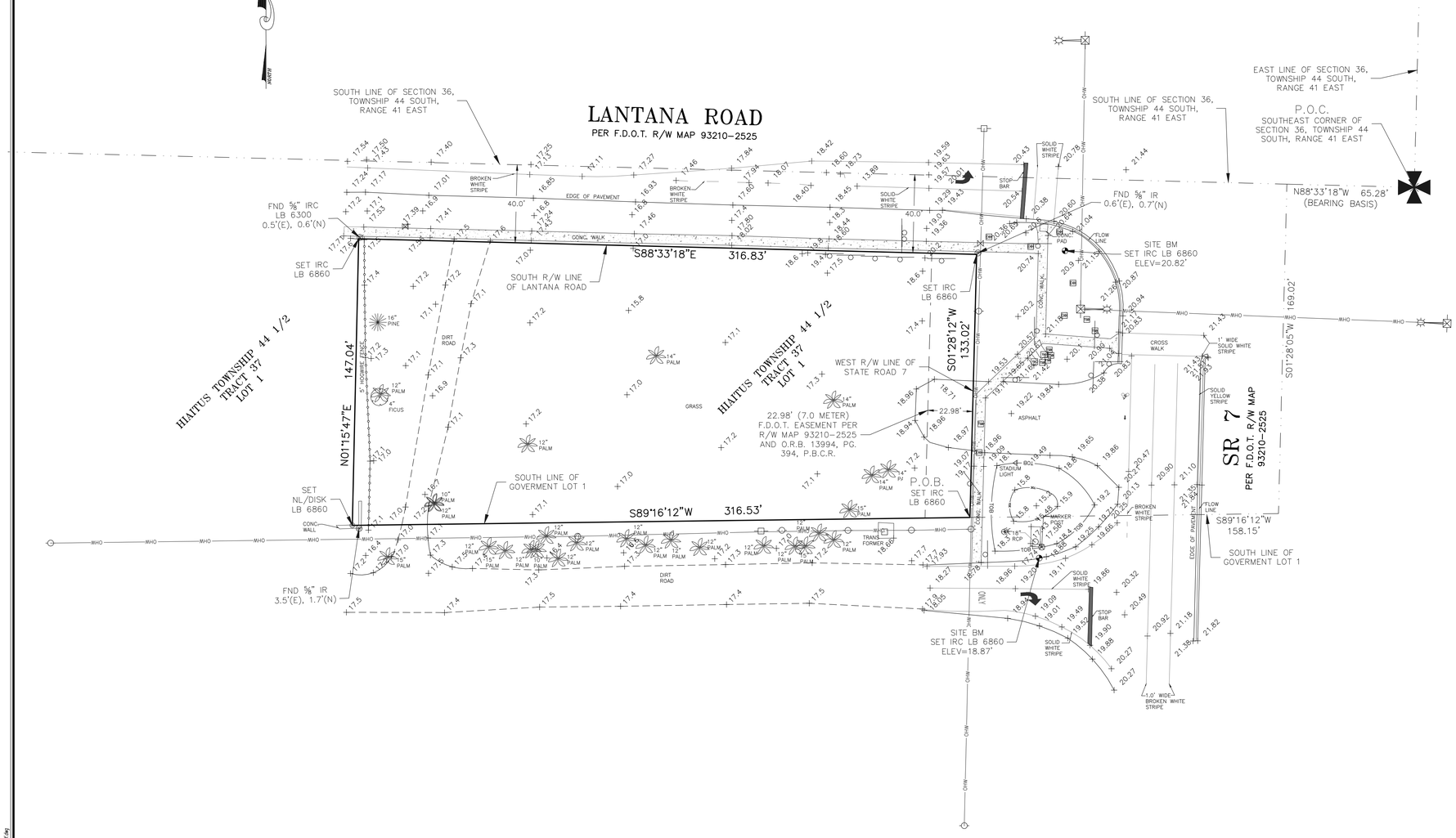
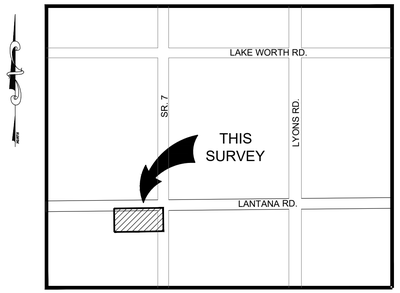
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NORTH





LOCATION SKETCH

NOT TO SCALE

LEGEND:

