

GENERAL LEGEND:

- A/C = AIR CONDITIONER
- AF = ALUMINUM FENCE
- BCR = BROWARD COUNTY RECORDS
- BM = BENCHMARK
- CB = CATCH BASIN
- CBS = CONCRETE BLOCK STRUCTURE
- CBW = CINDERBLOCK WALL
- CHATT = CHATTAHOOCHEE
- C/L = CENTERLINE
- CLF = CHAIN LINK FENCE
- CME = CANAL MAINTENANCE EASEMENT
- CO = CLEAN OUT
- CONC = CONCRETE
- D = DELTA (CENTRAL ANGLE)
- DE = DRAINAGE EASEMENT
- E = EAST
- EB = ELECTRIC BOX
- ELE = ELEVATION
- X 0.00' = ELEVATION
- EOP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILLHOLE
- FF = FINISHED FLOOR
- FH = FIRE HYDRANT
- FN = FOUND NAIL
- FND = FOUND
- FPL = FLORIDA POWER AND LIGHT
- IF = IRON FENCE
- IP = IRON PIPE
- IR = IRON ROD
- INV = INVERT
- L = ARC LENGTH
- LP = LIGHT POLE
- LME = LAKE MAINTENANCE EASEMENT
- N = NORTH
- N/A = NO BASE FLOOD (FOR FLOOD ZONE X)
- N&D = NAIL & DISC
- NO ID = NO IDENTIFICATION
- MF = METAL FENCE
- MH = MAN HOLE
- OH = OVERHEAD CABLES
- OR = OFFICIAL RECORD BOOK
- O/S = OFFSET
- PB = PLAT BOOK
- PBCR = PALM BEACH COUNTY RECORDS
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- PG = PAGE
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- P&M = PLAT AND MEASURED
- PP = POOL PUMP
- PRC = POINT OF REVERSE CURVATURE
- PVCF = POLYVINYL CHLORIDE FENCE
- R = RADIUS
- R/W = RIGHT OF WAY
- S = SOUTH
- S/W = SIDEWALK
- SIR = SET 1/2" IRON ROD
- SND = SET NAIL & DISC
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- W = WEST
- WF = WOOD FENCE
- WM = WATER METER
- WW = WATER VALVE

