





## THIS IS A BOUNDARY SURVEY

## LEGAL DESCRIPTION

Lot 10, RUNNYMEDE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 23, Page 71, of the 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.

STATE OF

Date : 04/13/2021 Revision 1:

John H. Manucy Jr. P.S.M.
Professional Surveyor & Mapper No. 5158 Revision 2: State of Florida.

## **SURVEYOR'S NOTES:**

- 1) The Legal Description was provided by Palm Beach County property Office O.R.B. 25090 PG. 1734.
- 2) Type of Drawing: BOUNDARY SURVEY
- 3) Bearings shown hereon are based on: The North line of Lot 10, RUNNYMEDE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 23, Page 71, of the Public Records of Palm Beach County, Florida, and assumed to bear N.89°24'50"E.
- 4) Elevations are based on: NAVD 88 Datum 5) Bench Mark Used: Palm Beach County BM (17.163 (SRD) Elevation=15.617')
- 6) This survey or the copies thereof are not valid without the original signature and raised seal or a Verifiable Electronic Signature of a Florida licensed Surveyor and Mapper. The electronic signature appearing on this document was authorized by John H. Manucy Jr, P.S.M. 5158. If this survey/document is signed using an electronic signature then it is for the sole use of the party/agency to whom it was originally transmitted and shall not be copied or distributed to any other parties without written or email consent. Any additional copies or distribution to other parties are not valid.
- Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
   This BOUNDARY SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:
- 9) Property Address: 227 Palm Trail Delray Beach, Florida. 33483
- 10) Flood Zone: "AE"
  Base Flood Elev. 6.00'
  FEMA Panel Number: 12099C 0979 F
  Date: October 5, 2017
- 11) Underground foundations and/or footings that may cross beyond the boundary lines of the lot herein described are not shown.
- 12) All bearings and distances shown hereon are record and measured unless otherwise shown.

			MANUCY LAND SURVEYORS, INC. 12660 157th STREET NORTH JUPITER, FLORIDA 33478 PHONE: (561) 427-0855 LB 7383			
			SCALE: 1"=20'	DRAWN BY:	FIELD BOOK:	ORDER NO.
			DATE: 4/13/2021	J.H.M.	6276.txt	6276
			BOUNDARY SURVEY OF			
			227 PALM TRAIL			
			DELRAY BEACH, FLORIDA. 33483			
DATE	REVISIONS	INITIALS	PREPARED FOR: FLORIDA ATLANTIC CONST.INC.			