

# ANNEX PROPERTY ZONING

## SITE PLAN

Port of Palm Beach District  
City of Riviera Beach, Florida

CH2M HILL PROJECT NO. 472906



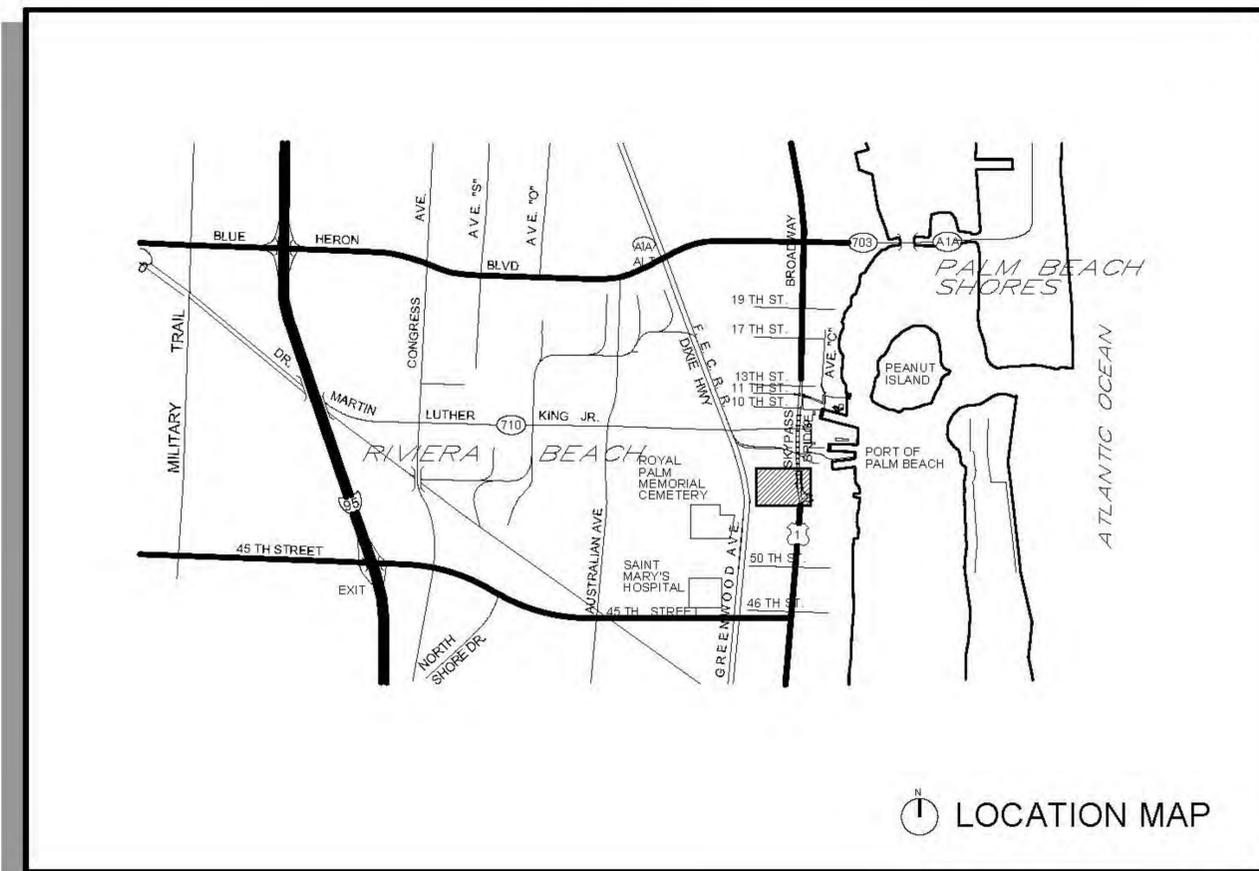
Christopher A. Rogers, P.E.  
Professional Engineer  
State of Florida Registration No. 67368

NO.	DATE	DR	CHK	REVISION	APVD	BY	APVD
		C. ROGERS	J. PEREZ		JC LONG	JC LONG	JC LONG

**CH2M**  
3001 PGA BOULEVARD - SUITE 300  
PALM BEACH GARDENS, FLORIDA 33410  
EB0000072 AAC001992  
(561) 904-7400 (561) 904-7401 (FAX)

### INDEX OF DRAWINGS

- GENERAL**
- G-001 COVER SHEET AND INDEX OF DRAWINGS
  - G-002 EXISTING SITE
  - G-003 SITE PLAN
  - G-004 UTILITY SITE PLAN
  - G-005 LANDSCAPE PLAN
  - G-006 LIGHTING PLAN



3001 PGA BOULEVARD, SUITE 201  
PALM BEACH GARDENS, FLORIDA 33410  
EB0000072 AAC001992

**ch2m:**

GENERAL  
COVER SHEET AND INDEX OF DRAWINGS

ANNEX PROPERTY ZONING  
PORT OF PALM BEACH  
RIVIERA BEACH, FLORIDA

VERIFY SCALE  
BAR IS ONE INCH ON ORIGINAL DRAWING

DATE MAY 2016  
PROJ 472906  
DWG G-001

SITE PLAN APPROVAL

**LEGEND**

- ⊙ CONCRETE LIGHT POLE
- ⊠ ELECTRIC BOX
- ⊙ GAS MARKER
- ⊙ GUY ANCHOR
- ⊙ METAL PIPE
- ⊙ METAL TRAFFIC SIGN POST
- ⊙ SIGN
- ⊙ VALVE
- ⊙ WOOD POWER POLE
- ⊙ OIL MARKER
- ⊠ CONCRETE POWER POLE
- ⊙ LIGHT POLE
- ⊠ TRAFFIC SIGNAL BOX
- ⊙ MASTARM
- ⊙ FPL MARKER
- ⊠ TV BOX
- OVERHEAD WIRES
- FENCE
- SWALE
- SWALE CENTERLINE
- PROPERTY LINE
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- EXISTING CRUSHED ASPHALT
- EXISTING SPOT ELEVATION