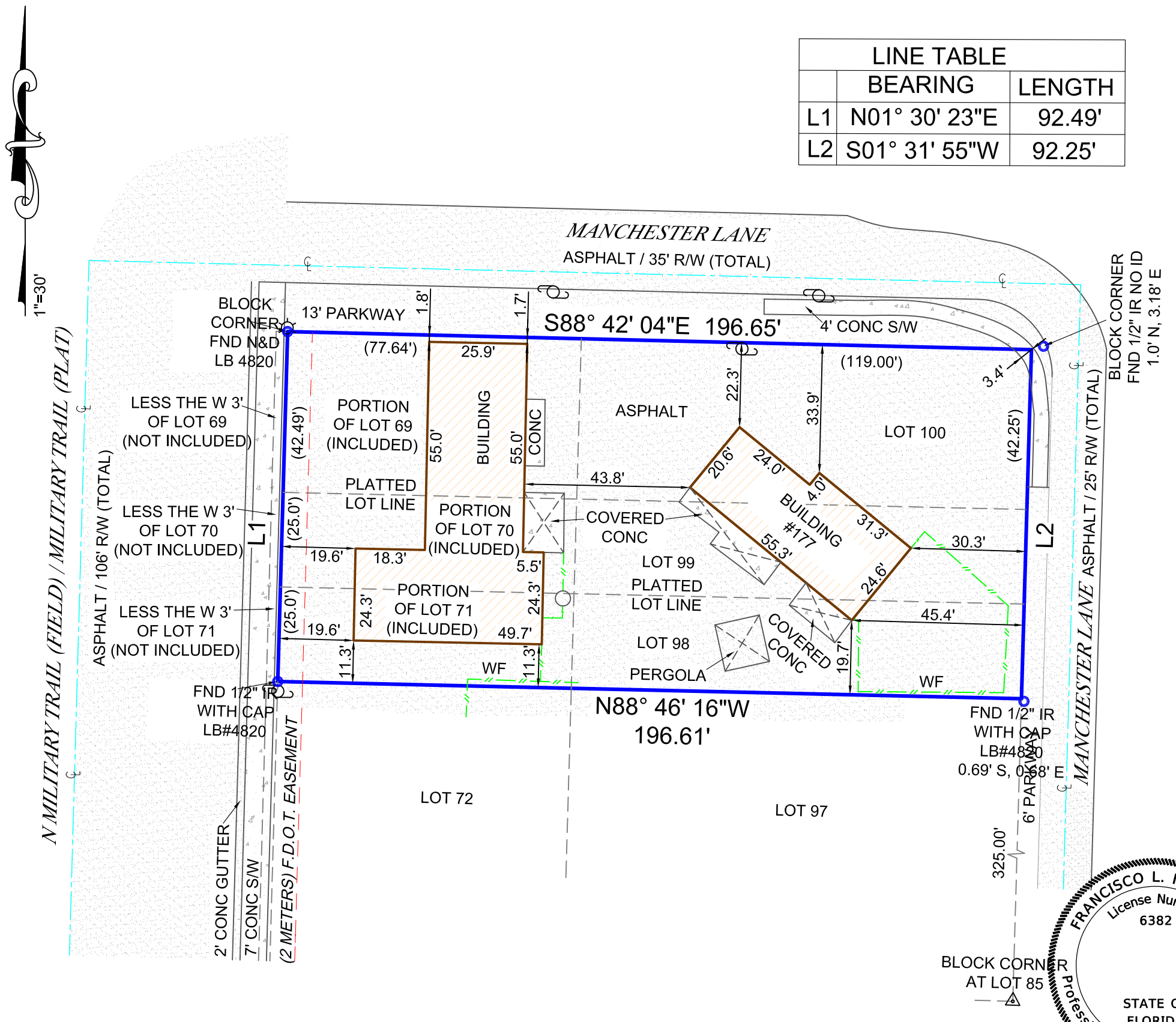
- OVERHEAD CABLES (OH)
- POLYVINYL CHLORIDE FENCE (PVCF)
- UTILITY
- CHAIN LINK FENCE (CLF)
- BOX
- WOOD FENCE (WF)
- FIRE HYDRANT
- METAL FENCE (MF)
- ELECTRIC BOX
- VALVE
- DEGREE SYMBOL
- WATER METER
- COMCAST BOX
- UTILITY POLE
- CATCH BASIN
- BOUNDARY CORNER
- CENTERLINE
- SEWER CLEANOUT
- LIGHT POLE
- SEWER MANHOLE
- CABLE TV RISER (CA/TV)
- CALCULATED CORNER

LINE TABLE		
	BEARING	LENGTH
L1	N01° 30' 23"E	92.49'
L2	S01° 31' 55"W	92.25'

LEGAL DESCRIPTION:
 LOTS 69, 70 AND 71, LESS THE WEST 3 FEET THEREOF AND LOTS 98, 99 AND 100, HENRY'S MILITARY TRAIL ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 92, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFICATIONS:
TBD
 ATTORNEY
 WESTCOR LAND TITLE INSURANCE COMPANY
 IT'S SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR.

SURVEYORS NOTES:
 (1.) BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF LOT 100 (S 88°42'04" E) PER THE RECORD PLAT AND ARE ASSUMED.
 (2.) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
 (3.) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
 (4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF FLORIDA.
 (5.) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.
 (6.) SURVEY PURPOSE FOR CONVEYANCE.
 (7.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND/OR NEW DESIGN.
 (8.) ALL FENCE LOCATION SHOWN IS THE CENTER OF THE EXISTING FENCE.



BOUNDARY SURVEY
PROPERTY ADDRESS:
 177 MANCHESTER LANE &
 180 N MILITARY TRAIL,
 WEST PALM BEACH, FL 33406

FLOOD ZONE: N/A	DATE OF SURVEY:
BASE FLOOD: N/A	FIELD LOCATION OF IMPROVEMENTS 12/10/2024
COMMUNITY #: N/A	
MAP/PANEL #: N/A	
DATE OF FIRM: N/A	

SCALE: 1"=30'
CADD: NM
CHECKED BY: FLN
INVOICE #: 24-62170
SHEET # 1 OF 1

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
 FRANCISCO L. NUNEZ, PSM., STATE OF FLORIDA
 PROFESSIONAL SURVEYOR AND MAPPER LS 6382
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALL COUNTY SURVEYORS
 PROFESSIONAL SURVEYORS AND MAPPERS
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