BM	BENCHMARK
EHH	ELECTRIC HAND HOLE
INV.	INVERT
IRC.	IRON ROD WITH CAP
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
LB	FLORIDA LICENSED BUSINESS NUMBER
NL/DISK	NAIL WITH DISK
O.R.B.	OFFICIAL RECORDS BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PG.	PAGE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
TSB	TRAFFIC SIGNAL BOX
TSC	TRAFFIC SIGNAL CABINET
PG.	TYPICAL

- BENCHMARK
- CONCRETE LIGHT POLE
- CONCRETE UTILITY POLE
- ELECTRIC HAND HOLE
- GUY ANCHOR
- TRAFFIC DIRECTION ARROWS
- STADIUM LIGHT
- PALM TREE
- HOGWIRE FENCE
- OVERHEAD LINES
- TOP OF BANK
- TOP OF SLOPE
- SHADE TREE
- SINGLE POST SIGN
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL CABINET
- WOOD UTILITY POLE
- WATER VALVE
- PINE TREE

SURVEY NOTES:

1. THE LAND DESCRIPTION SHOWN HEREON WAS CREATED BY THE SURVEYOR.

2. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.

3. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS OR OTHER INSTRUMENTS OF RECORD.

5. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.

6. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.

7. BEARINGS SHOWN HEREON ARE BASED ON A REFERENCE BEARING OF SOUTH 88°33'18" WEST ON THE SOUTH LINE OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST.

8. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.

9. THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE (5J-17, F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

10. THE INTENDED DISPLAY SCALE OF THIS SURVEY IS 1" = 30' OR SMALLER.

11. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS +/- 0.02' FOR HARD SURFACE ELEVATIONS AND 0.1' FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL LOCATION ACCURACY IS +/- 0.1'.

12. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL WHICH MAY HAVE BEEN ALTERED FOR CLARITY. ALL MAPPED FEATURES SHOWN HEREON WERE OBTAINED BY KEITH & ASSOCIATES, INC. FOR THE PURPOSE OF THIS SURVEY. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

13. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 WITH THE NATIONAL SPATIAL REFERENCE SYSTEM 2011 ADJUSTMENT APPLIED (83/NSRS2011), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.

14. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). SAID ELEVATIONS ARE BASED ON PALM BEACH COUNTY BENCHMARKS. BENCHMARK "KILBY" IS A PALM BEACH COUNTY BRASS DISK LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF STATE ROAD 7 AND LANTANA ROAD IN THE NORTHWEST CORNER OF THE BRIDGE; ELEVATION = 23.416' AND BENCHMARK "KEATING" IS A PALM BEACH COUNTY BRASS DISK LOCATED ON STATE ROAD 7 0.25 MILE SOUTH OF LANTANA ROAD. MARK IS LOCATED 62 FEET WEST OF THE WEST EDGE OF PAVEMENT AND 151 FEE SOUTH OF THE CENTERLINE OF A CANAL; ELEVATION = 18.784'.

15. THE OWNERSHIP OF FENCES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.

LEGAL DESCRIPTION:

A PORTION OF GOVERNMENT LOT 1 OF TRACT 37 IN HIATUS TOWNSHIP 44 1/2, MORE PARTICULARLY DESCRIBED AS FOLLOWS,

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE NORTH 88°33'18" WEST ON THE SOUTH LINE OF SAID SECTION 36, 65.28 FEET ; THENCE SOUTH 01°28'05" WEST 169.02 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89°16'12" WEST ON THE SOUTH LINE OF SAID LOT 1, 158.15 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 AND THE POINT OF BEGINNING; THENCE, CONTINUING ON SAID SOUTH LOT LINE, SOUTH 89°16'12" WEST, 316.53 FEET; THENCE, DEPARTING SAID SOUTH LOT LINE, NORTH 01°15'47" EAST, 147.04 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LANTANA ROAD; THENCE SOUTH 88°33'18" EAST ON SAID RIGHT-OF-WAY LINE, 316.83 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7; THENCE SOUTH 01°28'12" WEST ON SAID WEST RIGHT-OF-WAY LINE, 133.02 FEET TO THE POINT OF BEGINNING.

ALL OF THE LANDS DESCRIBED HEREON LYING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 44,646 SQUARE FEET (1.025 ACRES) MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON JULY 20, 2017 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

REVISION	BY
DATE	

DATE	7/20/17
SCALE	1" = 30'
FIELD BOOK	784
DRAWN BY	EZ
CHECKED BY	LP

KEITH
CONSULTING ENGINEERS
ASSOCIATES, INC.
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SR 7 LANTANA LLC- ROBERTS EQUITIES
BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF
SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 1

PROJECT NUMBER
09966.00

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