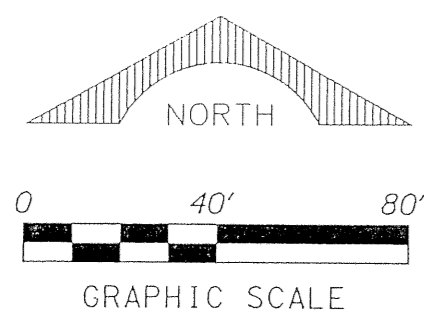


PERIMETER

SURVEYING & MAPPING
 Prepared by: Jeff S. Hodapp, P.S.M.
 Certificate of Authorization No. LB7264
 951 Broken Sound Parkway, Suite 320
 Boca Raton, Florida 33487
 Tel: (561) 241-9988
 Fax: (561) 241-5182



AREA TABLE

LOTS 1-47	264,167 S.F.	6.064 AC.
TRACTS A, B, C, D, E	25,928 S.F.	0.595 AC.
TRACT L	58,836 S.F.	1.351 AC.
TRACT R	74,823 S.F.	1.718 AC.
TOTAL	423,754 S.F.	9.728 AC.

LEGEND:

- ⊙ SET P.C.M. (UNLESS OTHERWISE NOTED) - ALUMINUM DISK STAMPED *LB7264 IN 4" DIAMETER CONC. MON. P.C.P. CENTERLINE
-
- ⊕

ABBREVIATIONS:

