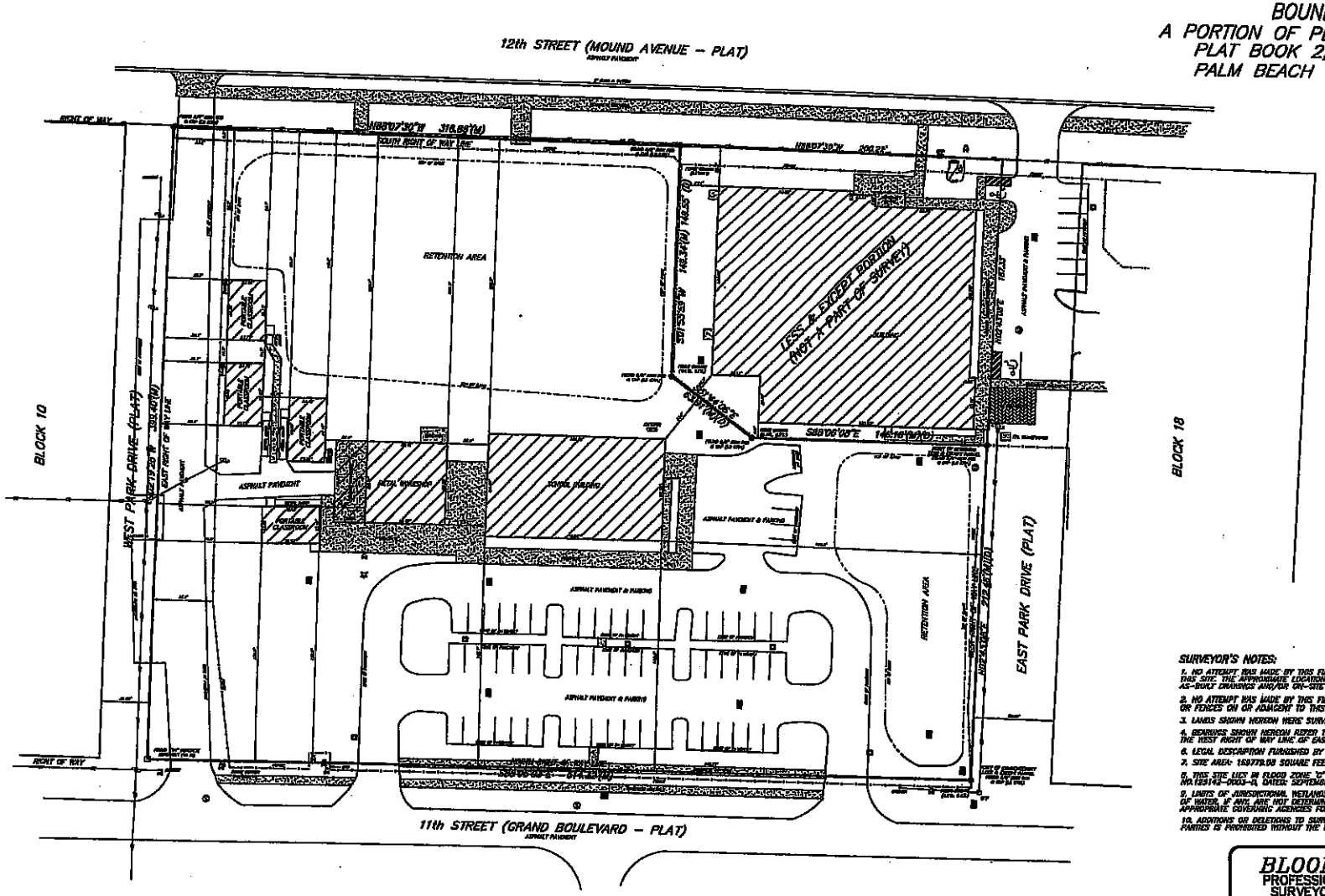
BOUNDARY SURVEY
A PORTION OF PLAT OF OSCEOLA PARK
PLAT BOOK 2, PAGES 90 – 91
PALM BEACH COUNTY, FLORIDA.



