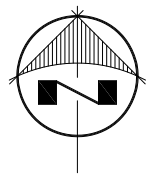


TOWN OF PALM BEACH

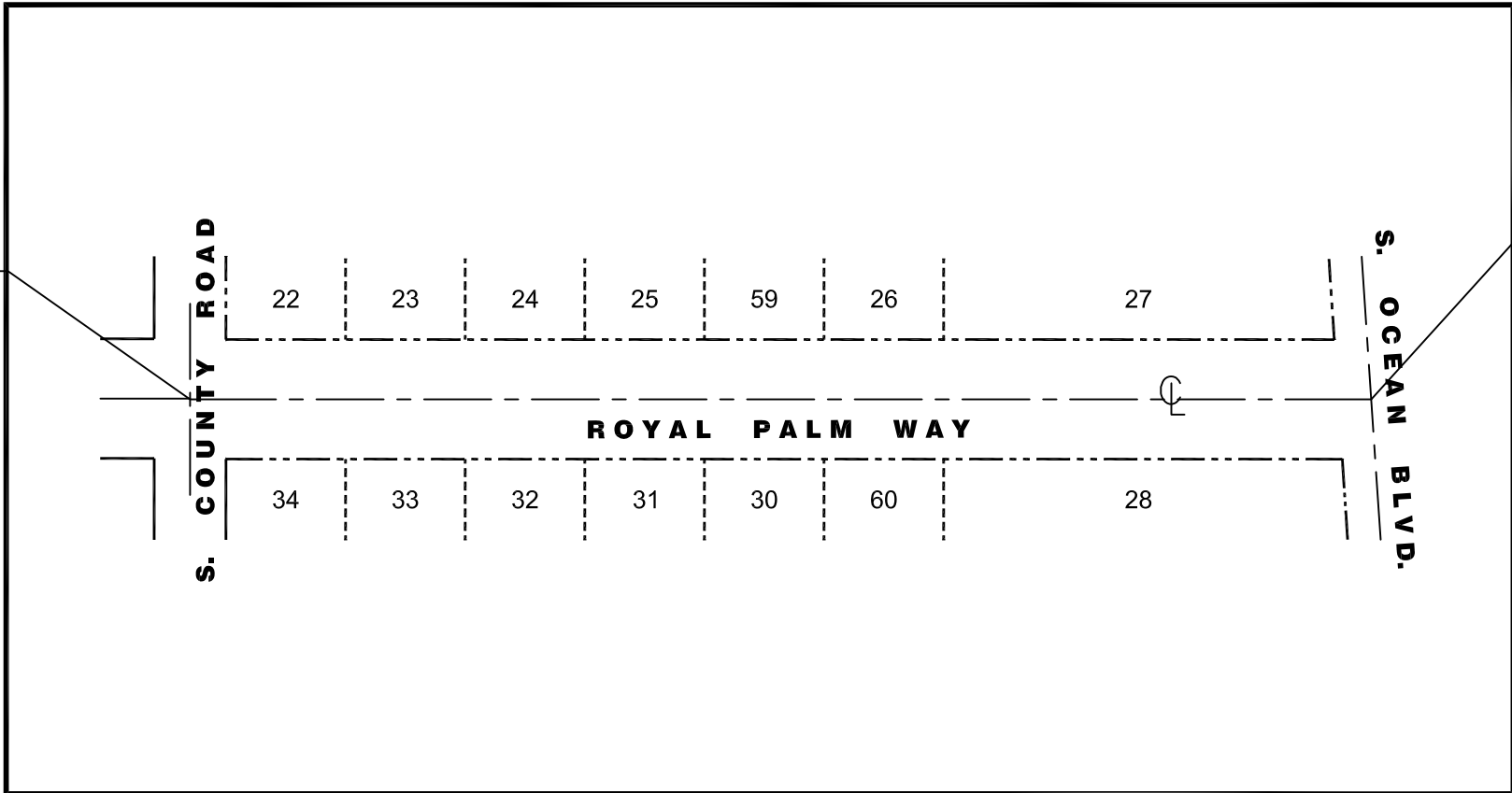
PALM BEACH COUNTY, FLORIDA

ROYAL PALM WAY - TOPOGRAPHIC SURVEY

ROYAL PALM WAY (BETWEEN S. COUNTY ROAD & S. OCEAN BOULEVARD)



