

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

INFRASTRUCTURE MANAGEMENT BUREAU - SURVEY & MAPPING SECTION **BOUNDARY SURVEY**

OF A PORTION OF THE

CANAL 15 (C-15) RIGHT OF WAY

SECTIONS 29 & 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA

SURVEYOR'S NOTES:

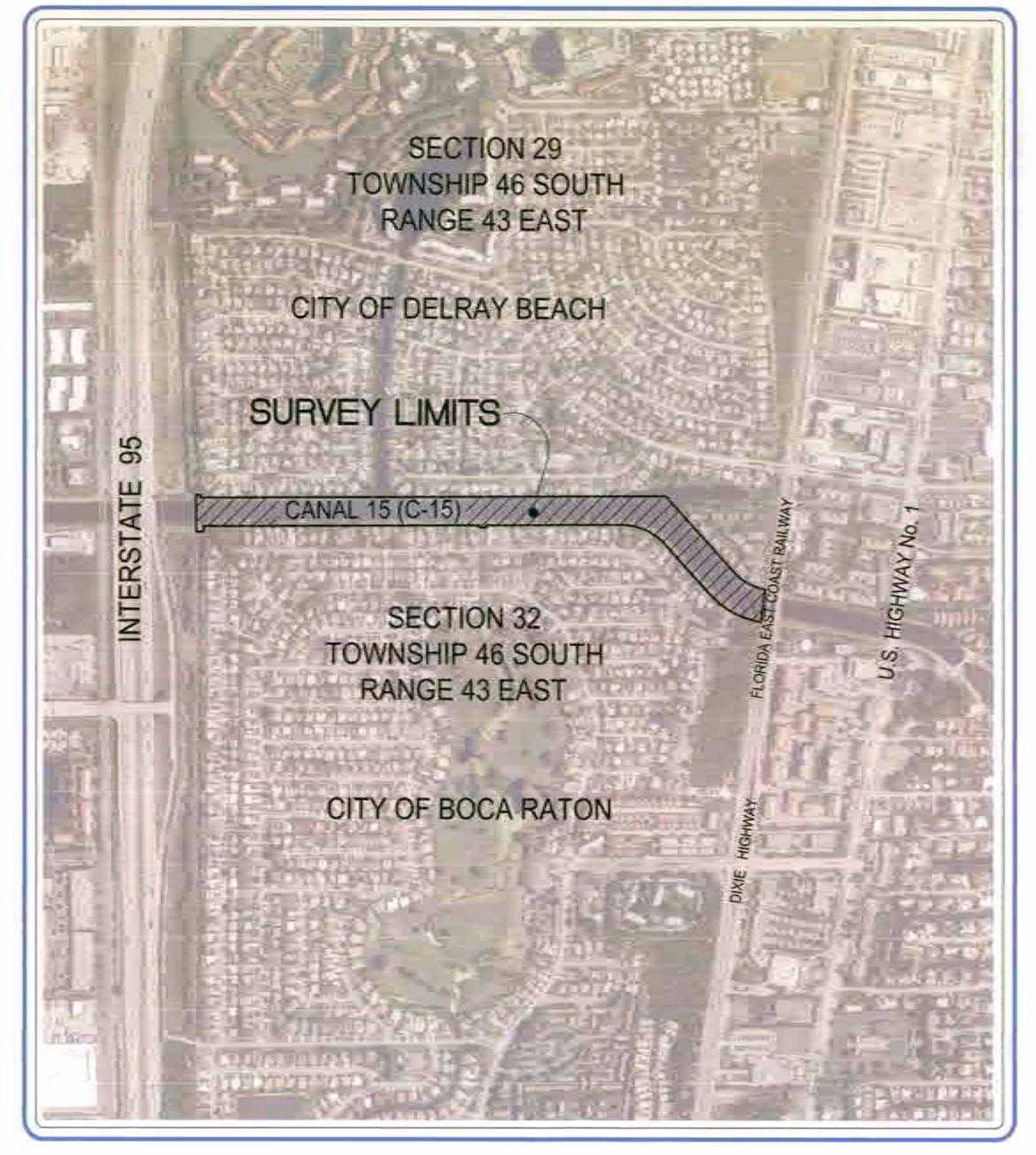
- Unless If bears the signature and the original seal of a Florida licensed Surveyor and Mapper employed by Whildden or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent
- 3. Legal descriptions provided by South Florida Water Management District In that certain commitment for title dated
- 5. Whidden Surveying & Mopping, Inc., Certificate of Authorization No. 7232, is issued by the Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers
- has been prepared for the exclusive use of the entities named hereon and does not extend to any
- 7. All bearings shown hereon are grid bearings, 1983 North American Datum (2011 adjustment), Florida East Zone, said bearings based on a line between National Geodetic Survey (NGS) published control points "C 234 1965" & "APWEST".
- 8. This is a Boundary Survey as defined in Chapter 5.1-17.050(10)(a)-(k), Florida Administrative Code and locations are ilmited to visible improvements only. Underground utilities, if shown, are based on information provided by the various utility companies and these locations may vary and therefore should be considered approximate. There may be additional underground utilities not shown on this drawing. No excavations were made to locate buried utilities.
- 9. This survey does not reflect nor determine ownership.
- 10. Horizonfal control points utilized for this Survey are as designated: National Geodetic Survey (NGS) point "C 234 1965", a second order Harizontal and second order class II Vertical point, National Geodetic Survey (NGS) point "APWEST", a second order Harizontal point. Go to https://www.ngs.naoa.gov for additional data.
- 11. Receivers used for GPS measurements: Trimble R8-3 & SPS 985 dual frequency carrier phase receivers, in "real time kinematic" (RTK) mode.
- 12. Harizontal values and coordinates presented on this survey are referenced to the State Plane Coordinate System. Florida East Zone, NAD 1983, (2011 adjustment U.S. Survey Foot).