**LEGAL DESCRIPTION:**

A PORTION OF STATE ROAD 710, LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

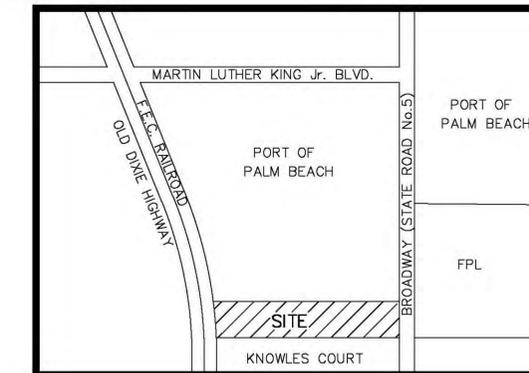
BEGIN AT THE NORTHWEST CORNER OF LOT 73, KNOWLES COURT ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 82 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING AT THE INTERSECTION OF THE EAST EXISTING RIGHT OF WAY LINE FOR THE F. E. C. RAILROAD AND THE SOUTH EXISTING RIGHT OF WAY FOR STATE ROAD 710 (CONNECTOR AT PORT OF PALM BEACH) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP ITEM/SEGMENT 2298951, FOR SECTION 93310-2506; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 88°50'10" EAST, 1,252.58 FEET TO A POINT ON THE WEST EXISTING RIGHT OF WAY LINE, FOR S. R. 5 (U.S. 1) AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE ALONG SAID WEST RIGHT OF WAY LINE NORTH 00°20'55" WEST, 181.06 FEET TO A POINT ON THE NORTH EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD 710; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 88°50'10" WEST, 1,259.37 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE FOR THE F. E. C. RAILROAD AND A POINT ON A CURVE CONCAVE WESTERLY, HAVING A CHORD BEARING OF SOUTH 02°29'32" EAST; THENCE ALONG SAID EAST RAILROAD RIGHT OF WAY LINE AND SAID CURVE, HAVING A RADIUS OF 2,914.93 FEET, A CENTRAL ANGLE OF 03°33'56", AN ARC DISTANCE OF 181.40 FEET TO END OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING 5.215 ACRES, MORE OR LESS.

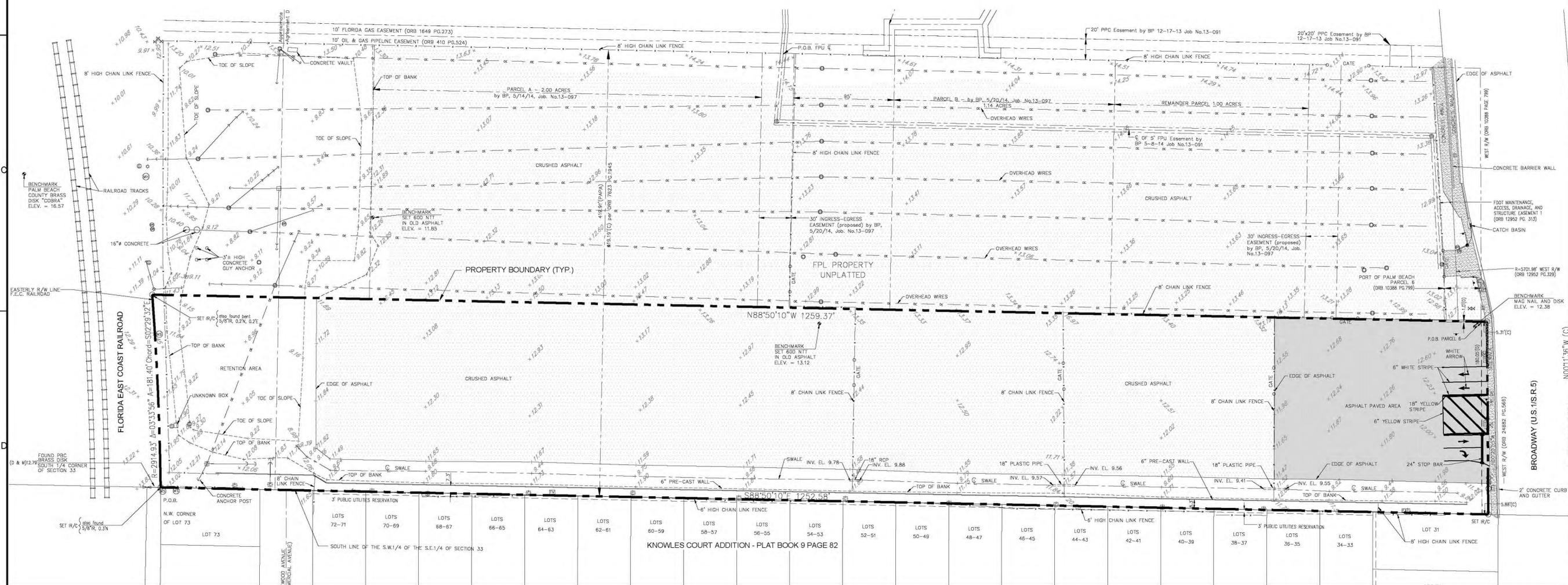
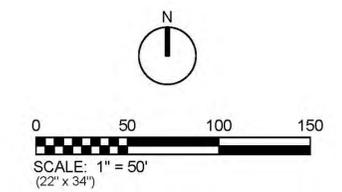
LEGAL DESCRIPTION PER THE QUITCLAIM DEED  
PALM BEACH COUNTY ORB 24882 PG 0566

