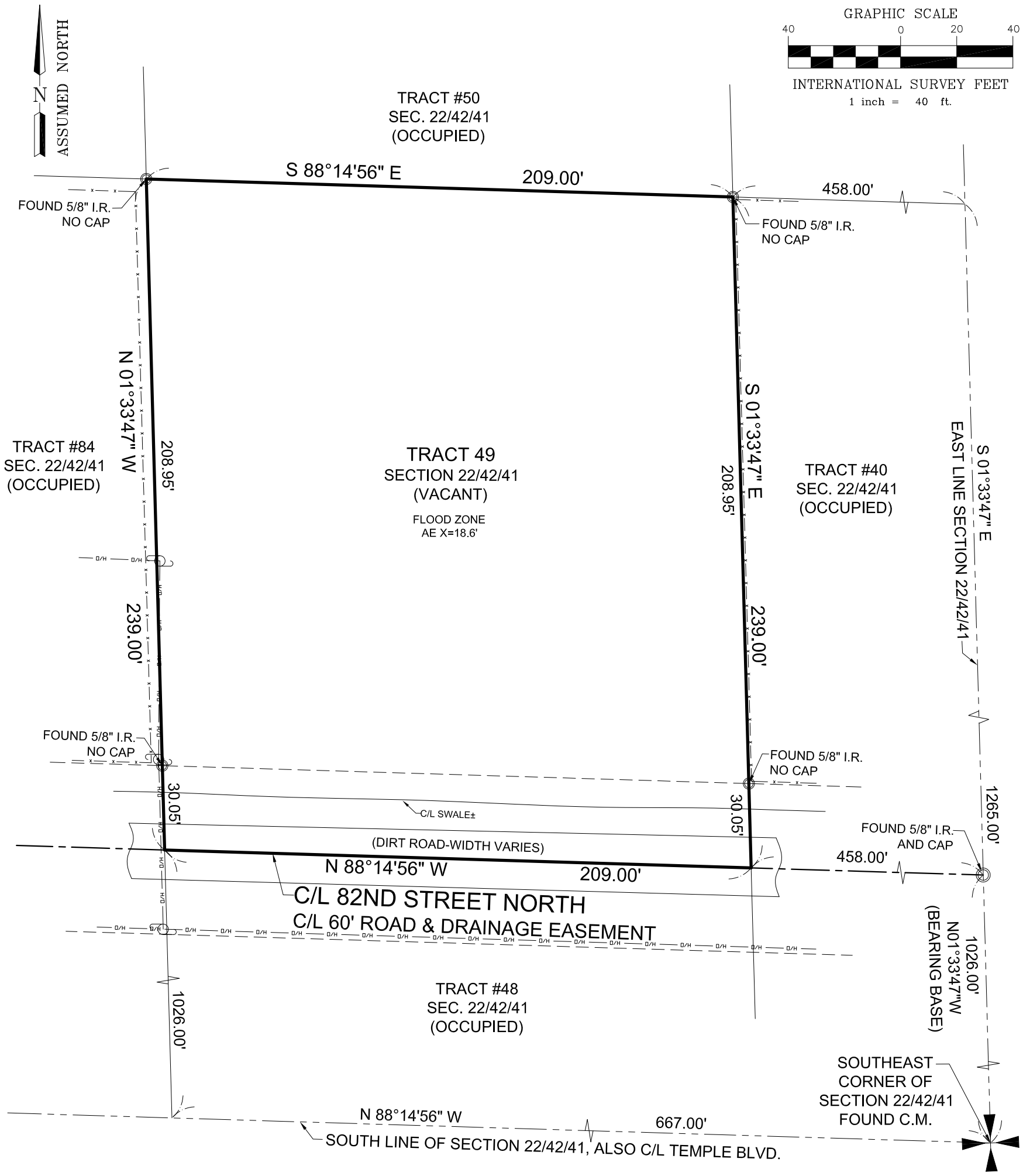


BOUNDARY SURVEY

PHOTOCOPYING PROHIBITED © 2026

LEGAL DESCRIPTION (As furnished by client)

THE NORTH 239 FEET OF THE SOUTH 1265 FEET OF THE WEST 209 FEET OF THE EAST 667 FEET OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; SUBJECT TO AN EASEMENT FOR ROAD AND DRAINAGE PURPOSES TO INDIAN TRAIL WATER CONTROL DISTRICT OVER THE SOUTH 30 FEET.

TRACT CONTAINS 49867.46 SQUARE FEET.

