

LEGEND/ABBREVIATIONS:

A.R.V.- AIR RELEASE VALVE
BLDG.- BUILDING
C.B.- CATCH BASIN
C.M.P.-CORRUGATED METAL PIPE
(C) - CALCULATED
CBS-CONCRETE BLOCK & STUCCO
CONC. - CONCRETE
COR. - CORNER
COV. - COVERED
D.B. - DEED BOOK
E.O.P. - EDGE OF PAVEMENT
E.O.W. - EDGE OF WATER
ELEC. - ELECTRIC
ELEV. - ELEVATION
ESMT. - EASEMENT
EXIST. - EXISTING
F.P.L.-FLORIDA POWER & LIGHT
F.F. - FINISHED FLOOR
FND. - FOUND
G.V. - GATE VALVE
I.P. - IRON PIPE
I.R./CAP. - IRON ROD & CAP
INV. - INVERT
L - ARC LENGTH
L.P. - LIGHT POLE
⊗ - STORM MANHOLE
⊙ - SANITARY MANHOLE
X - GATE VALVE

M.H. - MANHOLE
(M) - MEASURED
NO. - NUMBER
O.E. - OVERHEAD ELECTRIC
O/L - ON LINE
O.R.B. - OFFICIAL RECORDS BOOK
P.B. - PLAT BOOK
P.B.C.R. - PALM BEACH COUNTY RECORDS
P.C.P.-PERMANENT CONTROL POINT
P.P.- POWER POLE
P.O.B. - POINT OF BEGINNING
P.O.C.- POINT OF COMMENCEMENT
PG. - PAGE
PRM-PERMANENT REFERENCE MONUMENT
R - RADIUS
R/W - RIGHT-OF-WAY
RGE. - RANGE
S.B.T.- SOUTHERN BELL TELEPHONE
SAN. - SANITARY
SEC. - SECTION
SQ. FT. - SQUARE FEET
T.O.B. - TOP OF BANK
TWP. - TOWNSHIP
U.E. - UTILITY EASEMENT
W.M. - WATER METER

Δ - DELTA (CENTRAL ANGLE)
○ SET 5/8" IRON ROD/CAP LB 3591
L.W.D.D.-LAKE WORTH DRAINAGE DISTRICT

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN ORIGINAL SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). A CONVERSION TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WOULD BE -1.526'
5. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN. THE NORTH LINE OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, IS ASSUMED TO BEAR NORTH 89°02'23" WEST.
6. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
7. UNDERGROUND FOUNDATIONS, ENCROACHMENTS AND/OR UTILITIES WERE NOT LOCATED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. FLOOD ZONE: X; FLOOD INSURANCE RATE MAP (FIRM) NUMBER: 12099C0976F; COMMUNITY NUMBER: 120192 (PALM BEACH COUNTY); EFFECTIVE DATE: OCTOBER 5, 2017.
10. BENCHMARK OF ORIGIN DESCRIPTION: PALM BEACH COUNTY BENCHMARK "BUNCH". ELEVATION = 18.144' (NGVD 29)
11. SITE ADDRESS: 13029 BARWICK ROAD, DELRAY BEACH, FL 33445
12. TITLE MATTERS SHOWN HEREON PER AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY, FILE NUMBER: 1740319-04776, REFERENCE NUMBER: 546869, COMMITMENT DATE: APRIL 12, 2019 @ 08:00:00 A.M.
13. ALL MATTERS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

DESCRIPTION:

A PORTION OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 159.0 FEET OF THE NORTH 299.0 FEET OF THE EAST 249.0 FEET OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼), LESS THE EAST 40.0 FEET FOR COUNTY ROAD RIGHT-OF-WAY, OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