**ABBREVIATIONS:**

- IR - IRON ROD
- IR/C - IRON ROD WITH CAP AS NOTED
- SET IR/C - SET 1/2" IRON ROD WITH BROWN & PHILLIPS CAP
- C.M. - 4"x4" CONCRETE MONUMENT
- PRM - PERMANENT REFERENCE MONUMENT
- ND - NAIL & DISK
- PK - PARKER KALON
- SET ND - SET PK NAIL WITH LB6473 DISK
- NAD - NORTH AMERICAN DATUM
- LB - LICENSED BUSINESS
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.B. - PLAT BOOK
- ORB - OFFICIAL RECORD BOOK
- PG. - PAGE
- RAW - RIGHT-OF-WAY
- PBC - PALM BEACH COUNTY
- F.E.C. - FLORIDA EAST COAST
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- S.R. - STATE ROAD
- R - RADIUS
- Δ - CENTRAL ANGLE
- A - ARC LENGTH
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- (P) - PLAT DIMENSION
- (D) - DEED DIMENSION
- (M) - MEASURED DIMENSION
- (C) - CALCULATED DIMENSION, PER DEED



**LOCATION MAP**  
NOT TO SCALE



3001 PGA BOULEVARD, SUITE 201  
PALM BEACH GARDENS, FLORIDA 33410  
EB0000072 AAC001992

ANNEX PROPERTY ZONING  
PORT OF PALM BEACH  
RIVIERA BEACH, FLORIDA

GENERAL  
EXISTING SITE

NO. DATE  
DSN

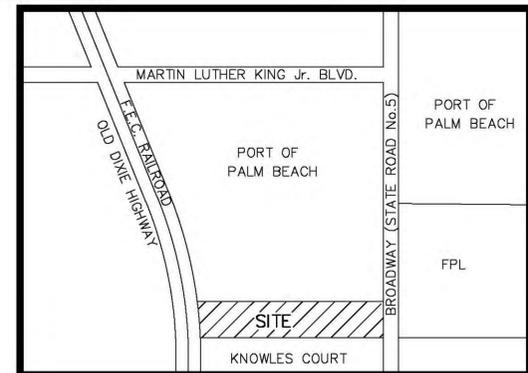
REVISION  
CHK

APVD  
JC LONG

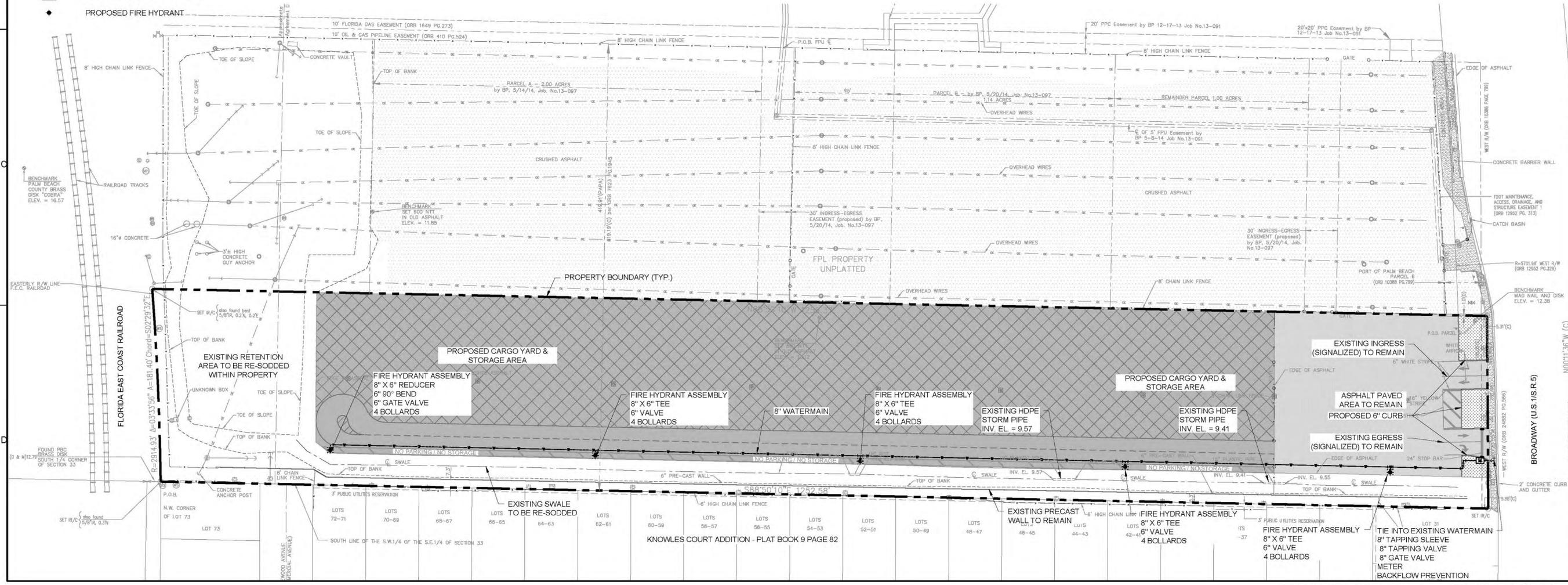
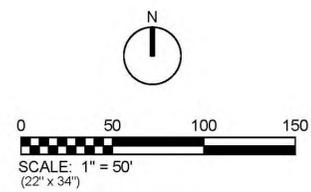


