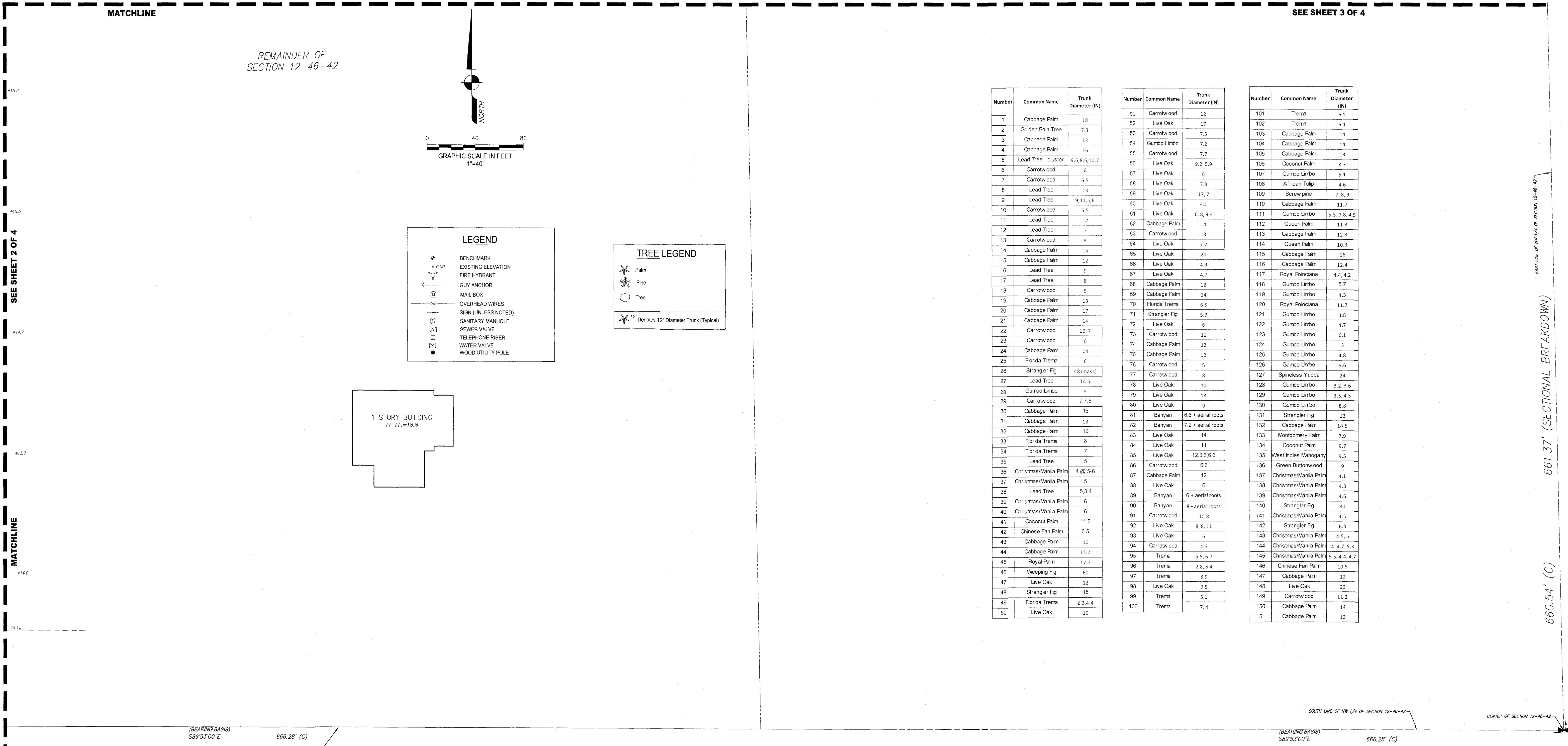
F.B. 1891 PG. 23

SHEET: 1 OF 4

JOB #: 7008-7



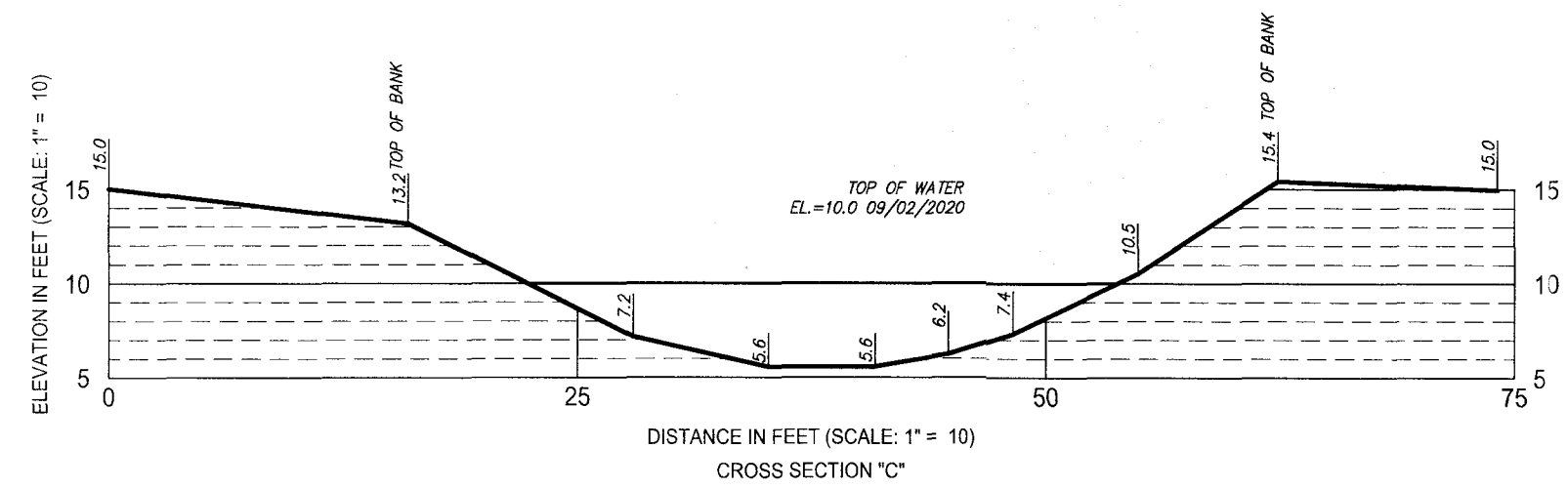
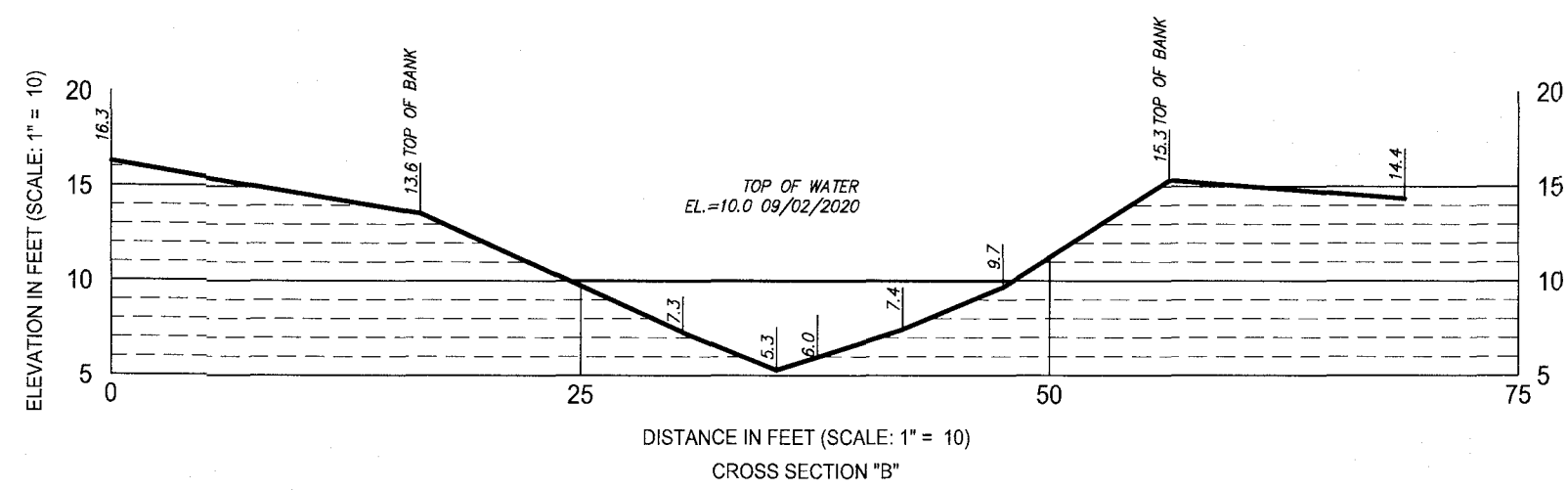
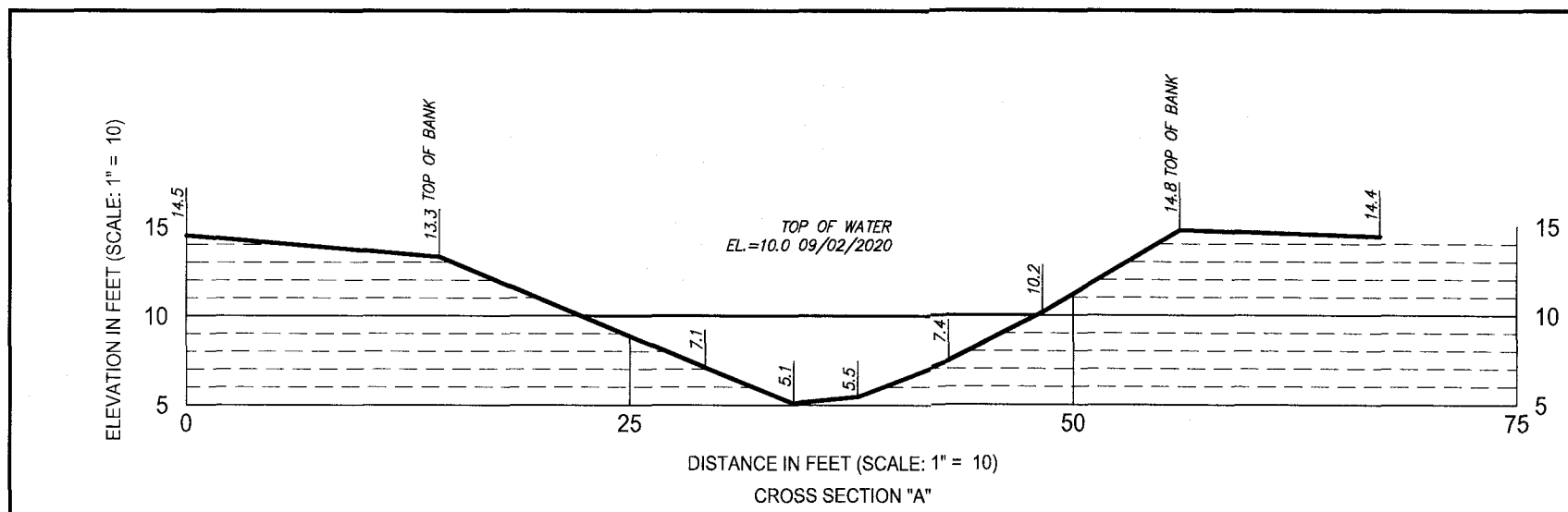
BOUNDARY, TOPOGRAPHIC & TREE SURVEY		REVISIONS		DATE		F.B. / PG.		BY		CKD		REVISIONS		DATE		F.B. / PG.		BY		CKD	
SCALE: 1" = 40'		01/19/2018		KSB		J.T.D.		F.B. 1891 PG. 23		SHEET: 3 OF 4											
DATE:		01/19/2018		KSB		J.T.D.		F.B. 1891 PG. 23		SHEET: 3 OF 4											
BY:		KSB		J.T.D.		F.B. 1891 PG. 23		SHEET: 3 OF 4													
CHECKED:		J.T.D.		F.B. 1891 PG. 23		SHEET: 3 OF 4															
SHEET:		3 OF 4		PALM BEACH COUNTY, FLORIDA																	