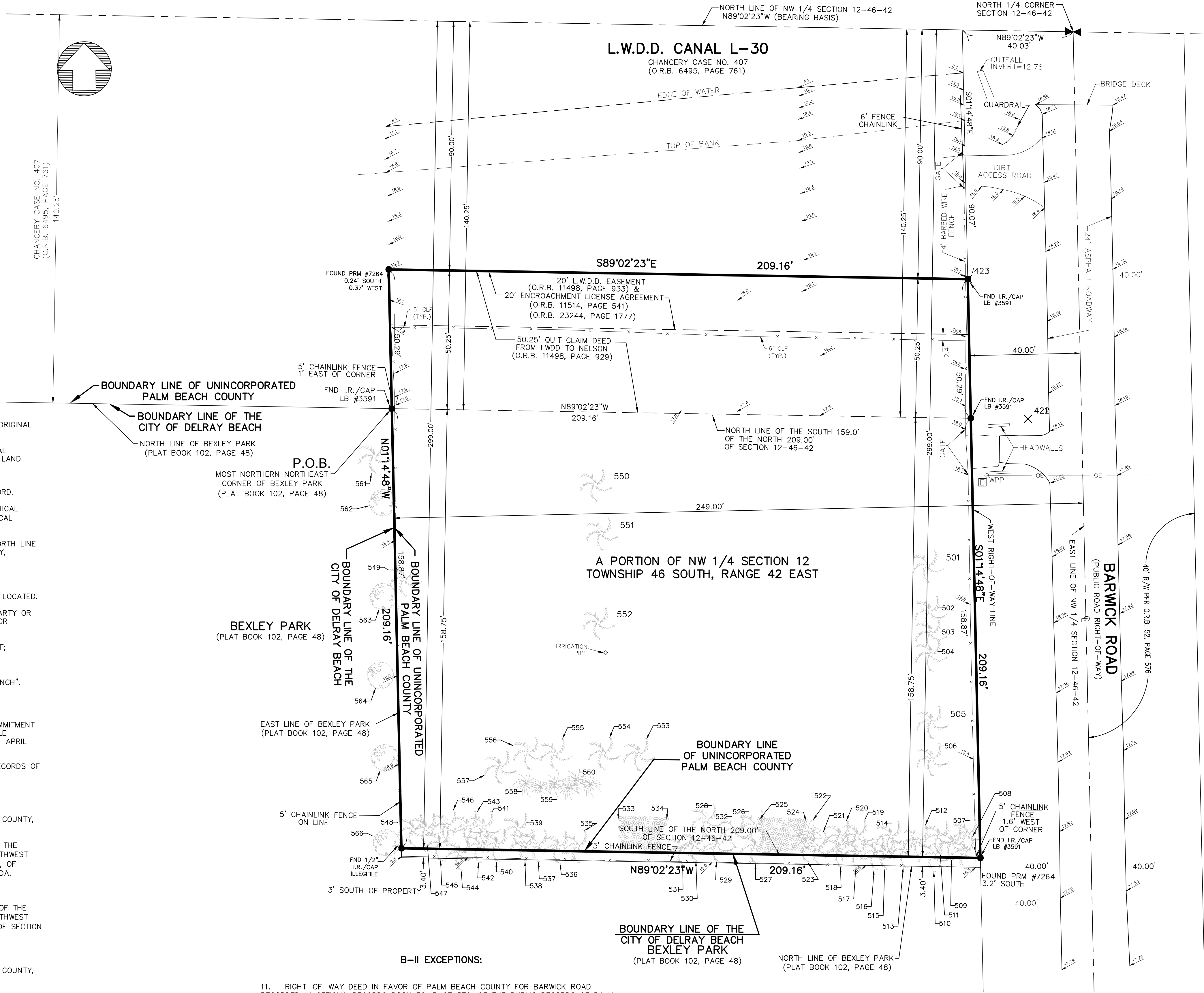
THE SOUTH 50.25 FEET OF THE NORTH 140.25 FEET OF THE EAST 249.00 FEET OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼), LESS THE EAST 40 FEET FOR COUNTY ROAD RIGHT-OF-WAY OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

BEING ALSO DESCRIBED AS:

A PORTION OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERN NORTHEAST CORNER OF BEXLEY PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGES 48 THROUGH 56, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY EXTENSION OF A EAST LINE OF SAID BEXLEY PARK, BEING COINCIDENT WITH A LINE 249.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 12, NORTH 01°14'48" WEST A DISTANCE OF 50.29 FEET; THENCE ALONG A LINE 90.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL THE THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF SECTION 12, SOUTH 89°02'23" EAST A DISTANCE OF 209.16 FEET; THENCE ALONG A LINE 40.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, SOUTH 01°14'48" EAST A DISTANCE OF 209.16 FEET; THENCE ALONG A LINE 299.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, NORTH 89°02'23" WEST A DISTANCE OF 209.16 FEET TO AN INTERSECTION WITH SAID EAST LINE OF BEXLEY PARK; THENCE ALONG SAID EAST LINE, NORTH 01°14'48" WEST A DISTANCE OF 158.87 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 43,714 SQUARE FEET (1.004 ACRES), MORE OR LESS.