**LEGEND**

- CONCRETE LIGHT POLE
- ⊞ ELECTRIC BOX
- ⊙ GAS MARKER
- ⊕ GUY ANCHOR
- ⊖ METAL PIPE
- ⊞ METAL TRAFFIC SIGN POST
- ⊞ SIGN
- ⊞ VALVE
- ☆ WOOD POWER POLE
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- ⊞ FPL MARKER
- ⊞ TV BOX
- OVERHEAD WIRES
- FENCE
- SWALE
- SWALE CENTERLINE
- PROPERTY LINE
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- EXISTING CRUSHED ASPHALT
- FUTURE ASPHALT PAVEMENT
- STORAGE AREA
- LANDSCAPE BUFFER / SETBACK
- ◆ PROPOSED FIRE HYDRANT



**LOCATION MAP**  
NOT TO SCALE



NO.	DATE	DR	REVISION	CHK	APVD
		C. ROGERS	J. PEREZ	JC LONG	JC LONG

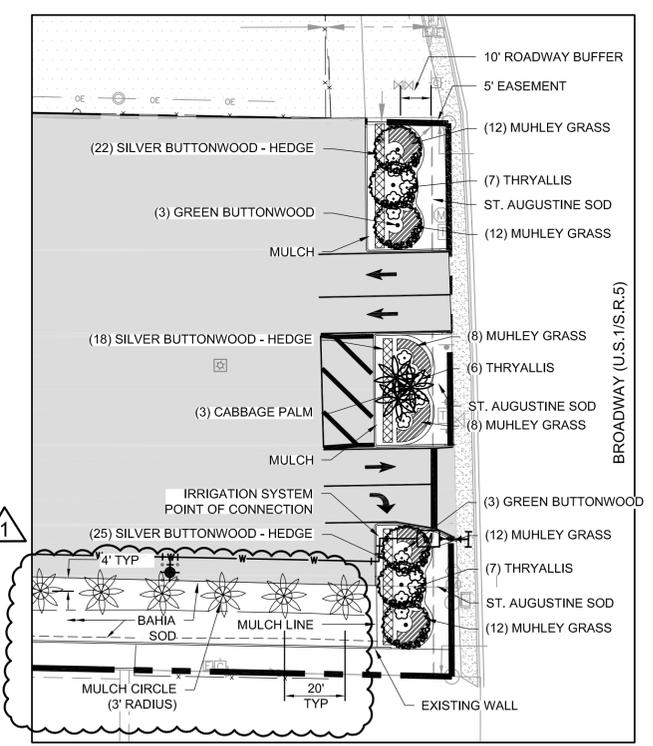
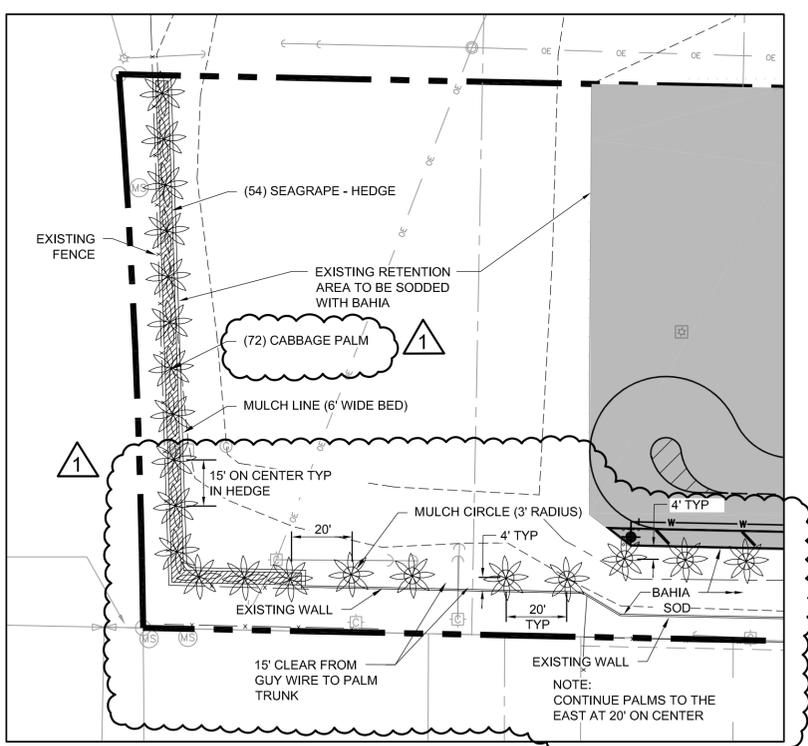
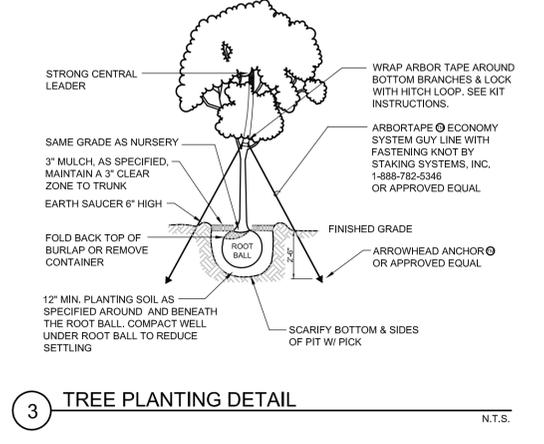
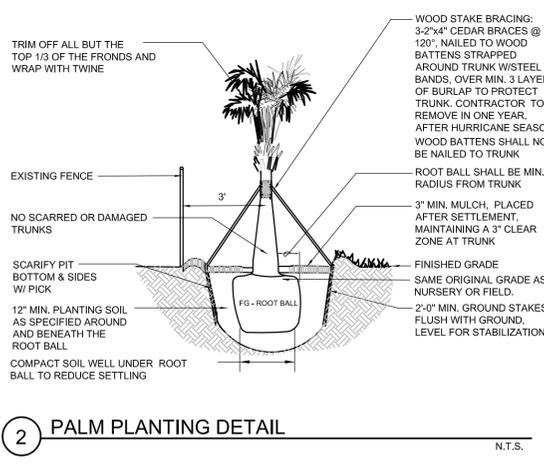
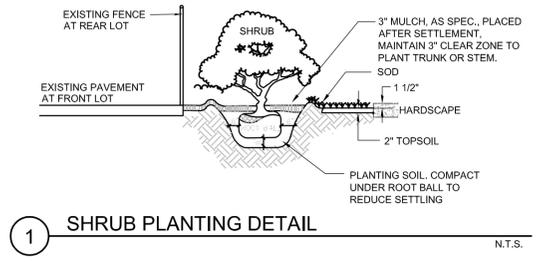
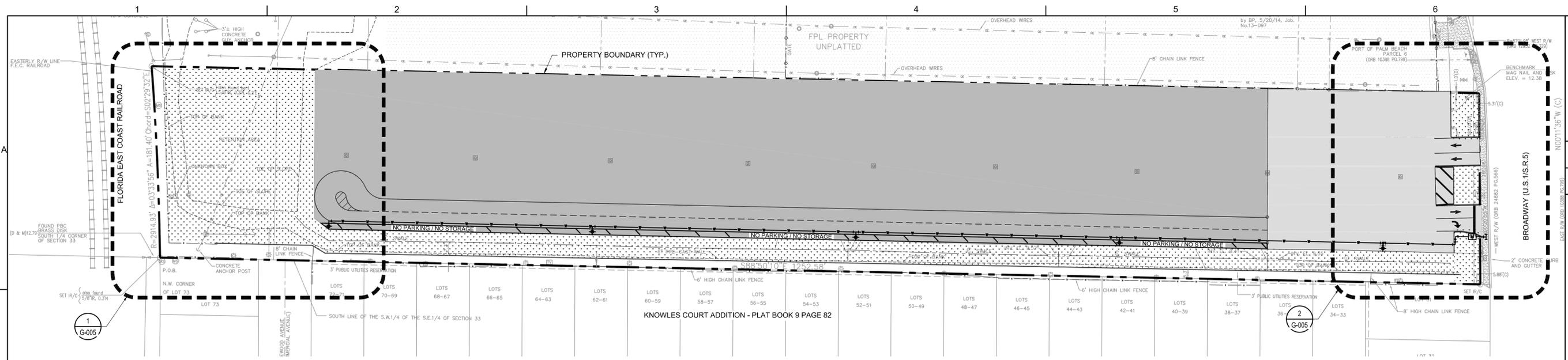
3001 PGA BOULEVARD, SUITE 201  
PALM BEACH GARDENS, FLORIDA 33410  
EB0000072 AAC001992

