



LAND DESCRIPTION

A PORTION OF TRACTS "A" AND "B", "AVENUE EAST PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

NOTES

- 1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SURVEY.
- 3. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
- 4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
- 5. BEARINGS SHOWN HEREON ARE BOTH PLATTED AND FLORIDA STATE PLANE, EAST (F.S.P.E.) AND ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD PLAT HAVING A MEASURED BEARING OF S 07°45'09" E.
- 6. PROPERTY ADDRESS: 29 SE 2nd AVENUE, DELRAY BEACH FL.
- 7. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AND WERE ESTABLISHED USING GPS, MEASURED AT 300 EPOCHS, AND TIED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FPR NETWORK.
- 8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ARBORIST.
- 9. TREE SIZES SHOWN HEREON WERE MEASURED AT DIAMETER BREAST HEIGHT.
- 10. FLOOD INFORMATION IS AS FOLLOWS:
  - FLOOD MAP NUMBER : 12099C0979F
  - COMMUNITY NUMBER : 125102
  - PANEL NUMBER : 0979
  - DATE OF FIRM INDEX : 10-05-2017
  - ZONE : X
  - BASE FLOOD ELEVATION : N/A
- 11. ALL RECORDING INFORMATION REFERS TO PALM BEACH COUNTY RECORDS.

TREE TABLE		
Point ID.	COMMON NAME	SIZE
456	UNKNOWN	24
457	UNKNOWN	24
279	UNKNOWN	20
408	UNKNOWN	16
409	UNKNOWN	10
156	UNKNOWN	6
94	UNKNOWN	4
148	UNKNOWN	4
166	PALM CLUSTER	36
158	PALM CLUSTER	15
159	PALM CLUSTER	15
160	PALM CLUSTER	15
161	PALM CLUSTER	15
162	PALM CLUSTER	15
163	PALM CLUSTER	15
287	PALM	12
288	PALM	12
289	PALM	12
91	PALM	10
92	PALM	10
93	PALM	10
150	PALM	10
153	PALM	10
154	PALM	10
155	PALM	10
404	PALM	10
405	PALM	10
406	PALM	10
407	PALM	10
512	PALM	10
513	PALM	10
515	PALM	10
516	PALM	10
151	PALM	8
152	PALM	8
464	PALM	4
461	PALM CLUSTER	2
463	PALM CLUSTER	2
157	GUMBO	18
164	GUMBO	16
165	GUMBO	16

FULL LEGEND

- RECLAIM WATER SERVICE
- PARKING METER
- UNKNOWN BOX
- TRAFFIC CONTROL BOX
- WATER SERVICE
- ELECTRIC SERVICE
- TELEPHONE BOX
- GAS SERVICE
- CABLE TV BOX
- HOTWIRE BOX
- MAILBOX
- WELL
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- GENERIC MANHOLE
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- GAS MANHOLE
- UNKNOWN MANHOLE
- WATER VALVE
- SANITARY VALVE
- GAS VALVE
- TREE
- YARD DRAIN
- GREASE TRAP
- SIGN
- FIRE HYDRANT
- FIRE CONNECTION
- CATCH BASIN
- BOLLARD
- LIGHT POLE
- BOLLARD LIGHT
- GUY WIRE ANCHOR
- WOOD UTILITY POLE
- CONCRETE UTILITY POLE
- CLEAN OUT
- CENTERLINE
- BACKFLOW PREVENTER
- WOOD UTILITY LIGHT POLE
- CONCRETE UTILITY LIGHT POLE
- EXISTING TOPO ELEVATION
- EXISTING ELEVATION
- PROPOSED ELEVATION

ABBREVIATIONS

- A/C = AIR CONDITIONER
- CONC. = CONCRETE
- EL. = ELEVATION
- F.F. = FINISHED FLOOR
- IP. = IRON PIPE
- IR = IRON ROD
- IRC = IRON ROD & CAP
- ND = NAIL AND DISC
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- PG. = PAGE
- R/W = RIGHT-OF-WAY
- SQ. = SQUARE
- STY. = STORY
- TYP. = TYPICAL
- U.A. = UTILITY EASEMENT
- F.S.P.E. = FLORIDA STATE PLANE EAST

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE TOPOGRAPHIC AND TREE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 53-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID TOPOGRAPHIC AND TREE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

TODD M. PHILLIPS, P.S.M.  
LICENSE NO. 7077, STATE OF FLORIDA  
ELECTRONIC VERSION OF THIS SURVEY SIGNED AND SEALED BY TODD M. PHILLIPS, P.S.M., ON 03/10/2021, USING AN SHA-1 AUTHENTICATION CODE. AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.  
PAPER COPIES OF THIS SURVEY NOT VALID WITHOUT ORIGINAL INK SIGNATURE AND SEAL, STATUTES.  
SURVEY NOT VALID WITHOUT SHEETS 1 AND 2.  
DATE OF LAST FIELD WORK: FEBRUARY 26, 2021

PHILLIPS  
SURVEYING & MAPPING  
Certificate of Authorization LB8240

601 SW 14th Avenue  
Boca Raton, Florida 33486

TOPOGRAPHIC AND TREE SURVEY  
29 SE 2nd AVENUE  
A PORTION OF TRACTS "A & B" AVENUE EAST PLAT  
(P.B. 107, PG. 11)

Tel: (561) 929-9607  
www.psmsurvey.com

NO.	DATE	BY	CK'D	REVISION
1	2/26	JM		F.B. 4/9-11

SEAL

JOB NO. 21-125  
SCALE 1" = 20'  
DRAWN SL  
CHECKED TMP  
SHEET 1 OF 1