13. Procedures and network design meet or exceed standards and specifications for using GPS relative positioning

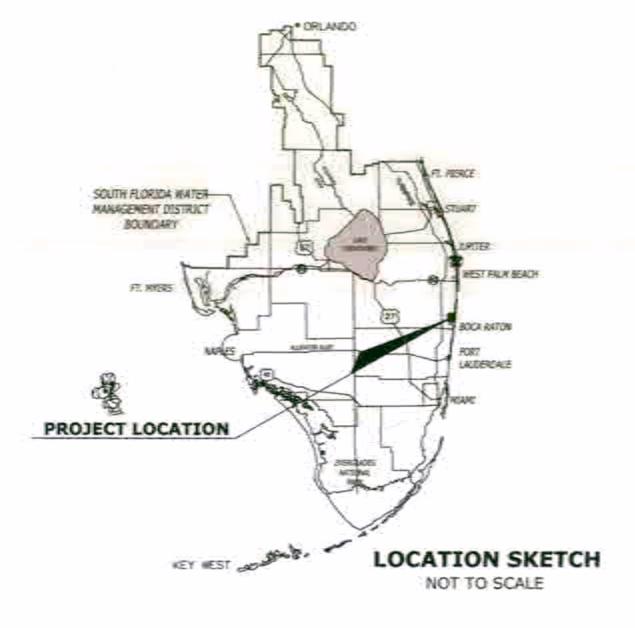
- techniques as set forth by the Federal Geodetic Control Committee (FGCC). 14. All set manuments are a 30 inch minimum length, 1-1/4 inch diameter steel pipe encased in concrete with a 2" South Florida Water Management District aluminum disk stamped: "C 15 R/W 2017"
- 15. Aerial photograph shown herean was obtained from the Florida Department of Transportation website and has a flight date of January 2015. These photographs are for general information and may not reflect current conditions
- 16. The parcel lines shown hereon were obtained from a shope file obtained from the Palm Beach County GIS. Department and are for informational purposes only to depict the approximate adjoining boundaries.
- 17. The stationing shown hereon was obtained from the U.S. Army Corps of Engineers Drawing No. 487-29.281, Dated
- February 1963. 18. The lands surveyed contain 20.70 Acres, more or less.

