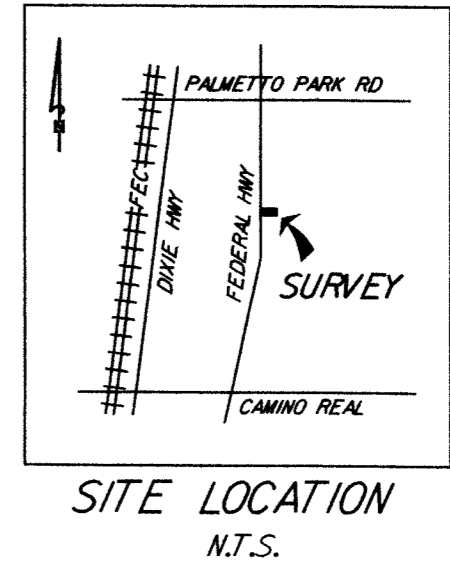
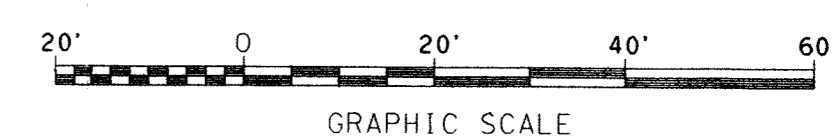
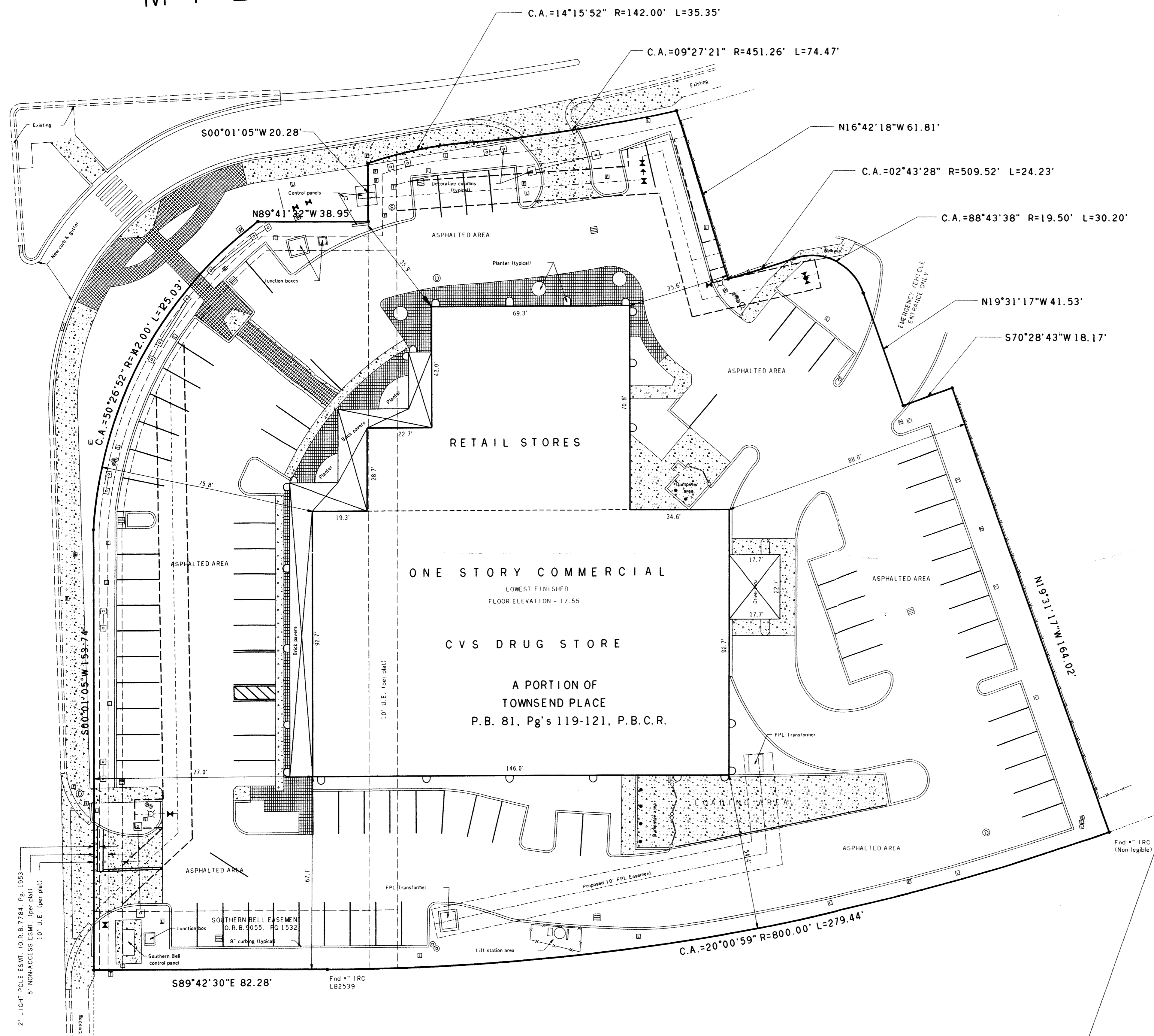