LEGAL DESCRIPTION:

A PART OF OSCEOLA PARK, AS SHOWN ON THE PLAT OF RIVIERA IN PLAT BOOK 2, PAGES 90 AND 91, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BOUNDED ON THE NORTH BY THE SOUTH LINE OF MOUND AVENUE WHEN PRODUCED WEST TO CONNECT WITH THE BOUNDARY LINE OF WEST PARK DRIVE; BOUNDED ON THE EAST BY THE WEST BOUNDARY LINE OF EAST PARK DRIVE; BOUNDED ON THE WEST BY THE EAST BOUNDARY LINE OF WEST PARK DRIVE; BOUNDED BY THE SOUTH BY THE NORTH BOUNDARY LINE OF GRAND BOULEVARD, AS ALL OF SAID STREETS AND BOUNDARY LINES APPEAR IN RIVIERA, A SUBDIVISION IN THE TOWN OF RIVIERA, ACCORDING TO THE PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGES 90 AND 91.
LESS THEREFROM:
A PART OF OSCEOLA PARK, AS SHOWN ON THE PLAT OF RIVIERA IN PLAT BOOK 2, PAGES 90 AND 91, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF GRAND BOULEVARD AND THE WEST RIGHT OF WAY OF EAST PARK DRIVE AS SHOWN ON THE PLAT OF RIVIERA IN PLAT BOOK 2, PAGES 90 AND 91 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 02°43'05" EAST ALONG THE WEST RIGHT OF WAY LINE OF EAST PARK DRIVE FOR A DISTANCE OF 312.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUED ALONG SAID RIGHT OF WAY NORTH 02°43'00" EAST, A DISTANCE OF 127.33 FEET; THENCE NORTH 88°03'53" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 13th STREET (MOUND AVENUE PER PLAT) AS LAID OUT AND IN USE A DISTANCE OF 200.22 FEET; THENCE SOUTH 01°33'59" WEST, A DISTANCE OF 149.85 FEET; THENCE SOUTH 31°44'08" EAST, A DISTANCE OF 83.91 FEET; THENCE SOUTH 89°01'06" EAST, A DISTANCE OF 140.16 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE CITY OF RIVIERA BEACH, FLORIDA. CONTAINING 3.90 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE SURVEYED WITHOUT BENEFIT OF TITLE SEARCH.
4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N02°43'05"E. ALONG THE WEST RIGHT OF WAY LINE OF EAST PARK DRIVE.
5. LEGAL DESCRIPTION FURNISHED BY CLIENT.
7. SITE AREA: 169778.00 SQUARE FEET OR 3.90 ACRES MORE OR LESS.
8. THIS SITE LIES IN FLOOD ZONE "X" AS SCALED AND INTERPOLATED FROM FEMA MAP PANEL NO 12314C-0063-A, DATED SEPTEMBER 3rd, 1992.
9. LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.
10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

LEGEND & ABBREVIATIONS

- FIRE DEPARTMENT CONNECTION
- BOND PAPER FACE
- BARBED SCREW ANCHOR
- LIGHT POLE with CONCRETE BASE
- GALED VALVE
- FIRE HYDRANT
- CATCH BASIN
- STORM MANHOLE
- MANHOLE PROJECTED MONE
- FLORIDA POWER & LIGHT
- ELECTRICAL SERVICE
- WATER METER

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

SURVEYOR'S CERTIFICATION:

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

ROBERT BLOOMSTER JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA

BLOOMSTER
PROFESSIONAL LAND SURVEYORS, INC.
L.B. #3018

641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

SHEET 1 OF 1

DRAWN BY	DBM
SCALE	1" = 50'
FIELD WORK COMPLETED DATE	
FIELD BOOK	SECTION
JOB NO.	11084

REVISIONS

DATE	DESCRIPTION	BY

MARITIME ACADEMY
23013 SANDALFOOT PLAZA
BOCA RATON, PALM BEACH COUNTY, FLORIDA