LEGEND:

Ac.	= Acres	MGS	= National Geodetic Survey
(c):	= Calculated	ENCR.	
C&SFFCD.	= Central and Southern Florida	1/8	= Top of Bank
	Flood Control District	D	= Wood Power Pole
(0)	= Deed		
End	= Found		5127 TO 27 TO 600
GPS	= Global Positioning System		= Set poured in place concrete manument w/SFW
1B	= Licensed Surveying Business		cap except as noted
P.C.	= Point of Curvature	SFWMD	= South Florida Water Management District
NAD	= North American Datum	+	= Section Corner, Monument Found/Set
OHW'	= Overhead Wires		- Southern Satisfaction (Country Sec.)
O.R.B.	= Official Records Book	o <u>¥</u> a	= Section Corner, Monument Not Found
P.T.	= Point of Tangency	-	= Quarter Section Corner, Monument Found/Set
PRM	= Permanent Reference Monument		- gadrer Sacrion Corner, menantern rosing/Ser
R/W	= Right-of-Way	D-43	= Quarter Section Corner, Monument Not Found
Lot	= Lafifude	N	= Northing
Long	= Longitude	E	= Easting
4	- (lab)		= Cable Television Riser
	= Light		= Sprinkler
	= Metal Sign	153	
(D)	= Storm Manhale	(F)	= Field Measurement
L	= Length of Arc	CPP	= Corrugated Plastic Pipe
D	= Central Angle	C.M.P.	
R	= Radius	PID	= Permonent Identifier
		PI	= Point of Intersection







CERTIFICATE OF SURVEYOR:

HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5,117-050, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.

FOR THE FIRM, WHIDDEN SURVEYING & MAPPING, INC.

THOMAS E. WHIDDEN PROFESSIONAL SURVEYOR AND MAPPER FLORIDA STATE OF FLORIDA LICENSE No. 6225

INDEX OF SHEETS

 COVER SHEET AND LOCATION MAP 2. LEGAL DESCRIPTION & TITLE 3-8 SKETCH OF SURVEY

APPROVED BY



ON FRE NO.

C-15_200 day

SEET

SURVEY SECTION



O.R.B. 868, PAGE 538

ALL THAT PART OF SECTION 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AS SHOWN AND DEDICATED ON THE SUBDIVISION PLAT OF TROPIC PALMS NO. 1, AS RECORDED IN PLAT BOOK 25, PAGE 101, AND TROPIC PALMS NO. 2, AS RECORDED IN PLAT BOOK 25, PAGE 136, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS. LYING SOUTHERLY OF THE FOLLOWING SPECIFICALLY DESCRIBED LINE:

FROM THE SOUTHWEST (SW) CORNER OF SAID SECTION 29, BEAR NORTH 2°25'15" WEST, ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 100.07 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 89'44'35" EAST, A DISTANCE OF 3280.93 FEET; THENCE, SOUTH 41°51'32" EAST, A DISTANCE OF 133.73 FEET TO THE SOUTH LINE OF SAID SECTION 29 AND THE END OF THE SPECIFICALLY DESCRIBED LINE.



O.R.B. 868, PAGE 536

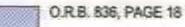
A PART OF A CERTAIN PARCEL OF LAND MARKED "CANAL" AS SHOWN ON THE PLAT OF TROPIC PALMS, PLAT NO. 2, A SUBDIVISON LYING IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 25, PAGE 136, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, SAID PART BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST (SW) CORNER OF SAID SECTION 29, BEAR NORTH 2°25'15" WEST; ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 100.07 FEET; THENCE, NORTH 89'44'35" EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE NORTH 89'44'35" EAST, A DISTANCE OF 30.00 FEET; THENCE, NORTH 2°25'15" WEST, A DISTANCE OF 20.00 FEET; THENCE, SOUTH 89'44'35" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 2°25'15" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

