



LOCATION MAP  
NOT TO SCALE



SCALE: 1"=30'

BOUNDARY SURVEY  
13839 BARBERRY DRIVE, WELLINGTON, FLORIDA  
33414

LEGAL DESCRIPTION:

LOT 6, BLOCK 26, SUGAR POND MANOR OF WELLINGTON, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE(S) 20 THROUGH 32, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFIED TO:

ALFONSO SUAREZ

FLOOD ZONE:

MAP NO. 12099C0542F  
ZONE: X  
EFF: 10/05/2017

SURVEY NOTES:

- DRIVEWAY EXTENDS THROUGH EASEMENT ALONG AND OVER SOUTH PROPERTY LINE AND INTO RIGHT OF WAY, AS SHOWN.
- FENCE EXTENDS THROUGH EASEMENTS, AS SHOWN. FENCE OWNERSHIP NOT DETERMINED.
- FENCE EXTENDS OVER EAST PROPERTY LINE, AS SHOWN.
- CONCRETE PAD AND A/C PAD EXTEND INTO EASEMENT, AS SHOWN.
- PAVER RETENTION WALL EXTENDS INTO EASEMENT AND OVER WEST PROPERTY LINE, AS SHOWN.

LEGEND:

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

A/C-AIR CONDITIONER	P.O.B.-POINT OF BEGINNING
WM-WATER METER	P.O.C.-POINT OF COMMENCEMENT
AL-ARC LENGTH	U.E.-UTILITY EASEMENT
(C)-CALCULATED	O.R.B.-OFFICIAL RECORDS BOOK
(M)-MEASURED	SQ.FT.-SQUARE FEET
P.B.-PLAT BOOK	DB-DEED BOOK(D)-DEED
PG-PAGE	D.E.-DRAINAGE EASEMENT
AC-ACRES	P.U.E.-PUBLIC UTILITY EASEMENT
R-RADIUS(R)	L.A.E.-LIMITED ACCESS EASEMENT
(P)-PLAT	L.M.E.-LAKE MAINTENANCE EASEMENT
EOW-EDGE OF WATER	O.H.E.-OVERHEAD EASEMENT
TOB-TOP OF BANK	ELEV-ELEVATION
OHL-OVERHEAD LINE	FF-FINISHED FLOOR
C/O-CLEAN OUT	LS-LICENSED SURVEYOR
	LB-LICENSED BUSINESS
	PSM-PROFESSIONAL SURVEYOR & MAPPER
#-NUMBER	-WELL
-ASPHALT	-WATER VALVE
-CONCRETE	-CENTER LINE
-PAVER/BRICK	-CATCH BASIN
-WOOD	-FIRE HYDRANT
	-FENCE
	-PLUS OR MINUS
	-POLE
	-MANHOLE
	-TOPOGRAPHIC ELEVATION
	-LIGHT POLE

FIELD DATE: 5/19/2022

DRAWN BY: KDM

ORDER NO: 1000184006

REVISIONS:

PAGE 1 OF 1



1421 OGLETHORPE ROAD  
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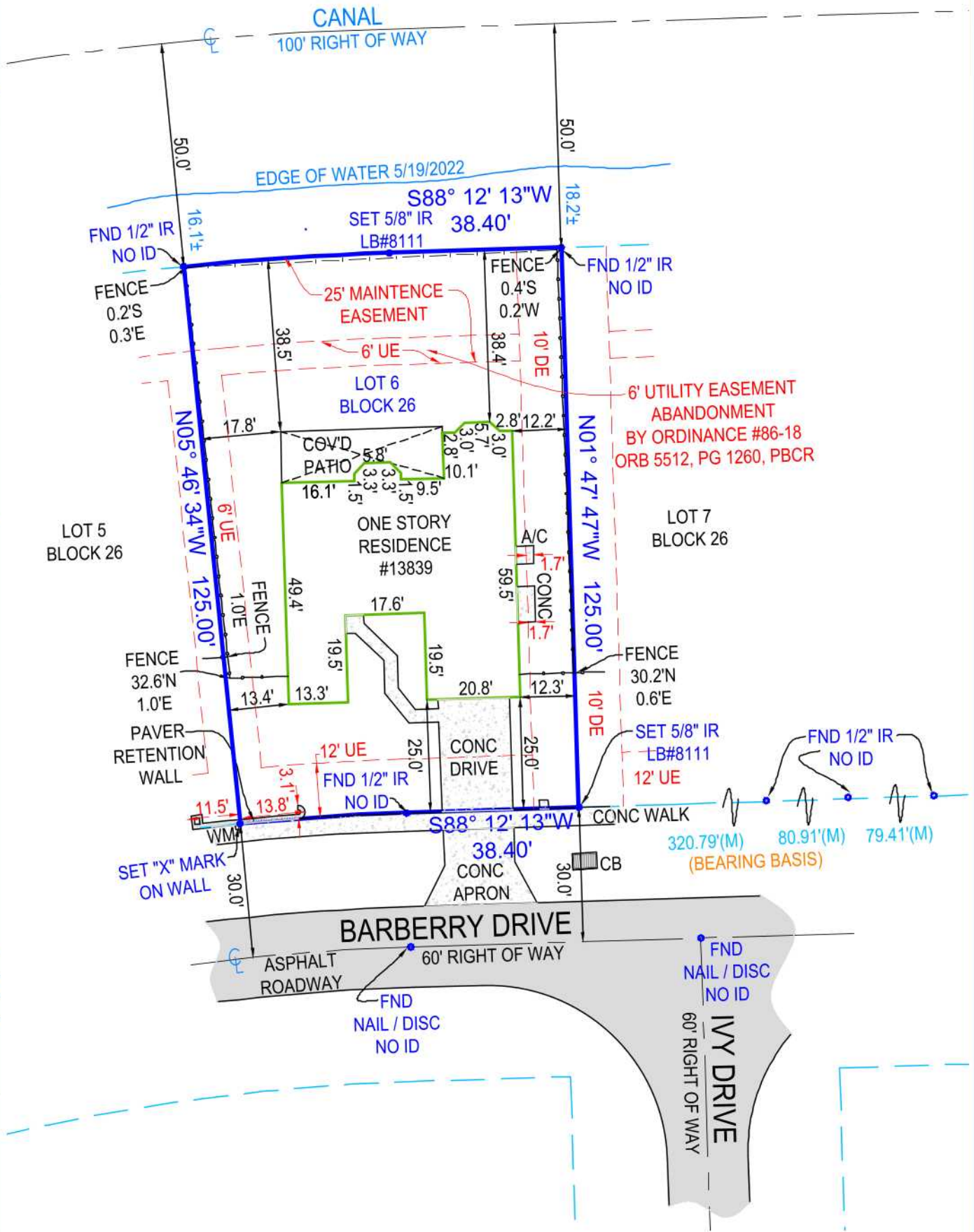
I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY

CLYDE O. MCNEAL

PSM 2883

ON: 5/26/2022



GENERAL NOTES:

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)