Number	Common Name	Trunk Diameter (IN)
1	Cabbage Palm	18
2	Golden Rain Tree	7.3
3	Cabbage Palm	12
4	Cabbage Palm	16
5	Lead Tree - cluster	9,6,8,6,10,7
6	Carrotwood	6
7	Carrotwood	6.5
8	Lead Tree	13
9	Lead Tree	9,11,5,6
10	Carrotwood	5.5
11	Lead Tree	12
12	Lead Tree	7
13	Carrotwood	8
14	Cabbage Palm	15
15	Cabbage Palm	12
16	Lead Tree	9
17	Lead Tree	8
18	Carrotwood	5
19	Cabbage Palm	13
20	Cabbage Palm	17
21	Cabbage Palm	14
22	Carrotwood	10,7
23	Carrotwood	6
24	Cabbage Palm	14
25	Florida Trema	6
26	Strangler Fig	48 (mass)
27	Lead Tree	14.5
28	Gumbo Limbo	5
29	Carrotwood	7,7.5
30	Cabbage Palm	16
31	Cabbage Palm	13
32	Cabbage Palm	12
33	Florida Trema	8
34	Florida Trema	7
35	Lead Tree	5
36	Christmas/Manila Palm	4 @ 5-6
37	Christmas/Manila Palm	5
38	Lead Tree	5,3.4
39	Christmas/Manila Palm	6
40	Christmas/Manila Palm	6
41	Coconut Palm	11.5
42	Chinese Fan Palm	6.5
43	Cabbage Palm	10
44	Cabbage Palm	15.7
45	Royal Palm	17.7
46	Weeping Fig	60
47	Live Oak	12
48	Strangler Fig	16
49	Florida Trema	2,3,4,4
50	Live Oak	10

