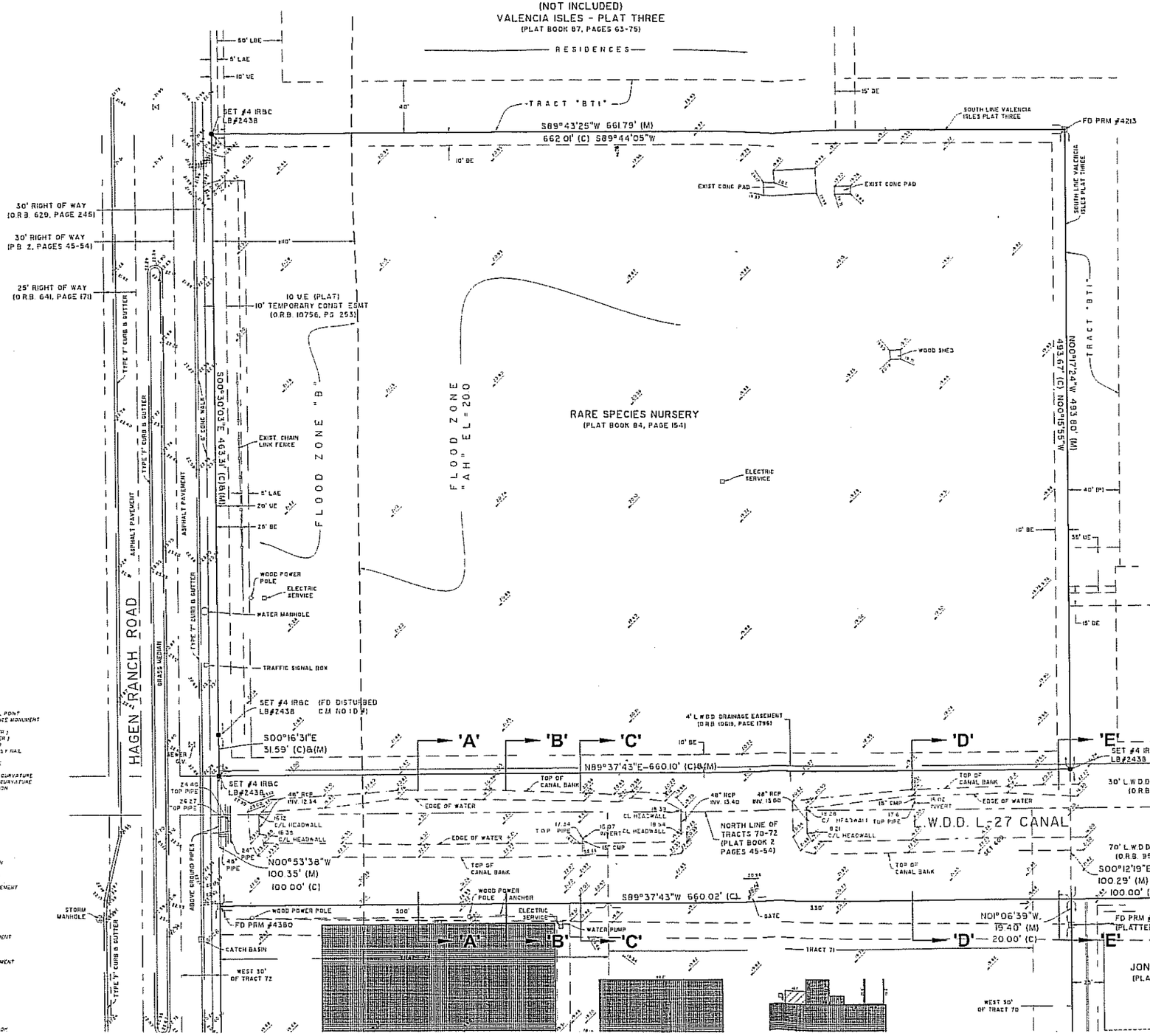
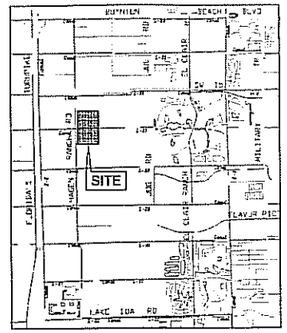


