

**LEGAL DESCRIPTION**

ALL OF TRACT 49 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THEREFROM THE EAST 577.67 FEET, SAID LAND LYING IN SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

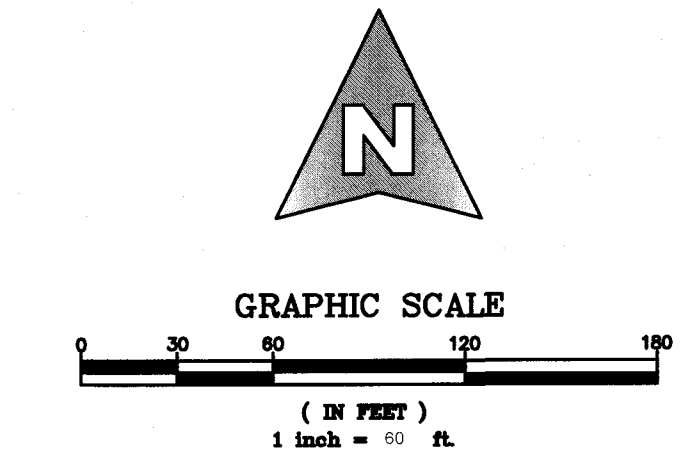
CONTAINING 280627 SQUARE FEET OR 5.983 ACRES, MORE OR LESS.

**LEGEND**

P.O.C.	POINT OF COMMENCEMENT	(S)	SANITARY SEWER MANHOLE
P.O.B.	POINT OF BEGINNING	(D)	STORM MANHOLE
C.M.	CONCRETE MONUMENT	(C)	CABLE RISER
R/W	RIGHT-OF-WAY	(R)	FOUND 4"x4" C.M. AS SHOWN
P.B.	PLAT BOOK	(P)	FOUND 12" I.R. & C. STAMPED 'LB # 7733'
O.R.B.	OFFICIAL RECORD BOOK	(O)	SET 12" I.R. & C. STAMPED 'MBSA LB 2438'
P.G.(S)	PAGE(S)	(PG)	SOUTHERN BELL MANHOLE
P.B.C.R.	PALM BEACH COUNTY RECORDS	(PBCR)	FIRE HYDRANT
R	RADIUS	(R)	GATE VALVE
Δ	CURVE CENTRAL ANGLE	(Δ)	GUY ANCHOR
L	ARC LENGTH	(L)	WOOD POWER POLE
P	PLAT	(P)	CONCRETE POWER POLE
D	DESCRIPTION	(D)	LIGHT POLE
C	CALCULATED	(C)	WATER METER
M	MEASURED	(M)	BARB WIRE FENCE
C & M	CALCULATED AND MEASURED	(C&M)	GUARD RAIL
P & M	PLAT AND MEASURED	(P&M)	OVERHEAD POWER LINE
TRANS	TRANSFORMER	(TRANS)	CHAIN LINK FENCE
LP	LIGHT POLE	(LP)	HANDICAP
PH	FIRE HYDRANT	(PH)	ATT RISER
W.M.	WATER METER	(WM)	SIGN AS SHOWN
C.B.	CATCH BASIN	(CB)	EXISTING ELEVATIONS
S.M.H.	STORM MANHOLE	(SMH)	
FP&L	FLORIDA POWER AND LIGHT COMPANY	(FP&L)	
L.B.	LANDSCAPE BUFFER	(LB)	
L.A.E.	LIMITED ACCESS EASEMENT	(LAE)	
U.E.	UTILITY EASEMENT	(UE)	
M.T.E.	MASS TRANSIT EASEMENT	(MTE)	
BOL	BOLLARD	(BOL)	
CONC.	CONCRETE	(CONC)	
CATV	CABLE TELEVISION SERVICE	(CATV)	
HH	HANDHOLE	(HH)	
A/C	AIR CONDITIONER	(A/C)	
CLF	CHAIN LINK FENCE	(CLF)	
S.CO	SANITARY CLEANOUT	(SCO)	
CO	CLEANOUT	(CO)	
FDC	FIRE DEPARTMENT CONNECTION	(FDC)	
C&G	CURB AND GUTTER	(C&G)	
℄	CENTERLINE	(℄)	