BEGIN PROJECT
STA. 10+00



LOCATION MAP
SECTION 23, TOWNSHIP 43 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA.
SCALE = 1" = 150'

END PROJECT
STA. 19+84.94

INDEX OF SHEETS

SHEET No.	SHEET DESCRIPTION
1	COVER SHEET
2	TOPOGRAPHIC SURVEY

GENERAL DESCRIPTION OF PROJECT AREA:

THE PROJECT AREA CONSISTS OF A STRIP OF LAND COMPRISING THE PUBLIC RIGHT-OF-WAY KNOWN AS ROYAL PALM WAY, LYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 43 EAST, OF THE TOWN OF PALM BEACH, IN PALM BEACH COUNTY, FLORIDA.

ON THE NORTH: BY THE NORTH RIGHT-OF -WAY LINE OF ROYAL PALM WAY.
ON THE EAST: BY THE CENTERLINE OF S. COUNTY ROAD.
ON THE SOUTH: BY THE SOUTH RIGHT-OF -WAY LINE OF ROYAL PALM WAY.
ON THE WEST: BY THE CENTERLINE OF S. OCEAN BOULEVARD.

APPARENT PHYSICAL USE:

THE PROJECT AREA CONSISTS OF A PUBLICALLY USED ROADWAY, AND CONTAINS PAVEMENTS, UTILITIES, UTILITIES AND OTHER FACILITIES CONDUIVE TO PUBLIC TRAFFIC, PEDESTRIAN AND UTILITY USE. THE CHARACTER, LOCATION AND RELATIONSHIP OF THE FACILITIES WITHIN THE PROJECT AREA ARE SHOWN IN DETAIL ON THE TOPOGRAPHIC SURVEY.

THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION, AND IN MY PROFESSIONAL JUDGEMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARDS OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS TOPOGRAPHIC SURVEY.

SOURCES OF DATA:

THE GENERAL DESCRIPTION OF THE PROJECT AREA WAS GENERATED FROM THE UNDERLYING PLATS OF RECORD AND IS TO BE USED FOR REFERENCE ONLY. IN ADDITION, THE FOLLOWING SOURCES OF DATA WERE USED TO THE EXTENT REQUIRED TO COMPLETE THIS SURVEY IN A DEFENSIBLE MATTER, THAT IS TO SAY:

THE FOLLOWING PLATS OF RECORD ON FILE WITH THE OFFICE OF THE CLERK OF THE CIRCUIT OF PALM BEACH COUNTY, FLORIDA:

- "REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA".
RECORDED IN PLAT BOOK 4 AT PAGE 1.

BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE SURVEY BASELINE (CENTERLINE) FOR ROYAL PALM WAY, WHICH IS N00°00'00"E. FOR THE PURPOSE OF THIS SURVEY, THE BASELINE OF SURVEY WAS CREATED BY RECOVERY OF A SUFFICIENT AMOUNT OF RIGHT-OF-WAY AND CENTERLINE CONTROL THROUGHOUT THE ENTIRE PROJECT AREA CORRIDOR.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
* PALM BEACH COUNTY PUBLIC WORKS DEPARTMENT BENCH MARK NAME= BREAKERS.
ID: 2970
ELEVATION: 17.342 (NGVD 1929)
SECTION: 23-43-43
NGVD 29 AGENCY: NGS
MONUMENT TYPE: USC&G BM BRASS DISK
LATITUDE APPROXIMATE: 26 42 51.5
LONGITUDE APPROXIMATE: 80 01 59.5

THE STATION IS LOCATED AT PALM BEACH, ABOUT 0.2 MILE EAST ALONG A PRIVATE DRIVEWAY FROM THE JUNCTION OF NORTH COUNTY ROAD, ABOUT 0.5 MILE NORTH OF THE INTERSECTION OF ROYAL PALM WAY, NEAR THE BREAKERS HOTEL, 47 1/2 FEET SOUTHEAST OF THE SOUTHEAST CORNER OF THE HOTEL.

