BOUNDARY & TOPOGRAPHIC SURVEY

SUNSET DRIVE

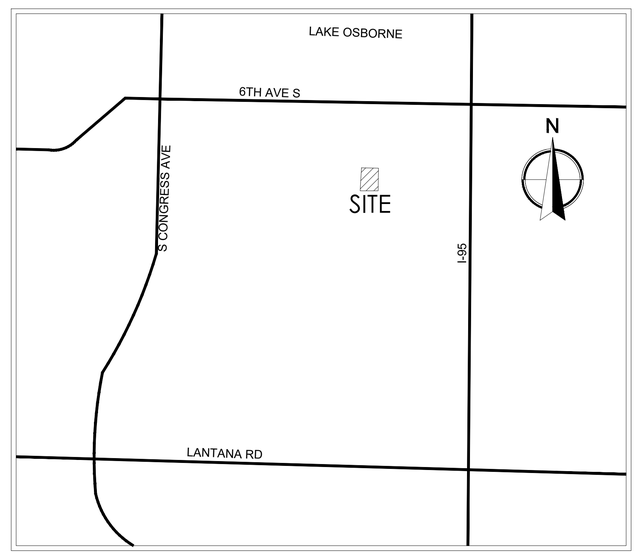
SECTION 29, TOWNSHIP 44 SOUTH, RANGE 43 EAST

PALM BEACH COUNTY, FLORIDA

LEGEND:

— — — — — —	= Bottom of Bank
—— x —— x ——	= Chainlink Fence
Conc.	= Concrete
	= Concrete Light Pole
	= Concrete Power Pole/CPP
E	= Electrical Junction Box
ELEV.	= Elevation
x 0.00	= Existing Elevation (Ground shots to tenths only)
Fnd.	= Found
	= Gate Valve (WV=Water Valve) (SV=Sewer Valve) (IV=Irrigation Valve)
	= Guy Wire Anchor
LB	= Licensed Surveying Business
	= Light Pole
NGVD	= National Geodetic Vertical Datum
NAD	= North American Datum
NAVD	= North American Vertical Datum
ORB	= Official Records Book
P	= Plat
Pg.	= Page
PCN	= Parcel Control Number
PBCR	= Palm Beach County Records
PLS	= Professional Land Surveyor
PRM	= Permanent Reference Monument
PSM	= Professional Surveyor & Mapper
PB	= Plat Book
T	= Telephone Riser
—— — · ——	= Top of Bank
	= Wood Power Pole/WPP

LOCATION MAP



SHEET INDEX

1	COVER SHEET
2	BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND IN A PORTION OF TRACT 1, ACCORDING TO THE PLAT OF SUNSET PARK, AS RECORDED IN PLAT BOOK 6, PAGE 65, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1, THENCE WESTERLY ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 571.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY AT RIGHT ANGLES TO THE PREVIOUS COURSE, A DISTANCE OF 500 FEET TO A POINT; THENCE WESTERLY AT RIGHT ANGLES TO THE PREVIOUS COURSE, A DISTANCE OF 350 FEET TO A POINT; THENCE NORTHERLY AT RIGHT ANGLES TO THE PREVIOUS COURSE, A DISTANCE OF 500 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 1; THENCE EASTERLY ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 350 FEET TO THE POINT OF BEGINNING.

SURVEYOR NOTES:

1. The last date of field survey was January, 07 2022.
2. This survey was prepared in accordance with the "Standards of Practice", as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5j-17.050 through 5j-17.053, of the Florida Administrative Code.
3. This survey map and/or report or the copies thereof are not valid without the signature and the original raised seal or digital signature of a Florida licensed surveyor and mapper.
4. 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.
5. The bearings shown hereon are based on grid north, and are referenced to the Florida state plane coordinate system, east zone, North American Datum of 1983(2007). The bearings shown hereon are based on the N Line of Tract 1, Sunset Park, Plat Book 6, Page 65 of Palm Beach County having a bearing of N88°37'48"W.
6. Elevations shown hereon are referenced to the North American Vertical Datum of 1988, as established by Palm Beach County benchmark "VANDAL", having a published elevation of 17.955'.
7. The features shown hereon are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment, as established using Lengemann's network of fixed base stations.
8. All distances shown hereon are in U.S. Survey Feet.
9. This survey does not have the benefit of a current title commitment, opinion, or abstract. During the course of the survey some searches of the public records were made, but these searches were not exhaustive and should not be considered a substitute for a proper title commitment, opinion, or abstract obtained from a title agency or other title professional.
10. This survey delineates the boundary location according to the legal description, but does not determine ownership or property rights.
11. Underground improvements, if any, were not located except as shown.
12. Symbols shown hereon are not to scale.
13. The features shown hereon were acquired using RTK GPS and Trigonometric methods, and were verified through a redundancy of measurements for accuracy.
14. The parcel of land shown hereon is located in Flood Zone X, based on the FEMA Flood Insurance Rate Map for Palm Beach County, Florida, Community-Panel Map Number 12099C0777F, with an effective date of October 5, 2017. There may be additional information (letter of map revisions, letter of map amendments, or letter of map changes) not provided to, nor researched by the undersigned Surveyor, that could affect the subject property.
15. Copyright ©2022 by WGI, Inc.