LEGEND

PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
IRSC = IRON ROD & CAP
IR = IRON ROD (NO NUMBER)
IP = IRON PIPE (NO NUMBER)
CM = CONCRETE MONUMENT
P.K. = PARKER-KALON SURVEY NAIL
N & TT = NAIL & TIN TAB
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PCC = POINT OF COMPOUND CURVATURE
PRC = POINT OF REVERSED CURVATURE
PI = POINT OF INTERSECTION
C = CALCULATED
M = MEASURED
P = PLAT
FND = FOUND
CONC = CONCRETE
R/W = RIGHT OF WAY
C/L = CENTERLINE
PL = PROPERTY LINE
FF = FINISHED FLOOR
EL = ELEVATION
PROP = PROPOSED
U/C = UNDER CONSTRUCTION
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
FPE = EDGE OF FLOOD
LAE = LIMITED ACCESS EASEMENT
TOB = TOP OF BANK
R = RADIUS
L = ARC LENGTH
D = CURVE DELTA
MH = MANHOLE
CB = CATCH BASIN
FH = FIRE HYDRANT
ME = MAINTENANCE EASEMENT
SW = SIDEWALK
ASPH = ASPHALT
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
N = NORTH
S = SOUTH
E = EAST
W = WEST
ST = STREET
RD = ROAD
AVE = AVENUE
BLVD = BOULEVARD
PB = PLAT BOOK
ORB = OFFICIAL RECORD BOOK
DB = DEED BOOK
PG = PAGE
PBP = ROAD PLAT BOOK
PBC = PALM BEACH COUNTY
D = DESCRIPTION
RF = ROOF PAVEMENT



LOCATION MAP
SEC. 33, T. 45S, R. 42E

GRAPHIC SCALE
0 20 40 80 120
(IN FEET)
1 inch = 40 ft

(NOT INCLUDED)
VALENCIA ISLES - PLAT THREE
(PLAT BOOK 87, PAGES 63-75)

LEGAL DESCRIPTION:

ALL OF RARE SPECIES NURSERY, AS RECORDED IN PLAT BOOK 84, PAGE 154, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

CONTAINING 326,718 SQUARE FEET OR 7.500 ACRES, MORE OR LESS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

SURVEYORS NOTES

1. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE
2. NO BELOW GROUND UTILITIES OR SUB-SURFACE ENCROACHMENTS/IMPROVEMENTS WERE LOCATED BY THIS OFFICE
3. BEARINGS HEREON ARE BASED ON THE SOUTH LINE OF THE PLAT OF RARE SPECIES NURSERY, AS RECORDED IN PLAT BOOK 84, PAGE 154, BEARING ALONG SAID LINE BEING S 89°37'43" W, ALL BEARINGS ARE RELATIVE THERETO
4. SURVEY PERFORMED USING TOPCON HI-PER PRO RTK GPS UNITS ON A VIRTUAL NETWORK USING CONVENTIONAL GPS METHODS. THE EXPECTED POSITIONAL ACCURACY AT THE CORNERS IS EXPECTED TO BE +- 0.06' HORIZONTAL AND +- 0.12' VERTICALLY
5. SITE WAS PRIMARILY AGRICULTURAL, INTERIOR ACCESS ROADS, INTERIOR FENCING, IRRIGATION SYSTEM AND OTHER AGRICULTURAL FEATURES ARE NOT SHOWN HEREON
6. SUBJECT PARCEL LIES IN FLOOD ZONE "AH" (EL =20.0) AND FLOOD ZONE "B", PER F.E.M.A. RATE MAP FOR PALM BEACH COUNTY UNINCORPORATED AREAS, COMMUNITY PANEL NO 120192 0200 A, EFFECTIVE DATE FEBRUARY 1, 1979
7. BASED UPON REVIEW OF TITLE POLICY, AGENT FILE NO "OLMSTEAD PROPERTIES-PEARSON", DATED MAY 15, 2009 AT 8:00 AM, EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND OTHER RESTRICTIONS ARE SHOWN HEREON.
8. ELEVATIONS HEREON ARE N.G.V.D. 29 DATUM.

DATE OF LAST FIELD WORK: _____
(BOUNDARY RELATED)

SIGNATURE: _____

DATED: _____

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

MICHAEL B. SCHORAH & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • DEVELOPMENT CONSULTANTS
EB# 2438 TEL. (561) 968-0900 FAX. (561) 842-0726 LB# 2438
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406

REVISIONS

DRAWN/CHECKED: MDV / JTG
SCALE: 1" = 40'
DATE: JULY 2009
JONATHAN T. GILBERT, P.S.M. FLORIDA LICENSE # 5604 FOR MICHAEL B. SCHORAH AND ASSOCIATES, INC.
DATE:

PROJECT: GARDENS PARK
DESCRIPTION: BOUNDARY AND TOPOGRAPHIC SURVEY

JOB NO 1419
SHEET NO 1 OF 2