FEDERAL HWY

MIZNER BLVD



LEGEND

PSM = Professional Surveyor & Mapper	NSD = Nail & Brass Disc	U.E. = utility easement
LS = Land Surveyor	IR = iron rod	R/W = right-of-way
B.C.R. = Broward County Records	IRC = iron rod and cap	PRC = point of reverse curvature
D.C.R. = Dade County Records	IP = iron pipe	PC = point of curvature
P.B.C.R. = Palm Beach County Records	IPC = iron pipe and cap	PI = point of intersection
PB = plat book	BM = Benchmark	R = Radius
PC = plat	WF = wood fence	A = arc length
PRM = Permanent Reference Monument	CLF = chainlink fence	Δ = delta angle
NSD = Nail & Disc	CMC = concrete	N.E.S.W. = north, east, south, west
SC = section corner	GT = grease trap	▲ = guy wire anchor
QSC = quarter section corner	SC = sanitary cleanout	ST = street sign
PRM = permanent reference monument	CB = catch basin	EL = electric junction box
PC = property corner	HT = fire hydrant	CTJ = cable television junction box
RP = reference point	WV = water valve	TL = telephone junction box
CM = concrete monument	WM = water meter	CO = covered area
GP = gravel point	ICV = irrigation control valve	CA = concrete area
UM = unknown manhole	WUP = wood utility pole	
EM = electric manhole	CU = concrete utility pole	
SM = sanitary manhole	SP = signal pole	
DM = drainage manhole	PS = pedestrian signal	
	CB = centerline	
	EL = easement line	
	OW = overhead wire	
	CF = chainlink fence	
	WF = wood fence	
	PWF = post and wire fence	
	BP = brick pavers	

- SURVEY NOTES:**
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSE PROFESSIONAL SURVEYOR AND MAPPER.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED BY BOWYER SURVEYING & MAPPING FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 - THERE MAY BE ADDITIONAL EASEMENTS AND RESTRICTIONS FOUND IN THE PUBLIC RECORDS THAT MAY AFFECT THIS PROPERTY.
 - THE LAND DESCRIPTION HEREON WAS SUPPLIED BY THE CLIENT.
 - NO EFFORT WAS MADE TO LOCATE OR SHOW ANY UNDERGROUND IMPROVEMENTS.
 - CHANGES MAY HAVE OCCURRED ON THIS SITE AFTER THE MOST CURRENT FIELD SURVEY DATE (12/18/04).
 - BEARINGS AND/OR ANGLES SHOWN HEREON ARE RELATIVE TO THE PLAT RECITED IN THE ATTACHED LEGAL DESCRIPTION AND UNLESS OTHERWISE NOTED MEASURED DATA AGREES WITH PLATTED DATA.
 - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120195 0007 C, EFFECTIVE DATE 09/19/84, THIS PROPERTY LIES IN ZONE C.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

LEGAL DESCRIPTION:
 A PORTION OF PARCEL "A", "TOWNSEND PLACE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 119-121, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFICATE:
 I HEREBY CERTIFY THAT THE ATTACHED CONSTRUCTION AS-BUILT SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION AS SURVEYED IN THE FIELD UNDER MY DIRECTION ON DECEMBER 18, 2004.

BOWYER SURVEYING & MAPPING
 ROBERT E. BOWYER, P.S.M.
 FLORIDA REGISTRATION NO. 9899
 LICENSE BUSINESS NO. 7049

PARCEL "A"
 BOCA HOTEL & CLUB
 GOLF COURSE / OPEN SPACE REPLAT
 P.B. 79, Pg's 180-184, P.B.C.R.

BOWYER
 SURVEYING & MAPPING, INC.
 4460 N.W. 19th Way
 Oakland Park, Florida 33309-4545
 PH: 954-926-1334 FAX: 954-926-1335
 e-mail: landsurveyor@ebellsouth.net
 LB 7049 CLIENT: LCI Construction of South Florida, Inc.

DATE	REVISION

DATE	12/22/04
SCALE	1" = 20'
FIELD BOOK	BB
DRAWN BY	BB
CHECKED BY	REB

CONSTRUCTION AS-BUILT SURVEY
 A PORTION OF
 "TOWNSEND PLACE"
 P.B. 81, Pg's 119-121, P.B.C.R.
 BOCA RATON PALM BEACH COUNTY FLORIDA

SHEET	1 OF 1
PROJECT NUMBER	04019