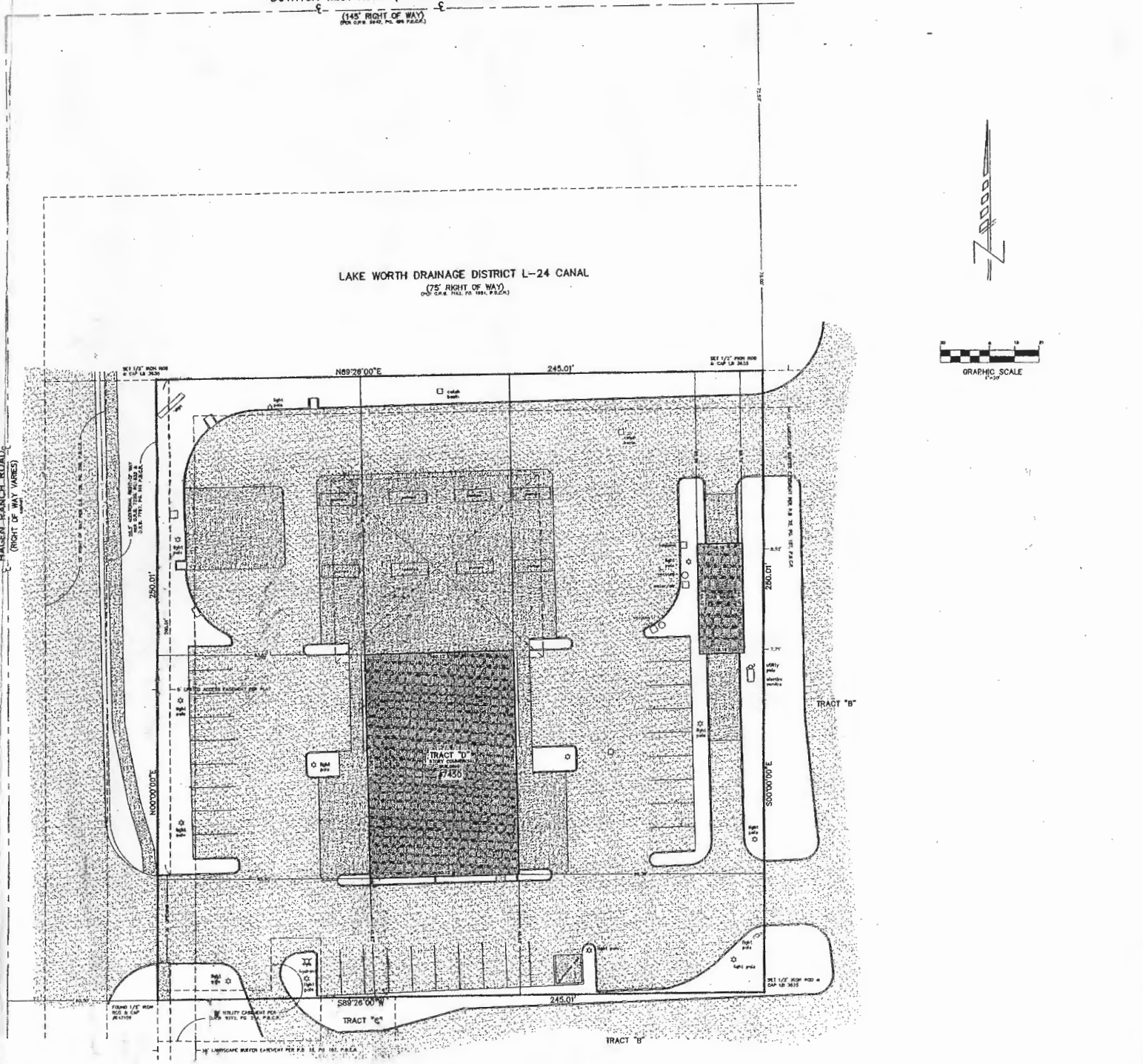


BOYNTON WEST ROAD (STATE ROAD 804)

(145' RIGHT OF WAY)

LAKE WORTH DRAINAGE DISTRICT L-24 CANAL
(75' RIGHT OF WAY)

HAGEN RANCH ROAD
(RIGHT OF WAY WARES)