THE STATION IS A STANDARD U.S.C.G.S. BENCHMARK BRASS DISK SET IN THE TOP OF A 3-BY-4 FOOT CONCRETE POST IN THE SEAWALL, (THE 4TH POST NORTH OF THE SOUTH END OF THE WIDE PART OF THE SEAWALL), 18 1/2 FEET SOUTH OF THE EXTENDED LINE OF THE SOUTH SIDE OF THE HOTEL.

DATE OF SURVEY: OCTOBER 25th, 26th, 27th, 2010.

LIMITATIONS AND RESTRICTIONS:

SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE PROJECT AREA THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, THE TOWN OF PALM BEACH, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OF THE PROJECT AREA BY ANY ENTITY OR INDIVIDUAL WHO MAY APPEAR OF PUBLIC RECORD.

NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE PROJECT AREA IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND THEIR MATERIALS ANOILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE AND TELEVISION, AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED. THIS NOTICE IS REQUIRED BY THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5J-17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

SUBSURFACE SOIL CONDITIONS WERE NOT DETERMINED, AS THIS FALLS OUTSIDE THE PURVIEW OF THIS SURVEY. THESE CONDITIONS MAY INCLUDE THE DETERMINATION OF WETLANDS, FILLED-IN AREAS, GEOLOGICAL/ARCHEOLOGICAL CONDITIONS OR POSSIBLE CONTAMINATION BY HAZARDOUS LIQUID OR SOLID WASTE THAT MAY OCCUR WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE PROJECT AREA.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES.

NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. MUST BE CONTACTED AT 811 AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE PROJECT AREA. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT," PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

AS THE SURVEY WAS LIMITED TO THE LOCATION OF SURFACE TOPOGRAPHY WITHIN THE PROJECT AREA, THE ABUTTING INTERIOR LOT CREATED BY THE PLATS THAT FELL OUTSIDE THE RIGHT-OF-WAY ARE SHOWN ON THE SURVEY MAP FOR INFORMATIONAL GRAPHICAL PURPOSES ONLY. NO BOUNDARY SURVEY WAS PERFORMED.

EASEMENTS AND ENCUMBRANCES:

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS OR OPERATING RESTRICTIONS WITHIN THE PROJECT AREA. PLEASE REFER TO THE LIMITATIONS AND RESTRICTIONS PORTION OF THIS SURVEY WITH RESPECT TO POSSIBLE RESTRICTIONS OF RECORD AND UTILITY SERVICES.

ACCURACY:

THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5J-17-6 OF THE FLORIDA ADMINISTRATIVE CODE IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET, ALTHOUGH A BOUNDARY SURVEY WAS NOT CONDUCTED, THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WERE FOUND TO EXCEED THIS REQUIREMENT, FOR MORE INFORMATION SEE BOUNDARY INCONSISTENCIES PORTION.