ANNEX PROPERTY ZONING  
PORT OF PALM BEACH  
RIVIERA BEACH, FLORIDA

**ch2m**

GENERAL	UTILITY PLAN
VERIFY SCALE	BAR IS ONE INCH ON ORIGINAL DRAWING
DATE	MAY 2016
PROJ	472906
DWG	<b>G-004</b>

SITE PLAN APPROVAL  
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**LANDSCAPE REQUIREMENTS:**  
(CODE MINIMUM)  
NON-RESIDENTIAL ROADWAY BUFFER REQUIREMENTS (SEC 31-610(a)):  
10' WIDE BUFFER LENGTH = 180 LF - DEDUCT 50 LF FOR DRIVEWAYS = 130 LF  
1 TREE/20 LINEAR FEET OF R/W -  
7 SHADE TREES (12' HT X 5' SPR X 2" CAL)  
2 TREE SPECIES MINIMUM  
65 SHRUB HEDGE (3 GALLON SIZE PLANTED 24" OC)  
81 GROUND COVER (25% OF 1300 SF BUFFER AREA)  
REMAINING AREA PLANTED WITH PERENNIAL PEANUT

**PROPOSED:**  
1 TREE/20 LINEAR FEET OF R/W -  
7 SHADE TREES (12' HT X 5' SPR X 2" CAL)  
2 TREE SPECIES MINIMUM  
65 SHRUB HEDGE (3 GALLON SIZE PLANTED 24" OC)  
81 GROUND COVER (25% OF 1300 SF BUFFER AREA)  
REMAINING AREA SOD  
PROVIDING 100% NATIVE PLANT SPECIES

**LANDSCAPE AND IRRIGATION NOTES:**

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SITE ELEMENTS PRIOR TO INSTALLATION
- MULCH ALL PLANTING BEDS WITH A 3" DEPTH OF RECYCLED SHREDDED HARDWOOD
- THE ROADWAY BUFFER LANDSCAPE WILL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AS REQUIRED IN SEC 31-602 (d) & 31-612. IRRIGATION WATER SOURCE: BACKFLOW PROTECTED POTABLE WATER. SYSTEM WILL BE CONTROLLED BY A BATTERY OPERATED CONTROLLER. WATERING ZONES WILL BE DIVIDED INTO HYDROZONES THAT UTILIZE POP-UP SPRAY HEADS. A RAIN SENSOR WILL BE INSTALLED.
- SABAL PALMS AND SEAGRAPE SHRUBS ALONG THE SOUTH AND WEST BOUNDARY LINES SHALL BE WATERED BY HAND OR BY TEMPORARY IRRIGATION SYSTEM FOR 30 DAYS, THAT PROVIDES 3 GALLONS DAILY TO EACH SABAL PALM, AND 6 GALLONS DAILY TO EACH SEAGRAPE SHRUB. BAHIA SOD SHALL BE WATERED DAILY FOR 30 DAYS.

