

LOCATION MAP NOT TO SCALE

TYPICAL LEGEND NOTES

F.H. - FIRE HYDRANT	F.N.D. - FOUND	ELEC. - ELECTRIC
F.P.L. - FLORIDA POWER & LIGHT	I.R./CAP - IRON ROD & CAP	EXIST. - EXISTING
○ SEY 5/8" IR/CAP LD 3581	O/S - BUILDING OFFSET	F.H. - FIRE HYDRANT
L.A.E. - LANDSCAPE ACCESS EASEMENT	D.E. - DRAINAGE EASEMENT	I.P. - IRON PIPE
L.M.E. - LAKE MAINTENANCE EASEMENT	CONC. - CONCRETE	C.V. - GATE VALVE
L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT	COV. - COVERED	P.P. - POWER POLE
⊖ - CENTERLINE	ELEV. - ELEVATION	BLDG. BUILDING
00.00 DENOTES PROPOSED ELEVATION	ESMT. - EASEMENT	N.R. - NOT RADIAL
→ DIRECTION OF FLOW	P.C. - POINT OF CURVATURE	⊙ SANITARY MANHOLE
20.00 DENOTES EXISTING ELEVATION	U.E. - UTILITY EASEMENT	Y.D. - YARD DRAIN
P.I. - POINT OF INTERSECTION	W.M. - WATER METER	A/C - AIR CONDITIONER
P.C.P. - PERMANENT CONTROL POINT	FIN. - FINISHED	C.B. - CATCH BASIN
D.E. - OVERHAND EASEMENT	PROP. PROPOSED	
B.E. - BUFFER EASEMENT	TR. - TYPICAL	
C.R.B. - OFFICIAL RECORDS BOOK	R. - RADIUS	
P.G. - PAGE	R.P. - RADIUS POINT	
L - ARC LENGTH	L.P. - LIGHT POLE	
Δ - DELTA (CENTRAL ANGLE)	C.D. - CLEANOUT	
L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT	M.H. - MANHOLE	
	SAN. - SANITARY	
	ALUM. - ALUMINUM	
	P.R.M. - PERMANENT REFERENCE MONUMENT	

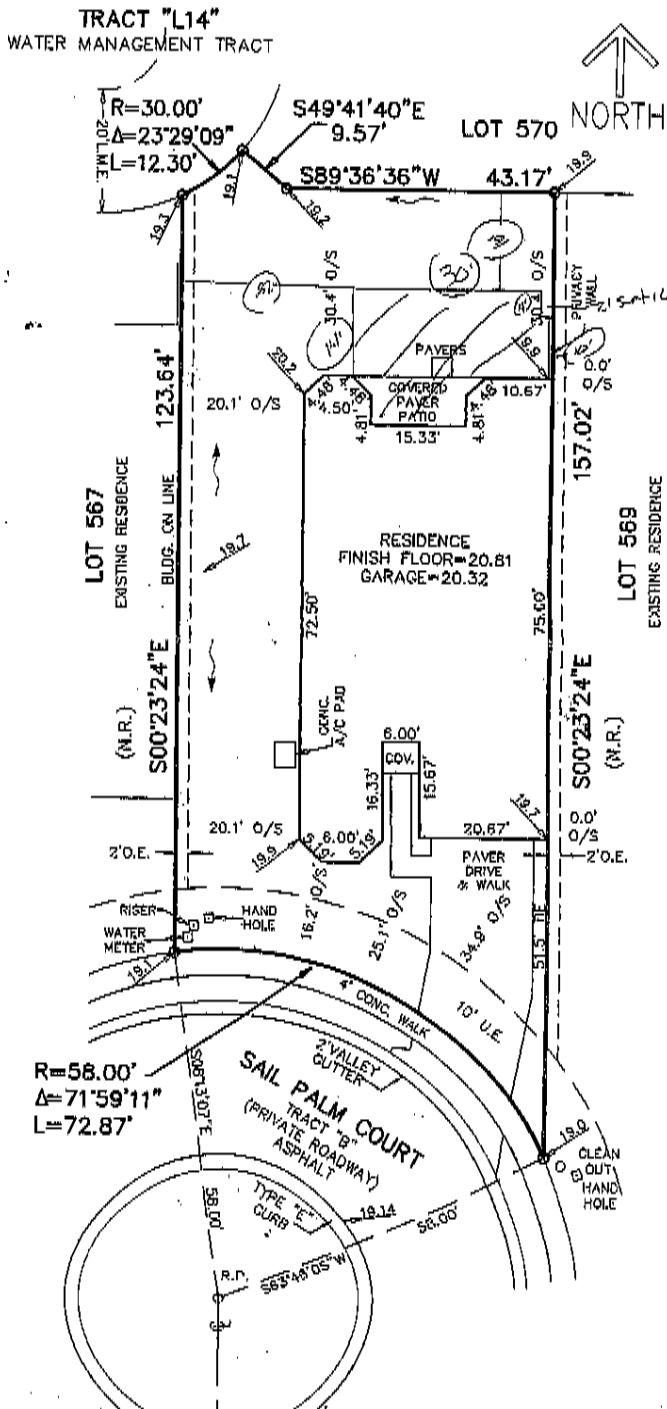
CERTIFIED TO:
 NOVA TITLE COMPANY
 COMMONWEALTH LAND TITLE INSURANCE COMPANY
 MANFRED GUROWSKI AND SANDRA J. GUROWSKI

- NOTES:**
1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
 2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
 3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT BASED ON THE NORTH LINE OF LOT 568, BEARING S89°36'36"W.
 6. THE DESCRIPTION SHOWN HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD.
 7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
 8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 9. FLOOD ZONE: 'B' COMMUNITY PANEL NO. 120192 0185 A; DATE: FEBRUARY 1, 1979.
 10. BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY BRASS DISK STAMPED 'B7'. ELEVATION = 21.31
 11. PROPERTY ADDRESS: 9593 SAIL PALM COURT.
 12. THE 100 YEAR, 3-DAY STORM ELEVATION IS 18.86.

DESCRIPTION:
 LOT 568, LYONS WEST AGR P.U.D. - PLAT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGES 90 THROUGH 96 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 7,998 SQUARE FEET / 0.1836 ACRES, MORE OR LESS.
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:
 HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JANUARY 10, 2012. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 3J-47 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

Jeffrey R. Wagner
 JEFFREY R. WAGNER, P.L.S.
 LAND SURVEYOR #5302
 STATE OF FLORIDA - LB #3591



CAULFIELD & WHEELER, INC.
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VALENCIA RESERVE - PLAT THREE
 LOT 568 - BOUNDARY SURVEY

FINAL SURVEY	6/21/12	SRA
FORMBOARD SURVEY	3/15/12	SRA
PERMIT SKETCH	1/10/12	CE
REVISIONS	DATE	BY
FILE NAME 5576\drawing\Permit\XLOT568		

DATE	1/10/12
DRAWN BY	CE
F.B./ PG.	N/A
SCALE	1"=20'
JOB NO.	5576