BOUNDARY INCONSISTENCIES:

THIS SURVEY AND THE RESULTING SURVEY MAP THEREFROM WAS PREPARED FOR THE SPECIFIC PURPOSE OF DEPICTING THE CAPTURE OF HORIZONTAL AND VERTICAL SPATIAL DATA WITHIN THE PROJECT AREA. AS SUCH, SAID SURVEY DOES NOT REPRESENT A FIELD BOUNDARY SURVEY OF ANY TRACT, BLOCK, LOT, RIGHT-OF-WAY OR OTHER JURISDICTIONAL LINES THAT MAY LIE WITHIN, UPON ACROSS, ABUTTING OR ADJACENT TO THE PROJECT AREA, ALTHOUGH THAT ALL OTHER FEATURES AND ELEVATIONS OUT OF THE STATIONING BASELINE PROJECT AREA AND OUT OF THE 100 FEET RIGHT-OF-WAY OF ROYAL PALM WAY ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALTHOUGH A BOUNDARY SURVEY WAS NOT PERFORMED, CLOSED GEOMETRIC FIGURES WERE MEASURED IN THE FIELD AND MATHEMATICALLY VERIFIED IN A MANNER CONSISTENT WITH SURVEYS FOR COMMERCIAL/HIGH RISK URBAN AREAS. (FOR A BETTER REFERENCE INFORMATION PLEASE REFER TO THE DETERMINED BOUNDARY SURVEY OF EACH PROPERTY).

CLIENT INFORMATION:

THIS TOPOGRAPHIC SURVEY AND THE SURVEY MAP RESULTING THEREFROM WERE PREPARED AT THE INSISTENCE OF AND ARE CERTIFIED TO:

160 ROYAL PALM, L.L.C.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THIS "TOPOGRAPHIC SURVEY" AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "TOPOGRAPHIC SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17-6 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

RAFAEL R. CABRERA, P.S.M.
CERTIFICATE No. L.S.-5665
STATE OF FLORIDA

ROYAL PALM WAY - TOPOGRAPHIC SURVEY

TOWN OF PALM BEACH - PALM BEACH COUNTY, FLORIDA
A PORTION OF SECTION 23-43-43, DADE COUNTY, FLORIDA

Created & Supplied By:
CABRERA CONSULTING SERVICES
Land Planning-Surveying-Mapping

