



NOTE:
THERE IS 0.33' GAP BETWEEN PLATS.

LEGEND

▣	CATCH BASIN
12.97	EXISTING ELEVATION
—●—	GUY ANCHOR
—○—	OVERHEAD WIRE
⊗	SANITARY MANHOLE
⊠	TRAFFIC SIGNAL BOX
●	WOOD UTILITY POLE

NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon is based on the instrument of record.
4. No underground improvements were located.
5. Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929.
6. Benchmark Description: P.C.P. #3268 at intersection of the centerlines of N.W. 2nd Avenue & N.W. 11th Street, Elevation 12.24.
7. Property Address: 210 N.W. 11th Street.
8. The entire property lies within Flood Zone B, Community Panel No. 120195 0004 C & Community Panel No. 120195 0007 C, dated: 9/19/84.
9. Abbreviation Legend: C = Centerline; CONC. = Concrete; CONC. MON. = Concrete Monument; FD. = Found; I.R. = Iron Rod; L.B. = Licensed Business; (MS.) = Measured; O.W. = Overhead Wires; P. = Plat; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; P.C.P. = Permanent Control Point; P.L.S. = Professional Land Surveyor; P.I. = Point of Intersection; R/W = Right-of-Way; W/ = With; W/CAP = With Surveyor's Cap; W.U.P. = Wood Utility Pole; EL. = Elevation; CLR. = Clear; PG. = Page; PGS. = Pages; C. = Calculated; GEN. = Generator; A/G = Air Conditioner; TYP. = Typical; F.P.L. = Florida Power & Light; FIN. FL. = Finished Floor.

LAND DESCRIPTION:

LOT A
The West one-half (W 1/2) of the South 20.00 feet of Lot 33, Block 11 and the West one-half (W 1/2) of Lot 34, Block 11, BOCA RATON HILLS SECTION 2, according to the Plat thereof as recorded in Plat Book 23, Pages 58 through 66 of the Public Records of Palm Beach County, Florida.
Said lands lying and situate in the City of Boca Raton, Palm Beach County, Florida, and containing 9,586 square feet (0.22 acres) more or less.

CERTIFICATION:

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 in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Minimum Technical Standards set forth in Chapter 61G17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. There are no above ground encroachments other than those shown hereon, subject to the qualifications noted hereon.

Date: 10-19-07

Victor R. Gilbert
VICTOR R. GILBERT, P.L.S. —
Florida Registration No. 6274
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

BOUNDARY SURVEY
WEST 1/2 OF THE SOUTH 20'
LOT 33 & WEST 1/2 LOT 34
BLOCK 11
BOCA RATON HILLS SECTION 2
(P.B. 23, PGS. 58-66, P.B.C.R.)

SCALE 1" = 20'	DATE 02/09/06	BY S.A.M.	CK'D. M.D.A.	REVISIONS	DATE BY CK	V.R.G.
				FORMBOARD SURVEY	06/01/06	S.A.M.
				SLAB ELEVATION SURVEY	06/30/06	J.B.
				CONCRETE AND ELEVATIONS	06/28/07	D.G.
				FINAL SURVEY	10/11/07	J.B.
				REVISE POOL DECK	10/19/07	V.R.G.

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