

**LEGEND**

A/C	= AIR CONDITIONER	SM	STORM MANHOLE
B.M.E.	= BENCHMARK ELEVATION	SMH	SANITARY MANHOLE
B.C.R.	= BROWARD COUNTY RECORDS	F	FENCE
B	= BEARING BASIS	OHP	OVER HEAD POWER LINE
C	= CENTERLINE	STM	STORM LINE
CLF	= CHAIN LINK FENCE	WPP	WOOD POWER POLE
CMC	= CONCRETE	GA	GLY ANCHOR
D	= DEED	GS	GAS SIGN
DADE C.R.	= DADE COUNTY RECORDS	WM	WATER METER
FF.F.	= FINISH FLOOR ELEVATION	UI	UNIDENTIFIED PIPE
FD	= FOUND	S	SIGN
IR	= IRON ROD	RDCO	ROOF DRAIN CLEAN OUT
IRC	= IRON ROD & CAP	CO	CLEAN OUT
LWOD	= LAKE WORTH DRAINAGE DISTRICT	GV	GATE VALVE
L	= LEGAL ORB. 4280 PG 996	WM	WATER METER
ORB	= OFFICIAL RECORD BOOK	LP	LIGHT POLE
M	= MESHED	EM	ELECTRICAL METER
MH	= MAN HOLE	IC	IRRIGATION CONTROL VALVE
N.T.S.	= NOT TO SCALE	U	UNIDENTIFIED POLE
P	= PLAT		
P.B.	= PLAT BOOK		
P.B.C.	= PALM BEACH COUNTY		
P.O.C.	= POINT OF BEGINNING		
P.O.C.	= POINTS OF COMMENCEMENT		
PI	= POINT OF INTERSECTION		
PKID	= PARKER-KALON NAIL & DISC		
PG	= PAGE		
SI	= SURVEY		
SQ.FT.	= SQUARE FEET		
WF	= WOOD FENCE		
WUP	= WOOD UTILITY POLE		

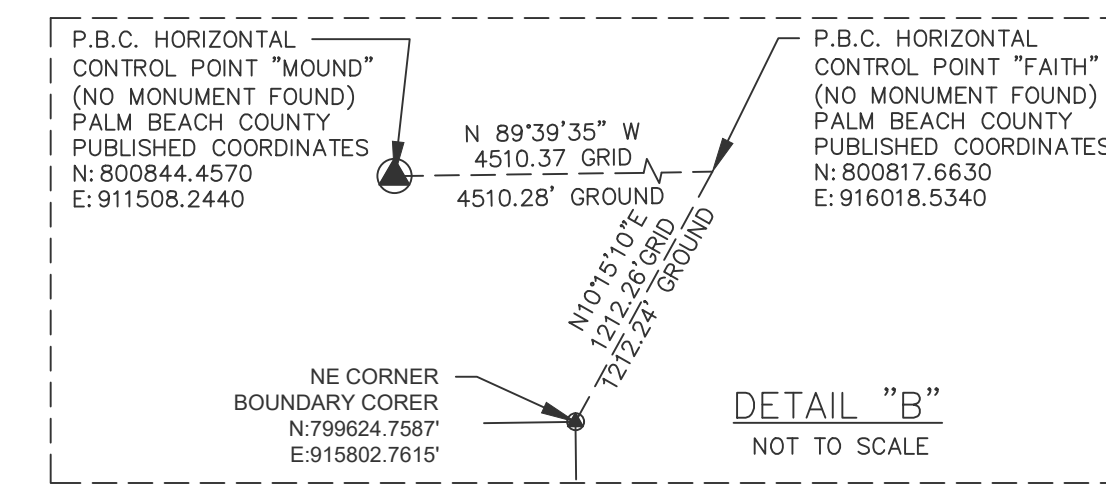
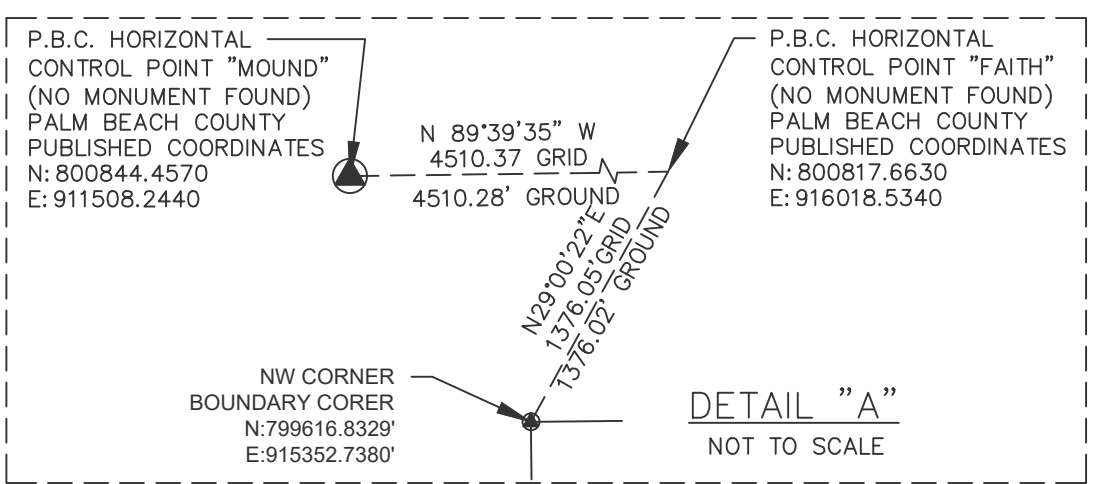
- NOTES:**
1. REPRODUCTIONS OF THIS BOUNDARY SURVEY ARE NOT VALID UNLESS DIGITALLY SIGNED AND SEALED.
  2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
  3. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY CLIENT.
  4. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
  5. 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.
  6. STATE PLANE COORDINATES SHOWN ARE GRID. DATUM = NAD 83, 1990 ADJUSTMENT. COORDINATE SYSTEM - 1983 STATE PLAN TRANSVERSE MERCATOR PROJECTION. ALL DISTANCE ARE GROUND, UNLESS NOTED OTHERWISE. LINEAR UNITS = US SURVEY FEET. PROJECT SCALE FACTOR = 1.000018578. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
  7. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N.04°07'49"W. BETWEEN PALM BEACH COUNTY PUBLISHED CONTROL POINTS "TOMATO" AND "ROGER", RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT).
  8. ALL ABOVE GROUND IMPROVEMENTS (SIGNIFICANT OBSERVATIONS) ARE SHOWN HEREON.
  9. BEARINGS AND DISTANCES ARE RECORD, UNLESS NOTED OTHERWISE.
  10. SUBJECT PROPERTY FALLS WITHIN ZONE "AE"(EL16.7FEET) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), IDENTIFIED AS COMMUNITY PANEL NUMBER 12099C0765F, EFFECTIVE DATE: 10/05/2017
  11. BENCHMARK OF ORIGIN DESCRIPTION: NATIONAL GEODETIC SURVEY MONUMENT "HANDCOCK", ELEVATION = 24.474' (NAVD 1988)
  12. LANDS SHOWN HEREON WERE ABSTRACTED BY SOUTHEAST GUARANTY & TITLE, INC., COMMENT NO. 1197136, FILE NO. 2016120071, EFFECTIVE DATE MARCH 4TH, 2022 @ 8:00AM. PLOTTABLE INSTRUMENTS ARE SHOWN ON THE SURVEY.