O.R.B. 835, PAGE 523

ALL THAT PART OF TRACTS A, B, C AND D, HIDDEN VALLEY, SECTION 2, A SUBDIVISION IN SECTION 32. TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 116, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST (NE) CORNER OF SAID SECTION 32, BEAR SOUTH 89'44'35' WEST, A DISTANCE OF 1377.52 FEET; THENCE, BEAR SOUTH 79'44'35' WEST, A DISTANCE OF 662.71 FEET TO THE POINT OF BEGINNING. THENCE, NORTH 79'45'25' WEST, A DISTANCE OF 0.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 37"53'53" AND A RADIUS OF 385.00 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 254.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE, NORTH 41'51'32" WEST, A DISTANCE OF 311.32 FEET; THENCE, SOUTH 7'44'35" WEST, A DISTANCE OF 54.18 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 78"19'12", A RADIUS OF 87.78 FEET AND A LONG CHORD BEARING OF SOUTH 31"25'01" EAST; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 119.99 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 7"44'45" WEST, A DISTANCE OF 221.46 FEET; THENCE, SOUTH 41"51"32" EAST, A DISTANCE OF 23.66 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 37"53'53" AND A RADIUS OF 615.00 FEET; THENCE, SOUTH 79'45'25" EAST, A DISTANCE OF 10.26 FEET; THENCE, NORTH 7"44'35" EAST, A DISTANCE OF 230.23 FEET TO THE POINT OF BEGINNING.



ALL THAT PART OF THE RIGHT OF WAY FOR BRANT DRIVE. AS SHOWN ON THE PLAT OF TROPIC PALMS, PLAT NO. 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 101, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, LYING WITHIN THE SOUTH 100 FEET OF SECTION 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST.

O.R.B. 838, PAGE 625

32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE OLD DIXIE HIGHWAY ALSO DESCRIBED AS ALL THAT PART OF THE NORTH ONE-HALF (N 1/2) OF LOT 2 OF THE SUBDIVISION OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY AND NORTH OF THE FOLLOWING SPECIFICALLY DESCRIBED LINE:

FROM THE NORTHEAST (NE) CORNER OF SAID SECTION 32, BEAR SOUTH 89°44'35" WEST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1246.3 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EASTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY (STATE ROAD NO. 811); THENCE, SOUTH 7°44'35" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 821.90 FEET TO THE POINT OF BEGINNING, THENCE, SOUTH 75°45'25" EAST, A DISTANCE OF 30.96 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) AND THE END OF THE SPECIFICALLY DESCRIBED LINE.

ALL THAT PART OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SECTION

A PARCEL OF LAND IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N 1/2 OF N 1/2) OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST (NE) CORNER OF SAID SECTION 32, BEAR SOUTH 89'44'35" WEST, ALONG THE NORTH LINE OF SAID SECTION 32. A DISTANCE OF 2059.39 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE SOUTH 89'44'35" WEST, ALONG THE SAID NORTH LINE, A DISTANCE OF 3365.92 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF SAID SECTION 32; THENCE, SOUTH 0"03'43" WEST, ALONG SAID WEST LINE, A DISTANCE OF 100.00 FEET; THENCE NORTH 89'44'35" EAST, PARALLEL TO AND 100.00 FEET SOUTH OF SAID NORTH LINE OF SECTION 32, A DISTANCE OF 2963.48 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 48'23'53", A RADIUS OF 409.95 FEET, AND A TANGENT OF 184.23 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 346.29 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 41"51'32" EAST, A DISTANCE OF 443.34 FEET; THENCE NORTH 7"44'45" EAST, A DISTANCE OF 221.46 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 78'19'12", A RADIUS OF 87.78 FEET, AND A LONG CHORD BEARING OF NORTH 31"25'01" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 119.99 FEET TO THE END OF SAID CURVE; THENCE, NORTH 7"44'35" EAST, A DISTANCE OF 54.18 FEET; THENCE, NORTH 41"51'32" WEST, A DISTANCE OF 269.44 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF SAID SECTION 32 AND THE POINT OF BEGINNING.

SUBJECT TO THE RIGHT OF WAY FOR BRANT DRIVE.