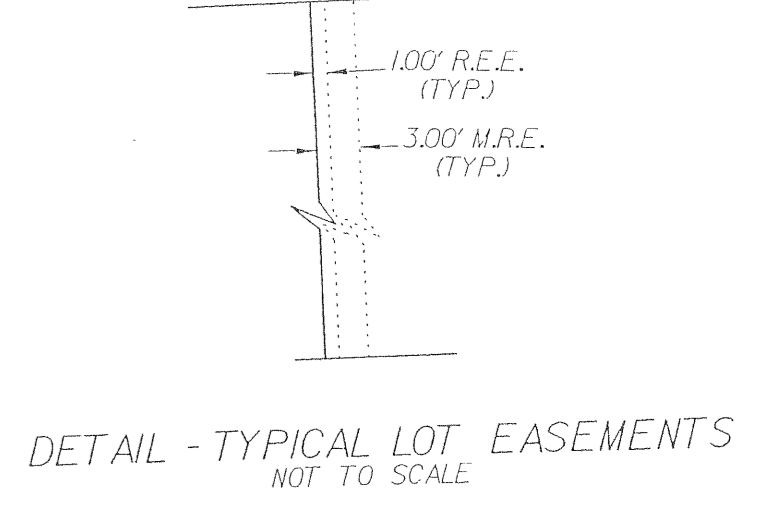
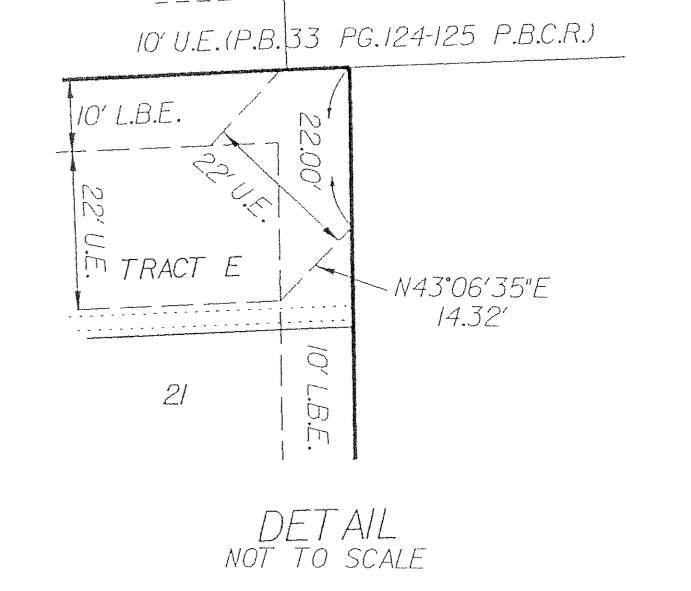
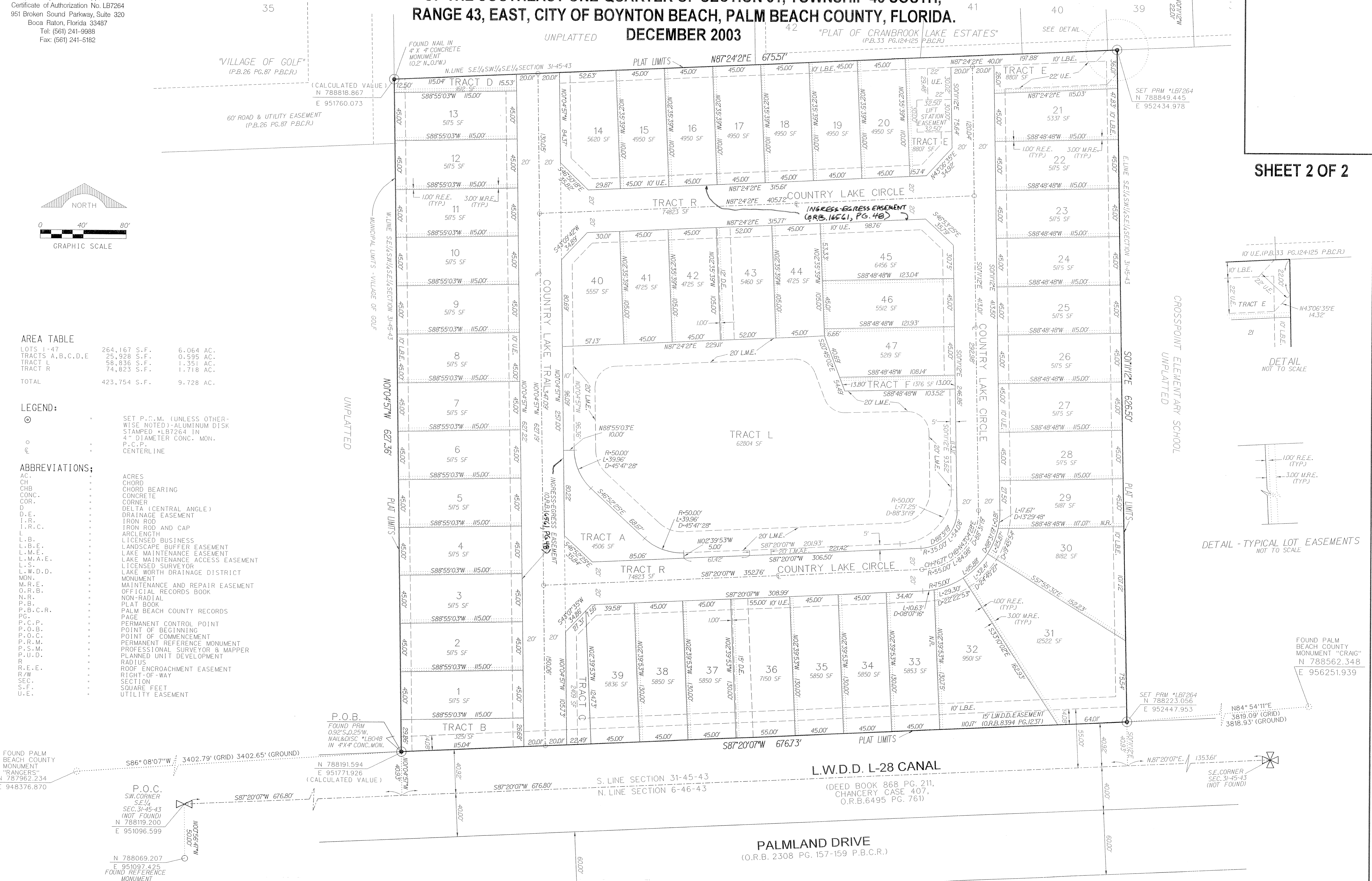
- AC. ACRES
- CH. CHORD
- CHB. CHORD BEARING
- CONC. CONCRETE
- COR. CORNER
- D. DELTA (CENTRAL ANGLE)
- D.E. DRAINAGE EASEMENT
- I.R. IRON ROD
- I.R.C. IRON ROD AND CAP
- L. LENGTH
- L.B. LICENSED BUSINESS
- L.B.E. LANDSCAPE BUFFER EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
- L.S. LICENSED SURVEYOR
- L.W.D.D. LAKE WORTH DRAINAGE DISTRICT
- MON. MONUMENT
- M.R.E. MAINTENANCE AND REPAIR EASEMENT
- O.R.B. OFFICIAL RECORDS BOOK
- N.R. NON-RADIAL
- P.B. PLAT BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- P.G. PAGE
- P.C.P. PERMANENT CONTROL POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- P.U.D. PLANNED UNIT DEVELOPMENT
- R. RADIUS
- R.E.E. ROOF ENCROACHMENT EASEMENT
- R/W. RIGHT-OF-WAY
- SEC. SECTION
- S.F. SQUARE FEET
- U.E. UTILITY EASEMENT

SERRANO, A P.U.D.

A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43, EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

UNPLATTED DECEMBER 2003

"PLAT OF CRANBROOK LAKE ESTATES" (P.B.33 PG.124-125 P.B.C.R.)



FOUND PALM BEACH COUNTY MONUMENT "CRAIG" N 788562.348 E 956251.939

FOUND PALM BEACH COUNTY MONUMENT "RANGERS" N 787962.234 E 948376.870

P.O.C. SW CORNER SEC. 31-45-43 (NOT FOUND) N 788119.200 E 951096.599

P.O.B. FOUND PRM 0.92° S. 0.25° W. NAIL & DISC *LB048 IN 4" X 4" CONC. MON. N 788191.594 E 951771.926 (CALCULATED VALUE)

L.W.D.D. L-28 CANAL (DEED BOOK 868 PG. 211, CHANCERY CASE 407, O.R.B. 6495 PG. 761)

PALMLAND DRIVE (O.R.B. 2308 PG. 157-159 P.B.C.R.)