PREPARED BY:

WGI™

2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CONSULTANTS:

PROJECT TITLE:

BOUNDARY & TOPOGRAPHIC SURVEY
SUNSET DRIVE
SECTION 29, TOWNSHIP 44 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

SURVEYOR OF RECORD
KELSEY M. SMITH, PSM
LS#7096

KELSEY M. SMITH
LICENSE NUMBER
LS7096
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

Kelsey M Smith

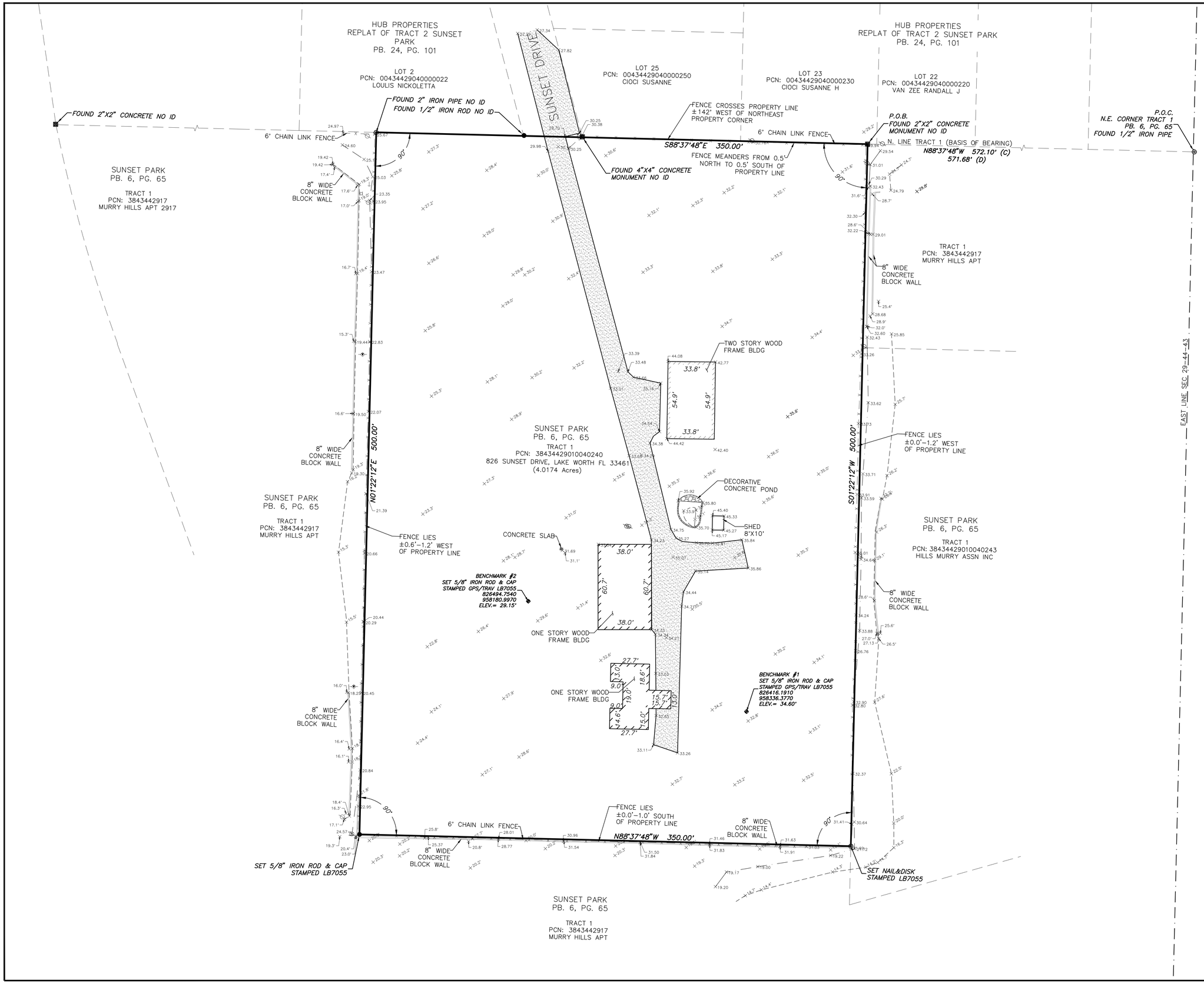
Digitally signed by Kelsey M Smith
Date: 2022.01.24 17:14:31 -05'00'

NO:	DATE:	DESCRIPTION:

DRAWN DATE:	01-06-2021
DRAWN BY:	JJQ
CHECKED BY:	KS
FIELD	RM
FB/PG	MM-MISC/35-40
PROJECT #:	7619.00

BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET #:	TOTAL SHEETS
1	2



WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

CAD 7619\DGN\BNDRY&TOPO.DWG	
JOB NO.	7619.00
DRAWN BY	JJQ
CHECK BY	KS
DATE	01-06-21

SURVEYOR OF RECORD
KELSEY M. SMITH, PSM
LS#7096

BOUNDARY & TOPOGRAPHIC SURVEY
SUNSET DRIVE
SECTION 29, TOWNSHIP 44 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

SHEET:
2