**\* NOTE:**  
SEE SHEET 2 OF 2 FOR LOCATION OF ON-SITE IMPROVEMENTS

- SURVEYOR'S NOTES:**
- NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
  - BEARINGS AS SHOWN HEREON ARE BASED UPON A MEASURED LINE BETWEEN PALM BEACH COUNTY FOUND MONUMENTS "SR 7-39" AND "SPANISH ISLES US-441" HAVING A GRID BEARING OF SOUTH 01°29'39" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.
  - THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN HEREON THAT AFFECTS THE SUBJECT PROPERTY, WHICH MAY BE FOUND BY A SEARCH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED BY THIS OFFICE.
  - THIS SURVEY WAS PERFORMED WITH A COMBINATION OF RTK GPS METHODS AND CONVENTIONAL OPTICAL SURVEY METHODS.
  - THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.
  - THE BOUNDARY DIMENSIONS AS SHOWN HEREON ARE CALCULATED AND MEASURED UNLESS OTHERWISE NOTED.
  - PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "B" PER FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 120192 0100 B, MAP REVISED OCTOBER 15, 1982.
  - ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
  - IT IS THE OPINION OF THE SIGNING SURVEYOR THAT THERE IS AN ERROR IN THE PLAT OF THE LAKES AT BOCA RATON, AS RECORDED IN PLAT BOOK 48, PAGE 139. THIS ERROR CREATES AN APPROXIMATE 9.3' WIDE NORTH-SOUTH ALIGNMENT ERROR, AND AN APPROXIMATE 7.9' EAST-WEST ALIGNMENT ERROR WITH THE THE ADJACENT PLATS OF BOCA CHASE SECTION ONE, AS PER PLAT BOOK 34, PAGE 127 (THE PLAT TO THE NORTH WEST OF THE SUBJECT PARCEL), BOCA CHASE SECTION FOUR, AS PER PLAT BOOK 45, PAGE 198 (THE ADJOINING PLAT TO THE WEST OF THE SUBJECT PARCEL), AND BOCA VISTA, AS PER PLAT BOOK 98, PAGE 65 (PLAT NORTH OF THE SUBJECT PARCEL). THIS OFFICE HELD THE FIELD MONUMENTATION FOUND AT THE ABOVE REFERENCED PLATS AS BASIS FOR ESTABLISHING THE BOUNDARIES OF THE SUBJECT PARCEL SO AS NOT TO CREATE ANY OVERLAPS WITH ADJACENT PARCELS OR PLATS.
  - PROPERTY ADDRESS 10130 185TH ST. SOUTH, BOCA RATON, FLORIDA.



**OWNERSHIP AND ENCUMBRANCE NOTES**

BASED UPON REVIEW OF OWNERSHIP AND ENCUMBRANCE REPORT FOR THE SUBJECT PARCEL LEGAL DESCRIPTION SHOWN HEREON, PREPARED BY ASSUREAMERICA TITLE INSURANCE COMPANY, DATED DECEMBER 17, 2014, THAT EASEMENTS, RESERVATIONS, RIGHTS OF WAY, RESTRICTIONS AND OTHER SURVEY RELATED MATTERS ARE DEPICTED HEREON.

DATE OF LAST FIELD WORK: 02.05.15  
SIGNATURE DATE: 03.12.15 BY: JONATHAN T. GILBERT  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NUMBER 5604

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.**  
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West Palm Beach, Florida 33406  
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FIELD	P.D./J.N.	FIELD BOOK	SCALE	SHEET NO
CHECKED	J.T.G.	PAGE	1" = 60'	1
DRAWN	L.C.B.	CADD FILE	DATE	OF 2
		1544_BDY.DWG	JULY, 2012	

**BOUNDARY SURVEY OF FLORENCE FULLER CHILD DEVELOPMENT CENTER** LB # 2438  
FILE NO 1544

NO.	BY	DATE	REVISIONS
4	L.B.	2-20-10	UPDATE BOUNDARY SURVEY PER COUNTY'S COMMENTS
3	L.B.	1-22-10	UPDATE BOUNDARY SURVEY PER COUNTY'S COMMENTS
2	J.T.G.	12-19-14	UPDATE, ADDED OWNERSHIP AND ENCUMBRANCE NOTE
1	L.B.	3-14-14	UPDATE BOUNDARY SURVEY PER CLIENT'S REQUEST