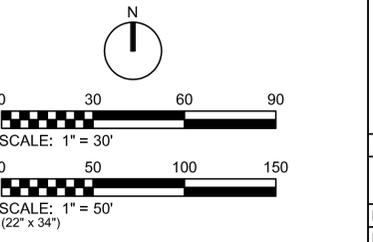
**PLANT SCHEDULE (Code Required)**

SYM	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	TYPE	NATIVE
TREES						
	6	Conocarpus erectus	Green Buttonwood	12' OA HT, 5' SPR, 2" CAL.	Buffer Tree	Y
	75	Sabal palmetto	Cabbage Palm	16' OA HT	Large Palm Buffer Palm	Y
SHRUBS						
	65	Conocarpus erectus var. sericeus	Silver Buttonwood	3G, 24"x18", 24" OC	Buffer Hedge	Y
	54	Coccoloba uvifera	Seagrape	3G, 24"x24", 36" OC	Hedge	Y
	20	Galphimia gracilis	Golden Thryallis	3G, 18"x18", 36" OC	Buffer Shrub	Y
	64	Muhlenbergia capillaris	Muhley Grass	3G, 12"x12", 36" OC	Buffer Shrub	Y
SOD						
	**	Stenotaphrum secundatum 'Floratam'	St. Augustine	Neat, Level, Solid Sod, Tight Joints		N
	**	Paspalum notatum	Argentine Bahia	Neat, Level, Solid Sod, Tight Joints		N

\*\* APPROXIMATELY 51,350 SF OF BAHIA, 1,150 SF OF ST. AUGUSTINE

**LEGEND**

- CONCRETE LIGHT POLE
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3001 PGA BOULEVARD, SUITE 201  
PALM BEACH GARDENS, FLORIDA 33410  
EB0000072 AAC001992

ANNEX PROPERTY ZONING  
PORT OF PALM BEACH  
RIVIERA BEACH, FLORIDA

GENERAL  
LANDSCAPE PLAN

DATE: MAY 2016  
PROJ: 472906  
DWG: G-005

REVISION: Add 68 Sabal Palms along south boundary line  
NO. DATE: 1 1/2/17  
DR: S. BARBER  
CHK: C. ROGERS  
APVD: JC LONG

3001 PGA BOULEVARD, SUITE 201  
PALM BEACH GARDENS, FLORIDA 33410  
EB0000072 AAC001992

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FILENAME: G005\_472906.dwg PLOT DATE: Jan03, 2017 PLOT TIME: 11:12am

# Port Of Palm Beach Annex

Riviera Beach, FL

## GRID SUMMARY

Name: Area  
 Spacing: 20.0' x 20.0'  
 Height: 3.0' above grade

## ILLUMINATION SUMMARY

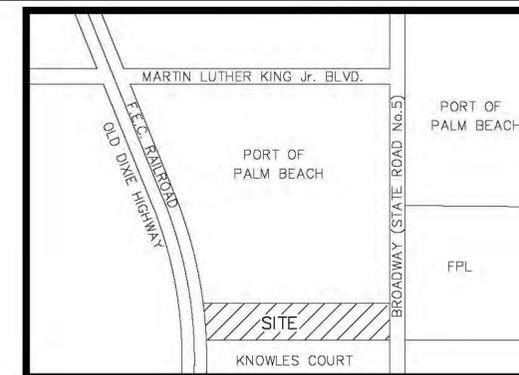
MAINTAINED HORIZONTAL FOOTCANDLES			
Entire Grid			
Scan Average:	4.19		
Maximum:	26		
Minimum:	0		
Min / Avg:	0.00		
Min / Max:	0.00		
UG (adjacent pts):	171.67		
CU:	0.95		
No. of Points:	439		
LUMINAIRE INFORMATION			
Color / CRI:	5700K - 75 CRI		
Luminaire Output:	32,810 lumens		
Total LLF:	1.000		
No. of Luminaires:	27		
Total Load:	10.8 kW		
Lumen Maintenance			
Luminaire Type	L90 hrs	L80 hrs	L70 hrs
96 LED	61,000	>72,000	>72,000

EQUIPMENT LIST FOR AREAS SHOWN								
QTY	Pole			Luminaires				
	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
5	P1-P5	25'	-	25'	96 LED	1/2*	3	0
4	P6-P9	25'	-	25'	96 LED	2/1*	3	0
9	TOTALS			25'	96 LED	27	27	0

