

LEGAL DESCRIPTION

LOTS 1-2 & 3

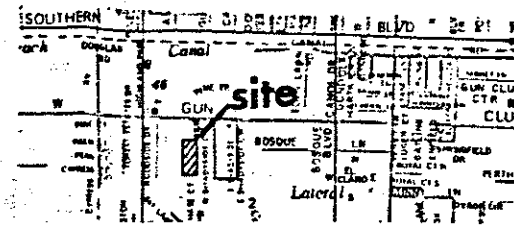
The East 330 feet of the West 660 Feet of Tracts 50 and 51 of MODEL LAND COMPANY'S SUBDIVISION of Section 2, Township 44 South, Range 42 East, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 5, Page 80. Containing in all 4.99 +/- acres.

LEGAL DESCRIPTION

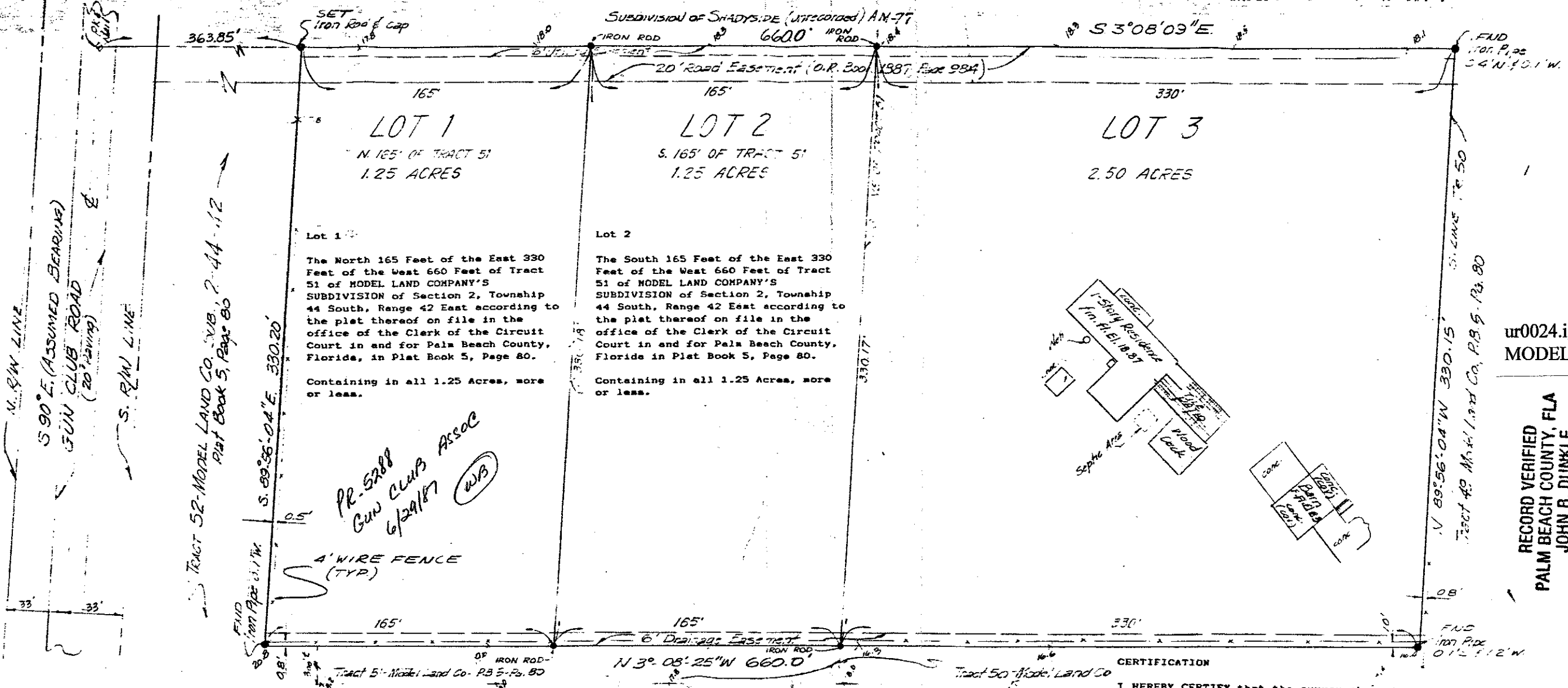
LOT 3

The East 330 Feet of the West 660 Feet of Tract 50 of MODEL LAND COMPANY'S SUBDIVISION of Section 2, Township 44 South, Range 42 East, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida in Plat Book 5, page 80; Containing in all 2.5 Acres, more or less.

LOCATION MAP



SCALE: 1"=40'



- NOTES:
- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect the survey and boundaries. No search of the Public Records has been made by this office.
 - Description furnished by client.
 - Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NGVD-29.
 - This survey cannot be transferred or assigned without the specific written permission of William G. Wallace, Inc.
 - This Plat is not valid unless sealed with an embossed surveyor's seal.
 - Elevations shown thus: x 20.8
 - All improvements not located.

PRE-APPLICATION CHECKLIST

1. No covenants	2. Basinger Fine Sand - Nearly level, deep, sandy soil in broad grassy sloughs in eastern part of Palm Beach County.	3. Myakka Sand - Nearly level, deep, sandy soil that has a dark colored layer, weakly cemented with organic matter above a depth of 30 inches.	a. Subdivision Proposal: Division: Divide the 5 +/- acre parcel into 3 lots, minimum size 1 acre. No further conveyance shall be made of this property. Utilities: Wall and Septic Tank Units: One single family unit per lot. (3 units)
2. Wall and Septic Located	3. Topography as Noted	4. Soil characteristics	5. Vicinity sketch shown
3. No significant features	4. Adjacent lands identified on plan. Description of adjacent land is flatland with same soil types as above. Vegetation consists of pines, cabbage palms and grassy flatlands.	5. Land to be subdivided contains one house with detached garage/barn	6. Chaunce A. Wallace 9176 Alternate A-1-A Lake Park, Florida 33403 (305) 842-4233
4. Date shown	5. North point shown	6. Street shown	7. Lot layout shown with dimensions
5. All streets shown	6. Existing Zoning RS	7. Land use plan indicates low to medium densities	8. Improvements location
6. No other significant features	7. No other significant features	8. No other significant features	9. No other significant features

CERTIFICATION

I HEREBY CERTIFY that the survey shown hereon meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 21 HH-6, Florida Administrative Code, effective September 1, 1981. Visible encroachments, if any, are as shown.

Chaunce A. Wallace
 Chaunce A. Wallace
 Professional Land Surveyor
 Florida Certificate No. 3357

APPROVED BY SURVEY FOR
 WAIVER OF PLATTING 9-25-86
Jay S. [Signature]

ur0024.igr
 MODEL LAND CO 2/44/42 TRACTS 50/51

RECORD VERIFIED
 PALM BEACH COUNTY, FLA
 JOHN B. DUNKLE
 CLERK CIRCUIT COURT

BOUNDARY SURVEY & SITE PLAN
 FOR
 CHAUNCE A. WALLACE
 PALM BEACH COUNTY, FLORIDA

WILLIAM G. WALLACE, INC.
 CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS
 9176 ALTERNATE A1A, LAKE PARK FL 33410 • 305-842-4233

FIELD: C.D.W.	JOB NO: 85-785	F.B.-N/D PG. 02-01
OFFICE: C	DATE: JULY 3, 1986	DWG. NO: 85-785
CKD: CA	REF:	SHEET OF

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