ACCURATE LAND SURVEYORS, INC.
L.B. #3635

1150 E. ATLANTIC BLVD.
POMEROY BEACH
FLORIDA 33090

TEL. (954) 782-1441
FAX. (954) 782-1442

BOUNDARY SURVEY

LEGAL DESCRIPTION:
TRACT "D" OF HAGEN RANCH COMMERCE CENTER REPLAT, P.C.D. (BEING A REPLAT OF PARCEL "A" OF HAGEN RANCH COMMERCE CENTER - P.C.D., AS RECORDED IN PLAT BOOK 75, PAGE 187 AND 188 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGES 127 AND 128 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

LEGEND OF ABBREVIATIONS:

B	= DELTA	(C)	= CALCULATED
L	= ARC LENGTH	ELEV	= ELEVATION
C	= CHORD	BLV	= BEYON BLVD
(L)	= (LENGTH)	C	= CENTERLINE
C.B.	= CHORD BEARING		
C.B.S.	= CONCRETE BLOCK STRUCTURE		
R/W	= RIGHT-OF-WAY	NVD	= NATIONAL GEODETIC VERTICAL DATUM
P.C.	= POINT OF CURVATURE	P.C.P.	= PERMANENT CONTROL POINT
H	= NORTH	(P)	= PLAS
E	= EAST	R	= RANGES
COND	= CONCRETE	A/C	= AIR CONDITIONER
(M)	= MEASURED	CHMT	= CHATTahoochee
		FL	= FLORIDA POWER AND LIGHT
		P.C.	= POINT OF TANGENCY

STREET ADDRESS: 7450 BOYNTON BEACH BOULEVARD
BOYNTON BEACH, FLORIDA

CERTIFY TO:

- UNION TITLE CORPORATION
- LACK & LACK CHARTERED
- BANK OF AMERICA, N.A.
- FIRST AMERICAN TITLE INSURANCE COMPANY
- WEST BOYNTON AUTO SERVICES, INC.

NOTES:

- UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS
- UNLESS SHOWN HEREON ARE BASED ON A BENCHMARK OF UNKNOWN ALTERNATELY: THE L.S. & L.W. L.J. HAGEN, RANDOLPH ROAD PLAT BOOK PAGE COUNTY RECORDS.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORD BY ACCURATE LAND SURVEYORS, INC.
- THIS SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY.
- THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.

KNOWN EASEMENTS:

- 5' LIMITED ACCESS EASEMENT ON WEST SIDE
- 15' LANDSCAPE BUFFER EASEMENT ON NORTH & WEST SIDES
- 20' UTILITY EASEMENT ON SOUTHEAST SIDE

ENCROACHMENTS ACCORDING TO THE PLAT THEREOF:

- ASPHALT ENCROACHES INTO ROAD RIGHT OF WAY ON WEST SIDE
- ASPHALT ENCROACHES INTO 5' LIMITED ACCESS EASEMENT ON WEST SIDE
- ASPHALT ENCROACHES INTO 15' LANDSCAPE BUFFER EASEMENT ON WEST SIDE
- ASPHALT ENCROACHES INTO 20' UTILITY EASEMENT ON SOUTH SIDE
- ASPHALT ENCROACHES INTO 15' LANDSCAPE BUFFER EASEMENT ON NORTH SIDE
- ASPHALT ENCROACHES ON EAST SIDE
- SOIL ENCROACHES INTO 15' LANDSCAPE BUFFER EASEMENT ON NORTH SIDE
- SOIL ENCROACHES INTO 5' LIMITED ACCESS EASEMENT ON NORTH SIDE

THIS SURVEY REFLECTS ALL MATTERS OF SURVEY PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITTEE NUMBER 004-320 EFFECTIVE 08-17-04 AT 8:00 AM.

FLOOD ZONE DATA: FLOOD ZONE: AP BASE FLOOD ELEVATION: 20' NVD CONTROL PANEL NUMBER: 121350185 EFFECTIVE: REVISED:	ELEVATIONS: LOWEST FLOOR ELEVATION: 18' NVD HIGHEST SELECTED GRADE: 17' NVD LOWEST ADJACENT GRADE: 16' NVD REFERENCE: BENCHMARK SEE PLAN
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DATE OF FIELD SURVEY: 10-11-04	DRAWN BY: MLW	
FIELD BOOK: 2257-38	CHECKED BY: MLW	
REVISIONS	DATE	BY

THIS IS TO CERTIFY THAT I HAVE PERSONALLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET ON FOREGOING MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE-GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS PRESENTLY IN EFFECT ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, MAY 1995.

Robert L. Thompson

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA

SEAL

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A REGISTERED SURVEYOR AND MAPPER

SHEET 1 OF 1 | SCALE 1"=20' | SKETCH NUMBER 012-04-P-00