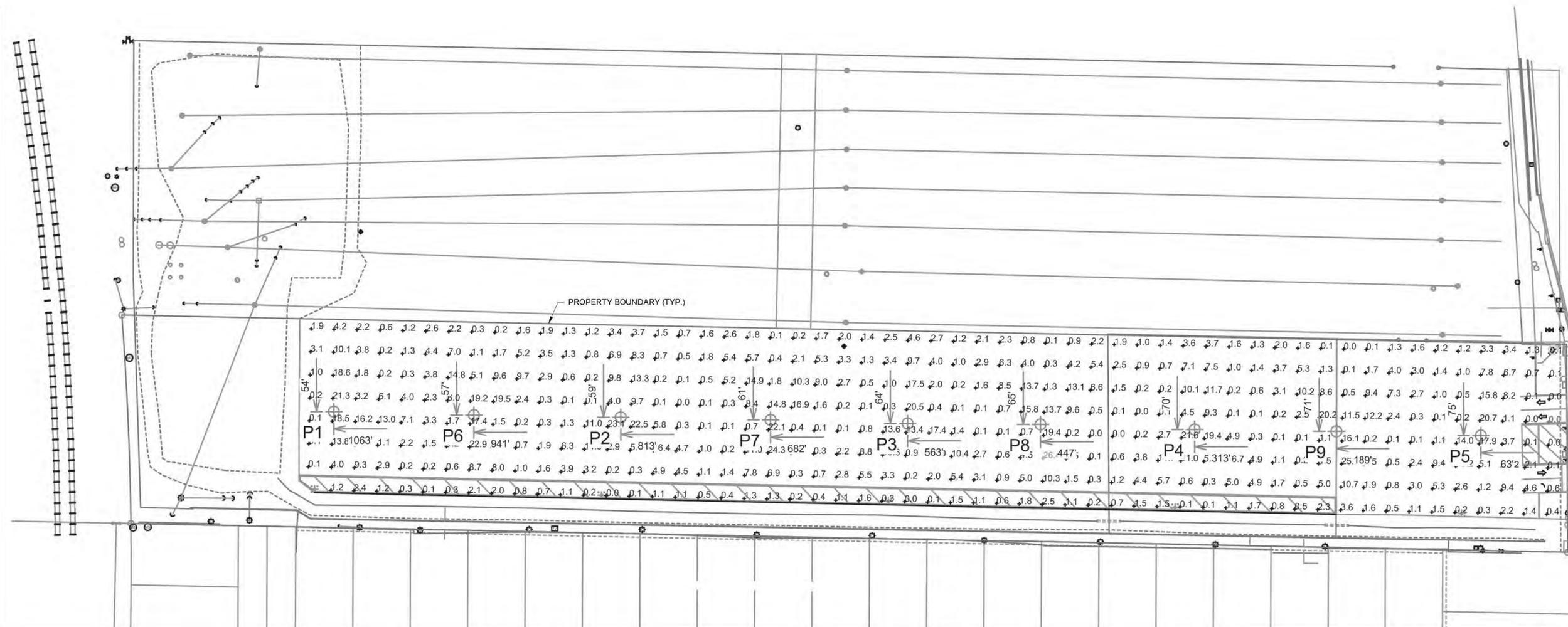
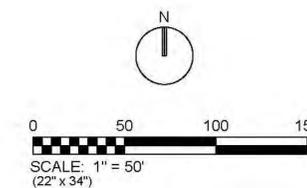
\* This structure utilizes a back-to-back mounting configuration

## NOTES:

- ALL LIGHTING ON THE PROPERTY SHALL BE DIRECTED AWAY FROM AND SHIELDED FROM ADJACENT NEIGHBORHOODS AND SHALL NOT EXCEED A SPILLOVER OF 0.5 FOOT CANDLES INTO ADJACENT RESIDENTIAL NEIGHBORHOODS.
- LIGHT POLES SHALL NOT EXCEED 25 FEET IN HEIGHT.
- PHOTOMETRICS PREPARED BY MANUFACTURER.



LOCATION MAP  
 NOT TO SCALE



NO.	DATE	REVISION	CHK	DR	DESIGN
			J. PEREZ	C. ROGERS	
					JC LONG

3001 PCA BOULEVARD, SUITE 201  
 PALM BEACH GARDENS, FLORIDA 33410  
 EB0000072 AAC001692

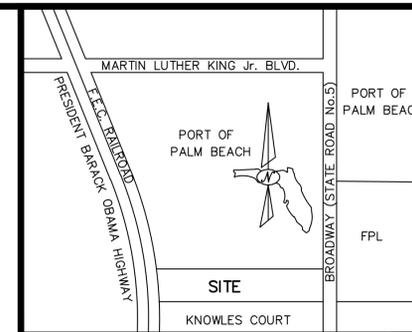
ANNEX PROPERTY ZONING  
 PORT OF PALM BEACH  
 RIVIERA BEACH, FLORIDA

**ch2m**

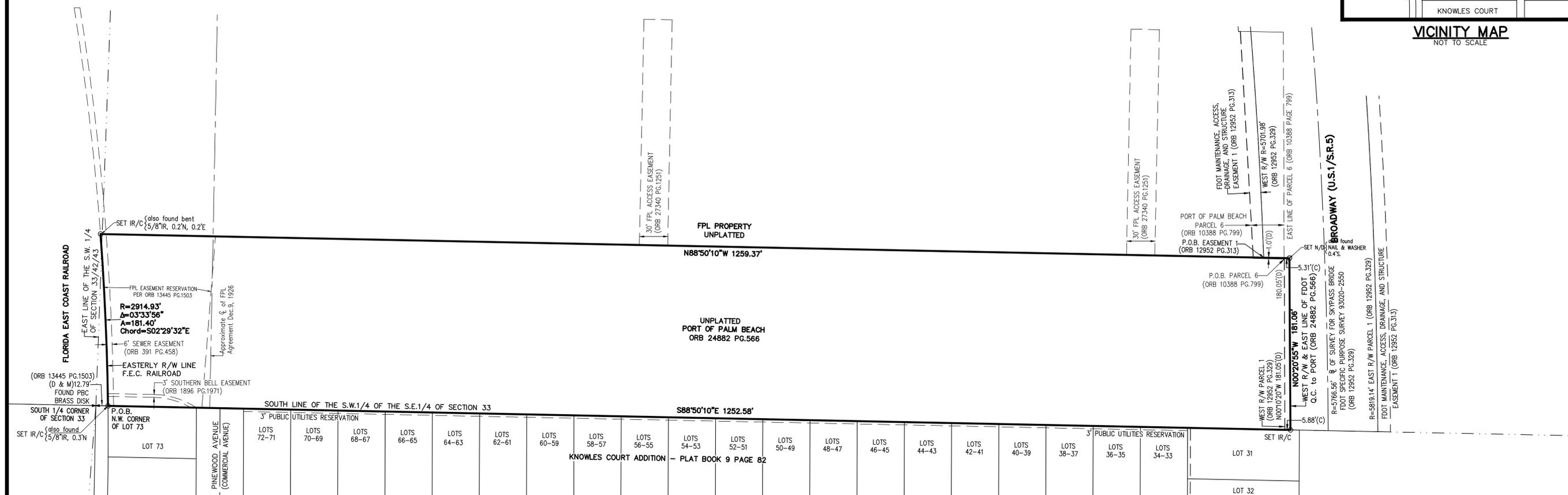
GENERAL  
 LIGHTING PLAN

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING.	
DATE	MAY 2016
PROJ	472906
DWG	G-006

