

BOUNDARY, TOPOGRAPHIC & BATHYMETRIC SURVEY

LEGEND OF ABBREVIATIONS:

Δ	=	CENTRAL ANGLE
A	=	ARC LENGTH
CB	=	CHORD BEARING
R	=	RADIUS
R/W	=	RIGHT OF WAY
P.C.	=	POINT OF CURVATURE
P.T.	=	POINT OF TANGENCY
WM	=	WATER METER
OH	=	OVERHANG
N	=	NORTH
S	=	SOUTH
E	=	EAST
W	=	WEST
CONC.	=	CONCRETE
D.B.	=	DEED BOOK
CLF	=	CHAIN LINK FENCE
BLVD.	=	BOULEVARD
ENCH.	=	ENCL.
I.P.	=	IRON PIPE
I.R.	=	IRON ROD
P.R.M.	=	PERMANENT REFERENCE MONUMENT
N.G.V.D.	=	NATIONAL GEODETIC VERTICAL DATUM
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
A.E.	=	ANCHOR EASEMENT
MAINT.	=	MAINTENANCE
ESMT.	=	EASEMENT
ELEV.	=	ELEVATION
B.M.	=	BENCHMARK
1.780'	=	ELEVATIONS BASED ON N.G.V.D.
SQ. FT.	=	SQUARE FEET
P.C.P.	=	PERMANENT CONTROL POINT
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
P	=	PLAT
N&D	=	NAIL & DISC
P.O.C.	=	POINT OF COMMENCEMENT
P.O.B.	=	POINT OF BEGINNING
A/C	=	AIR CONDITIONER
FND.	=	FOUND
CHATT.	=	CHATTANOOCHEE
F.P.L.	=	FLORIDA POWER & LIGHT
N.T.S.	=	NOT TO SCALE
B.C.R.	=	BROWARD COUNTY RECORDS
D.C.R.	=	DADE COUNTY RECORDS
P.B.	=	PLAT BOOK
O.R.B.	=	OFFICIAL RECORDS BOOK
F.F.	=	FINISHED FLOOR
GAR.	=	GARAGE
C/L	=	CENTERLINE
MH	=	MANHOLE
(M)	=	MEASURED
LP	=	LIGHT POLE
- - - - -	=	CHAIN LINK FENCE
- - - - -	=	WOOD FENCE
- - - - -	=	METAL FENCE
- - - - -	=	PVC FENCE
- - - - -	=	CONCRETE FENCE
- - - - -	=	CONCRETE WALL
- - - - -	=	WIRE FENCE

STREET ADDRESS:
 8300 Congress Avenue Boca Raton, Florida 33487

LEGAL DESCRIPTION:
 A tract of land lying in Section 31, Township 46 South, Range 43 East, Palm Beach County, Florida, said land being more particularly described as follows:

Commencing at the Northeast corner of Section 31, Township 46 South, Range 43 East; thence with an assumed bearing of N. 89°55'44" W. along the North line of said Section 31, a distance of 702.02 feet to a point on the West right-of-way line of the Seaboard Coastline Railroad; thence with a bearing of S. 0°18'44" E., along said right of way line of the Seaboard Coastline Railroad, a distance of 120.00 feet to the Point of Beginning; thence continuing with a bearing S. 00°18'44" E., a distance of 177.21 feet to a point, thence with a bearing of N. 89°55'44" W., a distance of 395.01 feet to a point lying on the East right-of-way line of Congress Avenue; thence with a bearing of N. 00°18'44" W. along said East right of way line of Congress Avenue, a distance of 177.21 feet to a point lying on the South right of way line of the C-15 Canal, thence with a bearing of S. 89°55'44" E., along said South right-of-way line of the C-15 Canal a distance of 395.01 feet more or less to the Point of Beginning.

NOTES:
 1. Unless otherwise noted field measurements are in agreement with record measurements.
 2. Bearings shown hereon are based on a bearing of N. 89°55'44" W. along the North line of Section 31, Township 46 South, Range 43 East, Palm Beach County, Florida
 3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
 4. Ownership of fences and walls if any are not determined.
 5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
 6. This survey is made for the exclusive use of the certified hereon, to be valid one year from the date of survey as shown hereon.

FLOOD INFORMATION:
 Community name and number: Boca Raton 120195
 Map and panel number: 120195-0002-C
 Panel date: 09-19-84
 Index date: 09-19-84
 Flood zone: "A7"
 Base flood elevation: 11'NGVD

BENCHMARK INFORMATION:
 Palm Beach County Benchmark "GOUDA"
 Elevation = 14.641'NGVD1929

CERTIFY TO:
 8300 Congress LLC

DATE OF FIELD SURVEY: 12-19-14	DRAWN BY: MLW	
FIELD BOOK: ALS-SU-14-4127	CHECKED BY: MLW	
REVISIONS	DATE	BY
REVISE SKETCH & ADDITIONAL ELEVATIONS	02-12-15	MLW

CERTIFICATION:
 This is to certify that I have recently surveyed the property described in the foregoing title caption and have set or found 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 under Rule 55-17.052 adopted by the Florida Board of Land Surveyors, January 11, 2010.