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PROJECT LIMITS

O.R.B. 831, PAGE 47

ALL THAT PART OF THE RIGHT OF WAY FOR BRANT DRIVE, AS SHOWN ON THE PLAT OF HIDDEN VALLEY, SECTION 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 101, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, LYING WITHIN THE NORTH 100 FEET OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST.

O.R.B. 884, PAGE 893

A PART OF THAT CERTAIN PARCEL OF LAND MARKED "DRAINAGE RIGHT OF WAY", AS SHOWN ON THE PLAT OF HIDDEN VALLEY, SECTIONS 2 AND 3, A SUBDIVISION LYING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLATS THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 116 AND 118, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST (NW) CORNER OF LOT 3, BLOCK 12 OF THE SAID PLAT OF HIDDEN VALLEY, SECTION 2, BEAR SOUTH 00°15'25" EAST, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 15.00 FEET; THENCE, SOUTH 89°44'35" WEST, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF LOT 4, BLOCK 12 OF THE SAID PLAT OF HIDDEN VALLEY, SECTION 3; THENCE, NORTH 00°15'25" WEST, ALONG THE SAID EAST LINE OF LOT 4, A DISTANCE OF 15.00 FEET TO THE NORTHEAST (NE) CORNER OF SAID LOT 4; THENCE, NORTH 89°44'35" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

A PART OF THAT CERTAIN PARCEL OF LAND MARKED "DRAINAGE RIGHT OF WAY", AS SHOWN ON THE PLAT OF HIDDEN VALLEY, SECTION 3, A SUBDIVISION LYING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 118, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST (NW) CORNER OF SAID SECTION 32, BEAR SOUTH 0°03'43" WEST, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 89"44"35" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHWEST (NW) CORNER OF LOT 28, BLOCK 12, OF THE SUBDIVISION; THENCE, SOUTH 0°03'43" WEST, ALONG THE WEST LINE OF SAID LOT 28, A DISTANCE OF 40.00 FEET; THENCE, SOUTH 89"44"35" WEST, A DISTANCE OF 50.00 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF SAID SECTION 32; THENCE, NORTH 0°03'43" EAST, ALONG THE SAID WEST LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

O.R.B. 820, PAGE 587

ALL THAT PART OF THE NORTH 120 FEET OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AND THE SOUTH 120 FEET OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LYING EAST OF THE EAST RIGHT OF WAY LINE FOR STATE ROAD No. 9.

SUBJECT TO THE INTEREST OF THE FLORIDA POWER AND LIGHT COMPANY BY REASON OF THAT CERTAIN EASEMENT DATED JANUARY 12, 1959, RECORDED IN OFFICIAL RECORDS BOOK 311, PAGE 89.

O.R.B. 877, PAGE 1041

A STRIP OF LAND 170.50 FEET IN WIDTH IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST (NE) CORNER OF SAID SECTION 32, BEAR SOUTH 89"44"35" WEST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 1377.52 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY; THENCE, SOUTH 7"44"35" WEST, ALONG SAID RIGHT OF WAY LINE, 594.47 TO THE POINT OF BEGINNING WHICH BEARS SOUTH 7"44"35" WEST. A DISTANCE OF 2811.28 FEET FROM FLORIDA EAST COAST RAILWAY COMPANY MILEPOST No. 319;

THENCE, SOUTH 82°15'25" EAST, A DISTANCE OF 100.00 FEET TO AN INTERSECTION THEREOF WITH THE EAST RIGHT OF WAY LINE OF FLORIDA EAST COAST RAILWAY COMPANY:

THENCE, SOUTH 7"44"35" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 170.50 FEET;
THENCE, NORTH 82"15" WEST, A DISTANCE OF 100.00 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF FLORIDA EAST COAST RAILWAY COMPANY;
THENCE, NORTH 7"44"35" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 170.50 FEET TO THE POINT OF BEGINNING.