SITE PLAN APPROVAL  
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**VICINITY MAP**  
NOT TO SCALE

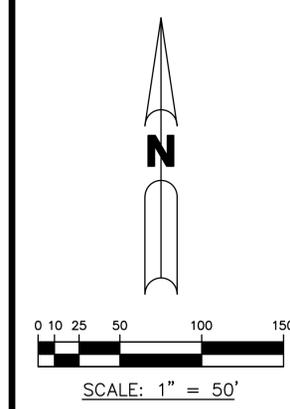


**ABBREVIATIONS:**  
P.O.C. - POINT OF COMMENCEMENT  
P.O.B. - POINT OF BEGINNING  
P.B. - PLAT BOOK  
ORB - OFFICIAL RECORD BOOK  
Q.C. - QUIT CLAIM DEED  
PG. - PAGE  
R/W - RIGHT-OF-WAY  
C - CENTERLINE  
IR - IRON ROD  
PBC - PALM BEACH COUNTY  
F.E.C. - FLORIDA EAST COAST  
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION  
FPL - FLORIDA POWER & LIGHT  
BP - BROWN & PHILLIPS, INC.  
S.R. - STATE ROAD  
R - RADIUS  
Δ - CENTRAL ANGLE  
A - ARC LENGTH  
U.E. - UTILITY EASEMENT  
D.E. - DRAINAGE EASEMENT  
(P) - PLAT DIMENSION  
(D) - DEED DIMENSION  
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IR/C - IRON ROD WITH CAP AS NOTED  
SET IR/C - SET 1/2" IRON ROD WITH BROWN & PHILLIPS CAP  
SET N/D - SET PK NAIL WITH LB6473 DISK  
NAD - NORTH AMERICAN DATUM  
LB - LICENSED BUSINESS  
PAPA - PALM BEACH COUNTY PROPERTY APPRAISER

**LEGAL DESCRIPTION (ORB 24882 PAGE 566)**  
**A PORTION OF STATE ROAD 710, LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**  
**BEGIN AT THE NORTHWEST CORNER OF LOT 73, KNOWLES COURT ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 82 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING AT THE INTERSECTION OF THE EAST EXISTING RIGHT OF WAY LINE FOR THE F.E.C. RAILROAD AND THE SOUTH EXISTING RIGHT OF WAY LINE FOR STATE ROAD 710 (CONNECTOR TO PORT OF PALM BEACH) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP ITEM/SEGMENT NO. 2298951, FOR SECTION 93310-2506; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 88°50'10" EAST, 1,252.58 FEET TO A POINT ON THE WEST EXISTING RIGHT OF WAY FOR S.R. 5 (U.S. 1) AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE ALONG SAID WEST RIGHT OF WAY LINE, NORTH 00°20'55" WEST, 181.06 FEET TO A POINT ON THE NORTH EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD 710; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 88°50'10" WEST, 1259.37 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE FOR THE F.E.C. RAILROAD AND A POINT ON A CURVE CONCAVE WESTERLY, HAVING A CHORD BEARING OF SOUTH 02°29'32" EAST; THENCE ALONG SAID EAST RAILROAD RIGHT OF WAY LINE AND SAID CURVE, HAVING A RADIUS OF 2,914.93 FEET, A CENTRAL ANGLE OF 03°33'56", AN ARC DISTANCE OF 181.40 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.**

**SURVEY REPORT:**

- THIS IS A BOUNDARY SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE. THE FIELD WORK WAS COMPLETED ON APRIL 7, 2016.
- THE SURVEY WAS BASED ON THE LEGAL DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 24882 PAGE 566 AND ON A PREVIOUS SURVEY PREPARED BY BROWN & PHILLIPS, INC., JOB No.13-006, DATED FEBRUARY 2013.
- BEARINGS ARE BASED ON N88°50'10" (ASSUMED) ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33/42/43, PER ORB 24882, PAGE 566.
- AREA = 5.21 ACRES, MORE OR LESS.
- EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD SHOWN ARE PER A TITLE SEARCH REPORT, ATTORNEY'S TITLE FUND SERVICES, LLC, FUND FILE NUMBER 351993, DATED AUGUST 30, 2016. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
- THE SUBJECT PROPERTY IS VACANT, AND USED FOR PARKING, STORAGE, AND AN FPL POWERLINE. THIS USE FALLS WITHIN THE SUBURBAN RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
- EXISTING IMPROVEMENTS ARE NOT SHOWN.
- THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR THE PREPARATION OF A RECORD PLAT OF THE SUBJECT PROPERTY. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE: - THE PORT OF PALM BEACH DISTRICT. THE USE OF THE DATA SHOWN HEREON BY ANY OTHER PARTY SHALL BE AT THE RISK OF THE USER.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=50' ON A 24"x 36" SHEET.
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<p><b>BROWN &amp; PHILLIPS, INC.</b>  <b>PROFESSIONAL SURVEYING SERVICES</b>  CERTIFICATE OF AUTHORIZATION # LB 6473  1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409  E-Mail: info@brown-phillips.com  561-615-3988, 615-3991 FAX</p>	<p><b>SKETCH OF BOUNDARY SURVEY</b></p>	<p><b>FORMER FDOT PARCEL AT PORT OF PALM BEACH</b></p>	<p>DRAWN: JAO/MB</p>	<p>PROJ. No. 16-018</p>
			<p>CHECKED: JEP</p>	<p>SCALE: 1"=50'</p>
			<p>F.B. Port of PB #5</p>	<p>DATE: APRIL 2016</p>
			<p>PAGES: 45-46</p>	<p>SHEET 1 OF 1</p>

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