NOTES:

1. PARCEL FALLS IN FEMA FLOOD ZONE AE, X=18.6, PER FEMA FLOOD MAP 12099C0365F EFFECTIVE 10/05/2017.
2. WRITTEN DIMENSION TAKE PRECEDENT OVER SCALED DIMENSIONS AND DISTANCES ARE NOT TO BE SCALED FOR CONSTRUCTION AND/OR DESIGN PURPOSES.
3. FIELD MEASUREMENTS, PLAT MEASUREMENTS AND DEED MEASUREMENTS ARE CONCURRENT UNLESS OTHERWISE SPECIFICALLY STATED ON THIS SURVEY.
4. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY, UNLESS SHOWN OR MADE NOTE OF HEREON.
5. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP HAVE BEEN FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
6. ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
7. BEARING SHOWN HEREON REFER TO STATE PLANE GRID AZIMUTHS.
8. THE EAST LINE OF SECTION 22-42-41 HAS A BEARING OF N01°33'47"W, AND ALL OTHER BEARINGS HEREON REFER THERETO.
9. ELEVATIONS, IF ANY, SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM (1988) WHERE MEAN HIGH SEA LEVEL IS 0'00, UNLESS OTHERWISE NOTED.
10. THIS SURVEY IS NOT TRANSFERABLE BY OWNERS AFFIDAVIT OF SURVEY OR SIMILAR INSTRUMENT.
11. THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
12. THIS SURVEY MEETS PRECISION REQUIREMENTS FOR RURAL SURVEYS. RELATIVE PRECISION IS GREATER THAN 1 FOOT IN 5000 FEET.
13. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
14. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR THIRD PARTY VERIFIED DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CHRISTOPHER R. GAILEY License Number 7405 STATE OF FLORIDA Professional Surveyor and Mapper
09-02-2026

CHRISTOPHER R GAILEY

Digitally signed by CHRISTOPHER R GAILEY
Date: 2026.09.02 12:57:02 -04'00'

ROBERT D. WHITEHEAD P.S.M. 5524 - CHRISTOPHER R. GAILEY P.S.M. 7405

THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

LEGEND:

A/C	= AIR CONDITIONING PAD	100.0	= EXISTING ELEVATION	PB	= PLAT BOOK
Δ	= CENTRAL ANGLE/DELTA	100.0	= PROPOSED ELEVATION	P.O.B.	= POINT OF BEGINNING
	= SOIL TEST SITE			P.O.C.	= POINT OF COMMENCEMENT
	= BENCHMARK SYMBOL		= FIRE HYDRANT	PC	= POINT OF CURVATURE
ASPH	= ASPHALT	C.M.	= CONCRETE MONUMENT	P.R.M.	= PERMANENT REFERENCE MONUMENT
BM	= BENCHMARK	FF	= FINISH FLOOR	PG.	= PAGE
CATV	= CABLE TELEVISION BOX	I.R	= IRON ROD	PLTR.	= PLANTER
(C)	= CALCULATED	N & T.T	= NAIL & TIN TAG	POR.	= PORCH
C.B.S.	= CONCRETE BLOCK STRUCTURE	P.K.	= P.K. NAIL	PROP.	= PROPOSED
C.L.F.	= CHAIN LINK FENCE	I.P.	= IRON PIPE	R	= RADIUS
C.M.P.	= CORRUGATED METAL PIPE	H.W.F.	= HOG WIRE / FIELD FENCING	R.C.P.	= REINFORCED CONCRETE PIPE
C/L	= CENTERLINE		= LIGHT POLE	R/W	= RIGHT OF WAY
CONC.	= CONCRETE	LB	= LICENSED BUSINESS	5/8" I.R.	= 5/8" IRON ROD AND CAP #2992
COV.	= COVERED	(M)	= FIELD MEASUREMENT	S.F.	= SQUARE FEET
(A)	= DESCRIPTION	M.H.	= MANHOLE	P.K.	= PARKER-KALON NAIL AND DISK
D.B.	= DEED BOOK	MAX.	= MAXIMUM	S.T.	= SEPTIC TANK
D.E.	= DRAINAGE EASEMENT	MONT	= MONUMENT	SCRN.	= SCREENED
D.U.E	= DRAINAGE AND UTILITY EASEMENT	MIN.	= MINIMUM	TRP	= TELEPHONE RISER BOX
D.F.	= DRAIN FIELD	N&D	= NAIL AND DISK	TYP.	= TYPICAL
ENC.	= ENCROACHMENT	O.D.	= OUTSIDE DIAMETER	U.E.	= UTILITY EASEMENT
ENCL.	= ENCLOSURE	O.R.B.	= OFFICIAL RECORD BOOK		= UTILITY POLE (POWER OR TELEPHONE)
ESMT.	= EASEMENT	O/H	= OVERHEAD UTILITY LINE	W	= WASHER
EXIST.	= EXISTING	P.C.P.	= PERMANENT CONTROL POINT	W.C.	= WITNESS CORNER
X	= ELEVATION	(P)	= PLAT DIMENSION	W.F.	= WOOD FENCE
	= ELECTRICAL PANEL			WM	= WATER METER

TRIANGLE
Land Surveying, Inc.
Surveying to Specification
LB # 2992

4750 Royal Palm Beach Boulevard
West Palm Beach, FL 33411
561-798-3966
triangle2992@gmail.com

SURVEY PREPARED FOR EXCLUSIVE USE OF:
MICHELLE ORTIZ
MICHELLE ROMAN
LUXURY REAL ESTATE

FIELD DATE: SEPTEMBER 1, 2026	SCALE: 1" = 40'	ADDRESS: VACANT LAND 82ND STREET NORTH WEST PALM BEACH, FL 33412
REVISED:	DRAWN BY: CFC	
JOB ORDER NO.: 27242	F.B. PG. CRG-RDW	

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