Boundary Survey
for
THOMAS CARNEY, Jr.

Exhibit A
Res. No 10-21

VICINITY SKETCH
NOT TO SCALE

BOND WY
N.E. 8th AVE
McKEE LN
N.E. 9th AVE
PALM TRAIL
SITE
GEORGE BUSH BLVD

FIRST ADDITION
TO KENMONT
P.B. 22, PG. 23

SCALE: 1" = 20'
0   20   40

PROPERTY ADDRESS
816 PALM TRAIL
DELRAY BEACH, FL 33483

LOT 20
LOT 19
LOT 6

ALLEY
LIMIT OF PLAT
15.00'
25.00'

FOUND 5/8" IRON ROD
FIBER OPTIC CABLE MARKER
25.00'
140.55'(P) 140.54'(M)
FENCE 1.5'S
FENCE 1.7'S 0.1'E
FOUND 5/8" IRON ROD
8.0'
89°58'30"

FENCE 0.9'S 2.0'E
89°24'59"
50.12'

LOT 9
BLOCK 5
*IMPROVEMENTS NOT SHOWN

49.89'(P)
50.23'(M)
49.89'(P)
50.23'
89°55'41"

LOT 18
BLOCK 5
OCCUPIED

ASPH.
FENCE 2.0'E
49.66'
GATE
140.01'
FENCE 0.8'N 0.3'S
FOUND 5/8" IRON ROD
140.55'(P) 141.03'(M)
FOUND 5/8" IRON ROD
FENCE 3.7'S 14.6'W

LOT 8
BLOCK 5
FENCE 0.5'W
49.66'
16.0'
49.67'
6' WOOD FENCE
LOT 17
BLOCK 5
46.2'
90°29'50"
49.89'

114.9'
140.51'
67.7'
TWO STORY BUILDING LINE #816
98.4'
140.50'

LOT 7
BLOCK 5
49.89'
49.89'
LOT 16
BLOCK 5
49.89'

N.E. 9th AVENUE
50' RIGHT OF WAY
EDGE OF ASPHALT

PALM TRAIL
PLATTED N.E. 10th AVENUE
50' RIGHT OF WAY
ASPHALT

281.00'(P)
299.34'(M)
140.49'
140.48'
281.00'(P)
249.45'(M)

6' IRON ROD FENCE
6' IRON ROD FENCE
EDGE OF PAVEMENT
CONC. CURB
TRAFFIC ISLAND

16' ABANDONED ALLEY/EASEMENT
SOUTHERN BELL TELEPHONE & TELEGRAPH EASEMENT, O.R.B. 480, PG. 75
FLORIDA POWER & LIGHT EASEMENT, O.R.B. 459, PG. 67
ABANDONED PER O.R.B. 530, PG. 421

*IMPROVEMENTS NOT SHOWN
LOT 6
BLOCK 5
49.89'
16.0'
49.89'
*IMPROVEMENTS NOT SHOWN
LOT 15
BLOCK 5
49.89'

140.47'
140.47'

LOT 5
BLOCK 5
49.89'
49.89'
LOT 14
BLOCK 5
49.89'

140.45'
140.45'
FENCE 11.9'W

LOT 4
BLOCK 5
49.89'
90°37'49"
16.0'
49.89'
TWO STORY BUILDING LINE #816
LOT 13
BLOCK 5
49.89'
89°24'33"
25.00'

115.1'
FENCE 5.4'N
15.0'
67.4'
15.8'
98.4'
GATE
FENCE 5.0'N
FENCE 4.3'N 1.8'E
6' IRON ROD FENCE
FENCE 0.3'N
6' WOOD FENCE
FENCE 1.5'N
6' IRON ROD FENCE

FOUND NAIL
25.00'
FOUND 5/8" IRON ROD
281.00'(P) 280.87'(M)
LOT 12
BLOCK 5
FOUND RR SPIKE

ASPH.
1774.59'
LOT 3
BLOCK 5
ASPHALT PARKING
DUMPSTER PAD & WALL

FIBER OPTIC CABLE MARKER

GEORGE BUSH AVENUE
PLATTED PINEHURST STREET
50' RIGHT OF WAY

LEGEND:
● = FOUND IRON ROD AS NOTED
CONC. = CONCRETE
ASPH. = ASPHALT
(P) = PLAT
(M) = MEASURED
∅ = WOOD UTILITY POLE
✕ = FIRE HYDRANT
⊢ = GATE VALVE
▣ = WATER METER
▭ = CATCH BASIN
✧ = LIGHT POLE
〰 = BACKFLOW PREVENTER
Ⓢ = SEWER MANHOLE

LEGAL DESCRIPTION
LOTS 4 THROUGH 9, INCLUSIVE, AND LOTS 13 THROUGH 17, INCLUSIVE, BLOCK 5, TOGETHER WITH ABANDONED ALLEY LYING BETWEEN LOTS 4 THROUGH 8 AND LOTS 13 THROUGH 17, INCLUSIVE, AND THE WEST HALF OF SAID ALLEY LYING ADJACENT TO LOT 9, SOPHIA FREY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 37, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES
EXISTING IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
LEGAL DESCRIPTION PROVIDED BY CLIENT.
SURVEYOR HAS NOT ABSTRACTED THIS SURVEY FOR EASEMENTS AND RIGHTS OF WAYS OF RECORD.
SURVEY IS NOT VALID WITHOUT A RAISED SEAL.
BEARINGS, IF SHOWN, ARE BASED ON THE RECORD PLAT.
ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, USING FEET.
ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

CERTIFIED TO:
THOMAS F. CARNEY, Jr.