SOUTHEAST GUARANTY & TITLE, INC.

FILE NO.: 201612007  
MARCH 4, 2022 AT 8:00 AM.

**LEGAL DESCRIPTION:**  
THE NORTH ONE-HALF (1/2) OF TRACT 37, BLOCK 52, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 45, LESS THE WEST 4 FEET THEREOF AND LESS THE RIGHT OF WAY FOR STATE ROAD 7 AS DESCRIBED IN OFFICIAL RECORDS BOOK 10495, PAGE 1121.

- SUBJECT TO THE FOLLOWING:**
1. LOT DIMENSIONS, EASEMENTS AND MATTERS AS SHOWN AND RESERVED ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54.
  2. EASEMENTS NOT OF RECORD.
  3. MATTERS SHOWN ON THE SURVEY PREPARED BY CAULFIELD & WHEELER, INC. DATED 01/02/2017, JOB NO. 7703
- a. POWER POLES AND OVERHEAD POWER LINES  
b. DRAINS AS NOTED THROUGHOUT  
c. ELECTRIC PANELS AND METER



REVISED	08/19/22	RSF	BY
REVISIONS	03/22/22	DATE	
FILE NAME	CAW#7703SR-INC		

**CAULFIELD & WHEELER, INC.**  
LAND SURVEYING  
7301A W. PALMETTO PARK ROAD - SUITE 100A  
BOCA RATON, FLORIDA 33433  
PHONE: (561) 991-1774 FAX: (561) 991-4632

**BOUNDARY SURVEY**  
**9819 STATE ROAD 7, BOYNTON BEACH**  
**FLORIDA 33472**  
**LYING IN SECTION 24, TOWNSHIP 45**  
**SOUTH, RANGE 41 EAST**

DATE	03/22/22
DRAWN BY	AMS
F.B./ PG.	ELEC.
SCALE	40

DAVID P. LINDLEY  
REGISTERED LAND SURVEYOR NO. 5005  
STATE OF FLORIDA  
L.B. 3591

JOB # 7703  
SHT. NO. 1  
OF 1 SHEETS

CERTIFIED TO:  
  
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 22, 2022. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.