Number	Common Name	Trunk Diameter (IN)
51	Carrotwood	12
52	Live Oak	17
53	Carrotwood	7.5
54	Gumbo Limbo	7.2
55	Carrotwood	7.7
56	Live Oak	9,2,5,9
57	Live Oak	6
58	Live Oak	7.3
59	Live Oak	17,7
60	Live Oak	4.1
61	Live Oak	6,8,9,4
62	Cabbage Palm	14
63	Carrotwood	13
64	Live Oak	7.2
65	Live Oak	20
66	Live Oak	4.9
67	Live Oak	4.7
68	Cabbage Palm	12
69	Cabbage Palm	14
70	Florida Trema	6.5
71	Strangler Fig	5.7
72	Live Oak	6
73	Carrotwood	11
74	Cabbage Palm	12
75	Cabbage Palm	12
76	Carrotwood	5
77	Carrotwood	8
78	Live Oak	10
79	Live Oak	13
80	Live Oak	9
81	Banyan	6.8 + aerial roots
82	Banyan	7.2 + aerial roots
83	Live Oak	14
84	Live Oak	11
85	Live Oak	12,3,3,6,6
86	Carrotwood	8,6
87	Cabbage Palm	12
88	Live Oak	6
89	Banyan	6 + aerial roots
90	Banyan	8 + aerial roots
91	Carrotwood	10,8
92	Live Oak	8,8,11
93	Live Oak	6
94	Carrotwood	4,5
95	Trema	5,5,6,7
96	Trema	2,8,6,4
97	Trema	8,9
98	Live Oak	9,5
99	Trema	5,1
100	Trema	7,4

Number	Common Name	Trunk Diameter (IN)
101	Trema	6.5
102	Trema	6.1
103	Cabbage Palm	14
104	Cabbage Palm	14
105	Cabbage Palm	13
106	Coconut Palm	8.3
107	Gumbo Limbo	5.1
108	African Tulip	4,6
109	Screw pine	7,8,9
110	Cabbage Palm	11.7
111	Gumbo Limbo	5,5,7,8,4,5
112	Queen Palm	11.3
113	Cabbage Palm	12,3
114	Queen Palm	10,3
115	Cabbage Palm	16
116	Cabbage Palm	12,4
117	Royal Poinciana	4,4,4,2
118	Gumbo Limbo	5,7
119	Gumbo Limbo	4,3
120	Royal Poinciana	11,7
121	Gumbo Limbo	3,8
122	Gumbo Limbo	4,7
123	Gumbo Limbo	6,1
124	Gumbo Limbo	3
125	Gumbo Limbo	4,8
126	Gumbo Limbo	5,6
127	Spineless Yucca	24
128	Gumbo Limbo	3,2,3,6
129	Gumbo Limbo	3,5,4,5
130	Gumbo Limbo	8,8
131	Strangler Fig	12
132	Cabbage Palm	14,5
133	Montgomery Palm	7,9
134	Coconut Palm	9,7
135	West Indies Mahogany	9,5
136	Green Buttonwood	9
137	Christmas/Manila Palm	4,1
138	Christmas/Manila Palm	4,3
139	Christmas/Manila Palm	4,6
140	Strangler Fig	4,1
141	Christmas/Manila Palm	4,5
142	Strangler Fig	6,3
143	Christmas/Manila Palm	4,5,5
144	Christmas/Manila Palm	4,4,7,5,3
145	Christmas/Manila Palm	5,5,4,4,4,7
146	Chinese Fan Palm	10,5
147	Cabbage Palm	12
148	Live Oak	22
149	Carrotwood	11,2
150	Cabbage Palm	14
151	Cabbage Palm	13



AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING

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SCALE: 1" = 40'

DATE: 01/19/2018

BY: KSB

CHECKED: J.T.D.

F.B.: 1891 PG. 23

SHEET: 4 OF 4

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

A PORTION OF

SW 1/4 OF SE 1/4 OF NW 1/4 OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

REVISIONS

NO.	DATE	BY	REVISIONS
1	01/19/2018	J.T.D.	INITIALS
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