B-II EXCEPTIONS:

11. RIGHT-OF-WAY DEED IN FAVOR OF PALM BEACH COUNTY FOR BARWICK ROAD RECORDED IN OFFICIAL RECORDS BOOK 52, PAGE 576, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [DOES NOT AFFECT]
12. EASEMENT DEED TO LAKE WORTH DRAINAGE DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 11498, PAGE 933, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [AFFECTS - SHOWN HEREON]
13. ENCROACHMENT LICENSE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 11514, PAGE 541, AND ASSIGNMENT OF ENCROACHMENT LICENSE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 23244, PAGE 1777, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [AFFECTS - SHOWN HEREON]
14. TEMPORARY FENCING PERMIT RECORDED IN OFFICIAL RECORDS BOOK 13074, PAGE 918, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [AFFECTS - FENCE SHOWN HEREON]
15. TEMPORARY GATE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 23244, PAGE 1772, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [AFFECTS-GATE SHOWN HEREON]

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 4, 2020. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

JEFFREY R. WAGNER, PLS
REG. LAND SURVEYOR #5302
STATE OF FLORIDA - LB #3591

POINT #	TREE SIZE & NAME
501	4" COCONUT PALM
502	3" COCONUT PALM
503	4" COCONUT PALM
504	4" COCONUT PALM
505	4" COCONUT PALM
506	10" COCONUT PALM
507	24" ARECA PALM
508	15" ARECA PALM
509	14" ARECA PALM
510	14" ARECA PALM
511	24" ARECA PALM
512	24" ARECA PALM
513	15" ARECA PALM
514	12" ARECA PALM
515	15" ARECA PALM
516	15" ARECA PALM
517	15" ARECA PALM
518	12" ARECA PALM
519	24" ARECA PALM
520	24" ARECA PALM
521	36" ARECA PALM
522	6" FOX TAIL
523	18" ARECA PALM
524	BAMBOO
525	BAMBOO
526	24" ARECA PALM
527	24" ARECA PALM
528	48" ARECA PALM
529	36" ARECA PALM
530	36" ARECA PALM
531	24" ARECA PALM
533	BAMBOO
534	BAMBOO
535	36" ARECA PALM
536	36" ARECA PALM
537	36" ARECA PALM
538	36" ARECA PALM
539	24" ARECA PALM
540	36" ARECA PALM
541	15" ARECA PALM
542	36" ARECA PALM
543	24" ARECA PALM
544	36" ARECA PALM
545	54" ARECA PALM
546	18" ARECA PALM
547	18" ARECA PALM
548	24" ARECA PALM
550	10" QUEEN PALM
551	24" DBLE QUEEN PALM
552	4" COCONUT PALM
553	36" ARECA PALM
554	36" ARECA PALM
555	15" ARECA PALM
556	15" ARECA PALM
557	12" ARECA PALM
558	24" PHOENIX ROBELLINI
559	24" PHOENIX ROBELLINI
560	24" PHOENIX ROBELLINI
561	14" QUEEN PALM
562	20" OAK
563	15"OAK
564	12"OAK
565	12" OAK
566	12" OAK

7/23/2020	7/23/2020
6/6/2020	6/6/2020
5/15/2020	5/15/2020
3/4/2020	3/4/2020
5/3/19	5/3/19
DATE	DATE

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-1452

13029 BARWICK ROAD
A PORTION OF SECTION 12-46-42
BOUNDARY SURVEY

DATE	11/03/08
DRAWN BY	JC
F.B./ PG.	ELEC.
SCALE	AS SHOWN

JOB # 5508
SHT.NO.
1
OF 1 SHEETS