Whidden Surveying & Mapping, Inc 9200 Belvedere Road, Ste 114 Royal Palm Beach, FL 33411 Phone: 561.790.5515 Fax: 561.790.6557 www.whilddensurveying.com Licensed Business No. 7232 SRUMING NO CAO FRE NO CIS_PREdwg

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SECT

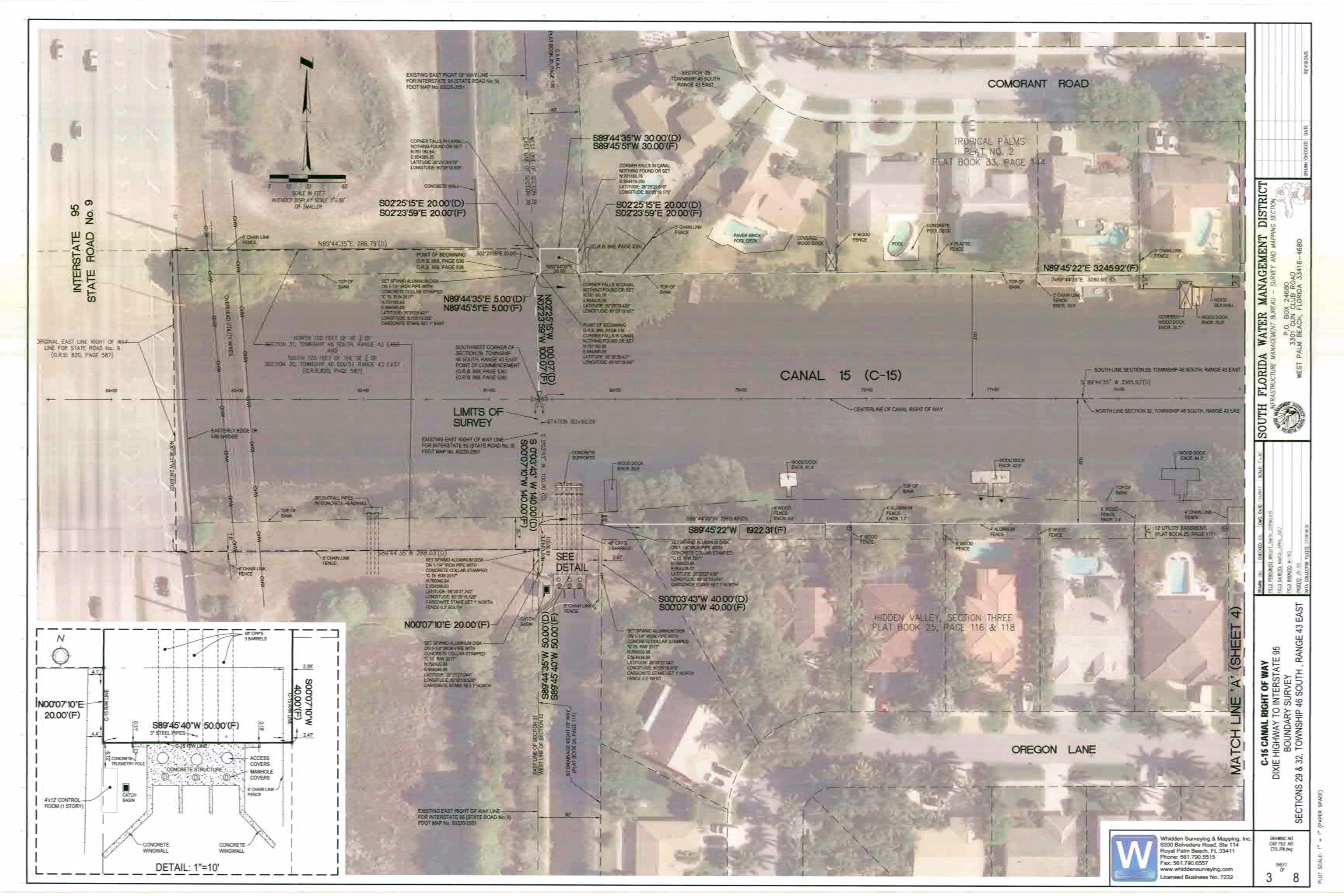
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PLOT SCALE: 1" = 1" (PAPER SPACE)





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