CERTIFICATION
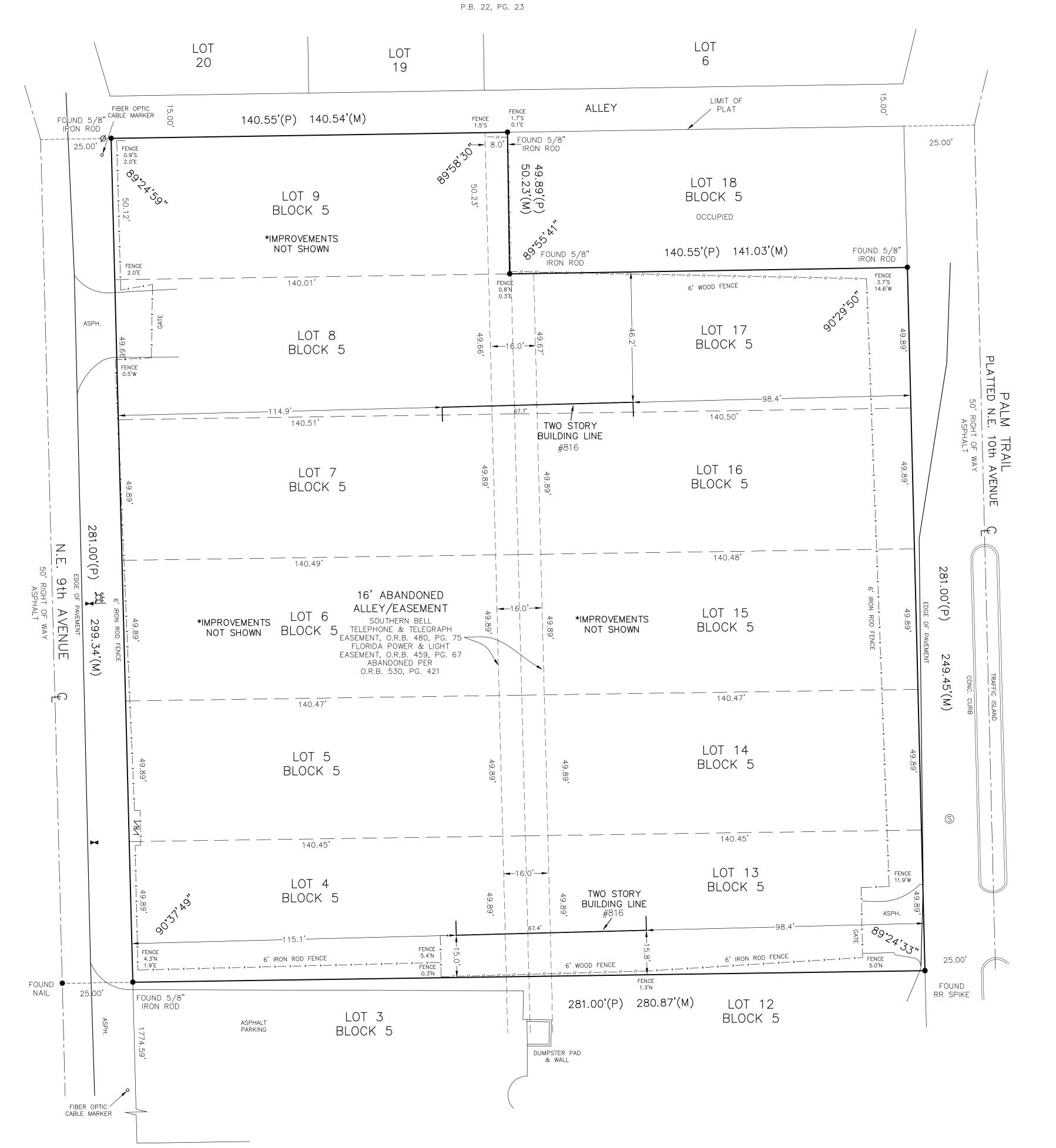I HEREBY CERTIFY THAT I MADE THIS SURVEY AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY:
ROBERT A. BUGGEE, FLORIDA LAND SURVEYOR #3302
233 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA
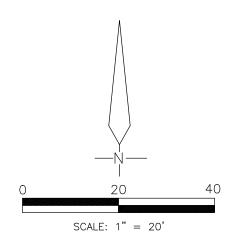DATE OF FIELD SURVEY: 07/24/20
DWG # 0706220

NEW LOT CONFIG - 10/12/20
ADDED EASEMENT INFO - 9/9/20

FLOOD ZONE
FLOOD ZONE: AE
ELEVATION: 6
CITY OF DELRAY BEACH: 125102
PANEL NUMBER: 12099C 0977F
EFFECTIVE DATE: 10-05-17

PREPARED BY:
Bob Buggee, Inc.
the "SURVEYOR"
P.O. BOX 243887
BOYNTON BEACH, FLORIDA, 33424
SURVEY & MAPPING BUSINESS #7890
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