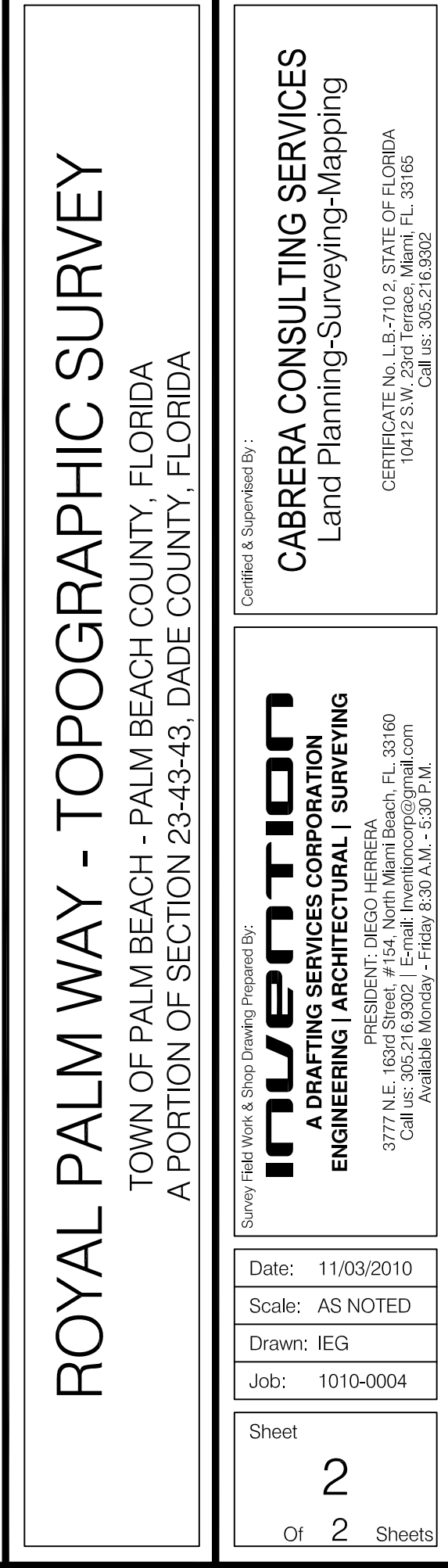
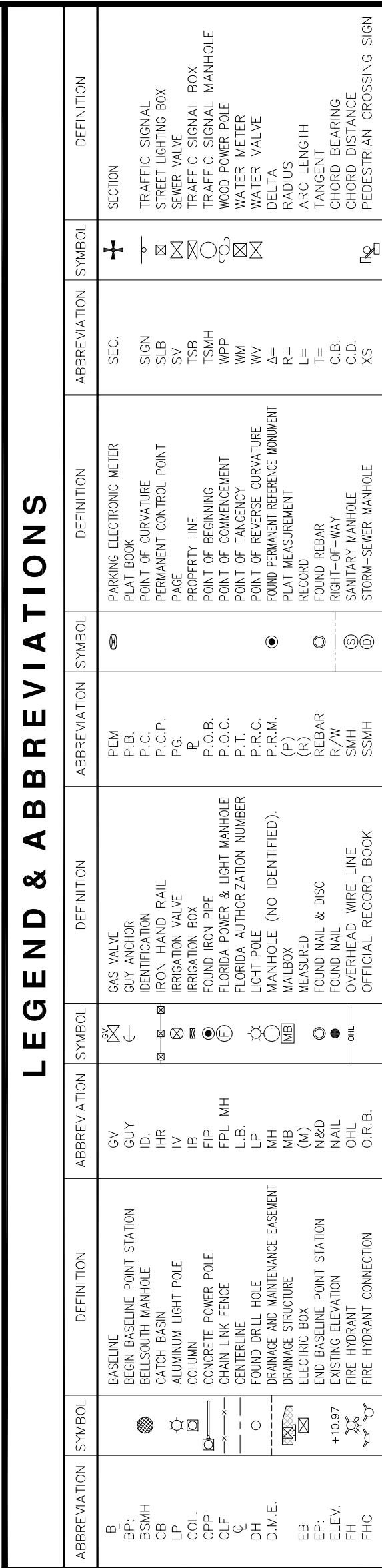
Survey Field Work & Shop Drawings Prepared By:
invention
A PLANNING SERVICES CORPORATION
ENGINEERING ARCHITECTURAL | SURVEYING
3777 N.E. 163rd Street, #154, North Miami Beach, FL 33160
Call us: 305.216.5002 | Email: inventioncorp@gmail.com
Available Monday - Friday 9:00 AM - 5:00 PM

Date: 11/03/2010
Scale: AS NOTED
Drawn: IEG
Job: 1010-0004

Sheet
1
Of 2 Sheets

LEGEND & ABBREVIATIONS

ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION
B	●	BENCHMARK	SEC.	+	SECTION
BSMH	⊕	BENCH MARK	SUN	☀	SUN
CB	⊕	CATCH BASIN	SLB	⊗	STREET LIGHTING BOX
CO	⊕	CATCH BASIN	TSB	⊗	TRAFFIC SIGNAL BOX
COA	⊕	CATCH BASIN	TSB	⊗	TRAFFIC SIGNAL BOX
CPP	⊕	CONCRETE POWER POLE	TSBH	⊗	TRAFFIC SIGNAL BOX
CP	⊕	CONCRETE POWER POLE	WPP	⊗	WOOD POWER POLE
CL	⊕	CHAIN LINE FENCE	WW	⊗	WATER VALVE
CLF	⊕	CHAIN LINE FENCE	WW	⊗	WATER VALVE
DH	⊕	DEEP HOLE	Δ	Δ	DELTA
D.M.E.	⊕	DEEP MOUND	Δ	Δ	DELTA
EB	⊕	ELECTRIC BOX	Δ	Δ	DELTA
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