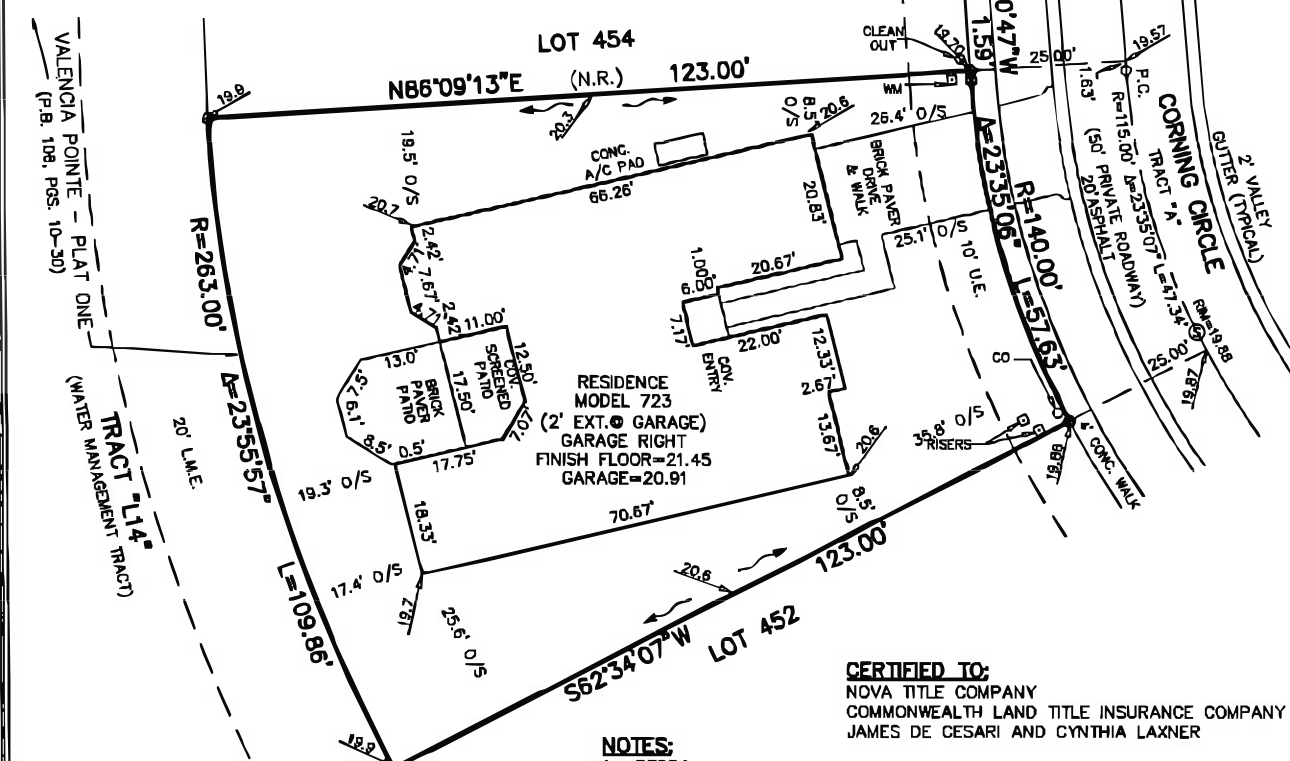
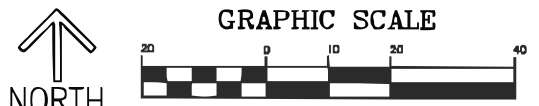


TYPICAL LEGEND NOTES

F.H. - FIRE HYDRANT	F.N.D. - FOUND
F.P.L. - FLORIDA POWER & LIGHT	LR./CAP - IRON ROD & CAP
○ SET 5/8" IR/CAP LB 3591	O/S - BUILDING OFFSET
L.A.E. - LANDSCAPE ACCESS EASEMENT	D.E. - DRAINAGE EASEMENT
L.M.E. - LAKE MAINTENANCE EASEMENT	CONC. - CONCRETE
A/C - AIR CONDITIONER	COV. - COVERED
L - ARC LENGTH	ELEV. - ELEVATION
C.B. - CATCH BASIN	ESMT. - EASEMENT
■ P.R.M. - PERMANENT REFERENCE MONUMENT	P.C. - POINT OF CURVATURE
00.00' DENOTES PROPOSED ELEVATION	U.E. - UTILITY EASEMENT
← DIRECTION OF FLOW	W.M. - WATER METER
00.00' DENOTES EXISTING ELEVATION	Δ - DELTA (CENTRAL ANGLE)
P.I. - POINT OF INTERSECTION	R. - RADIUS
P.C.P. - PERMANENT CONTROL POINT	R.P. - RADIUS POINT
O.E. - OVERHANG EASEMENT	FLR. - FLOOR
B.E. - BUFFER EASEMENT	FIN. - FINISHED
O.P.B. - OFFICIAL RECORDS BOOK	PROP. PROPOSED
PG. - PAGE	S - CENTERLINE
L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT	ELEC. - ELECTRIC
R, D & D - ROAD, DIKE & DITCH RESERVATION	EXIST. - EXISTING
R.F. - RADIAL TO FRONT	BLDG. - BUILDING
	N.R. - NOT RADIAL
	SAN. - SANITARY
	M.H. - MANHOLE



CERTIFIED TO:
NOVA TITLE COMPANY
COMMONWEALTH LAND TITLE INSURANCE COMPANY
JAMES DE CESARI AND CYNTHIA LAXNER

DESCRIPTION:
LOT 453, VALENCIA POINTE - PLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGES 86 THROUGH 88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 10,398 SQUARE FEET / 0.2387 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:
I 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 OCTOBER 21, 2010. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 54-17 ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO FLORIDA STATUTES 472.027.

DAVID P. LINDSEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA, LB #3591

- 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 453, BEARING: N86°09'13"E
 6. THE "LAND DESCRIPTION" 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. BENCH MARK: PALM BEACH COUNTY BRASS DISK HAGEN NO. 1 LOCATED IN THE NORTHWEST WINGWALL OF THE BRIDGE ON HAGEN RANCH ROAD OVER THE LAKE WORTH DRAINAGE DISTRICT L-25 CANAL, ELEVATION - 20.20.
 11. PROPERTY ADDRESS: 6992 CORNING CIRCLE
 12. THE 100 YEAR STORM ELEVATION IS 20.21.

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LAND SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

**VALENCIA POINTE - PLAT TWO
LOT 453 - BOUNDARY SURVEY**

ADD CERTIFICATION	4/20/11	SI
FINAL SURVEY	4/07/11	ACE
FORMBOARD SURVEY	12/3/10	SRA
PERMIT SKETCH	10/21/10	CE
REVISIONS	DATE	BY
FILE NAME	XLOT453	

DATE	10/21/10
DRAWN BY	CE
F.B./ PG.	ELEC.
SCALE	1"=20'
JOB NO.	5396