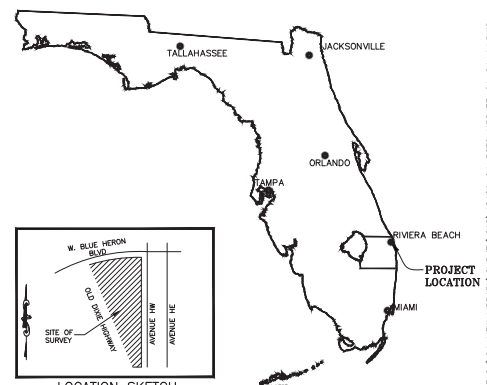




MATCHLINE "A" SEE SHEET 2 OF 2



LOCATION SKETCH
(NOT TO SCALE)

(SEE SHEET 2 OF 2 FOR LEGEND)

- SURVEY NOTES:**
1. PHYSICAL PAPER VERSIONS OF THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. ELECTRONIC VERSIONS OF THIS SURVEY MAP HAVE BEEN OFFICIALLY SIGNED AND SEALED BY BENJAMIN B. HOYLE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
 2. LOTS SHOWN HEREIN WERE ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, AND OTHER INSTRUMENTS OF RECORD BY STATEWIDE LAND TITLE, INC. ON MARCH 22, 2021 AT 8:00 A.M. (FILE NUMBERS: 21-1889).
 3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. ELEVATIONS ARE BASED ON PALM BEACH COUNTY BENCHMARKS U-402, ELEVATION 22.247' AND Y-309, ELEVATION 13.267'.
 4. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S00°48'33"W ALONG THE EAST LINE OF TRACT "C", PLAT NO. 1, PARK MANOR.
 5. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
 6. UNDERGROUND FOUNDATIONS NOT LOCATED.
 7. UNDERGROUND ENCROACHMENTS NOT LOCATED OR SHOWN.
 8. THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST; HOWEVER, NO SUBSURFACE INVESTIGATION WAS PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS ARE PRESENT.
 9. THIS SURVEY DOES NOT DENY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL BOUNDARIES.
 10. MEASURED DISTANCES AND DIRECTIONS AGREE WITH RECORDED DISTANCES AND DIRECTIONS UNLESS OTHERWISE NOTED.
 11. DUE TO THE COMPLEXITY OF THE ZONING REGULATIONS ON THESE PROPERTIES, THE CODES AND RESTRICTIONS ARE SUBJECT TO CHANGE AND INTERPRETATION AND SHOULD BE VERIFIED WITH THE APPROPRIATE GOVERNMENTAL AGENCIES.
 12. THE SYMBOLS SHOWN IN THE LEGEND AND ON THIS MAP MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY, AND MAY NOT DEPICT THE ACTUAL SIZE OR SHAPE OF THE FEATURES.

LEGAL DESCRIPTION:
 THAT PORTION OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST THAT LIES SOUTH OF BLUE HERON BOULEVARD, EAST OF THE FLORIDA EAST COAST RAILWAY, AND WEST OF AVENUE "H" WEST (AS SHOWN IN PLAT BOOK 26, PAGES 72-75, PALM BEACH COUNTY RECORDS AND LABELED AS "NOT INCLUDED"), ALONG WITH TRACT "C" OF PLAT NO. 1, PARK MANOR AS RECORDED IN PLAT BOOK 26, PAGES 72-75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SAID TRACT "C"; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT "C" NORTH 89°02'07" EAST, 156.79 FEET TO THE BEGINNING OF A TANGENT CURVE BEING CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 186.08 FEET; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 76°04'57" FOR AN ARC LENGTH OF 533.98 FEET TO THE BEGINNING OF A COMPOUND CURVE BEING CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 108°18'18" FOR AN ARC LENGTH OF 45.95 FEET TO A TANGENT LINE BEING THE EAST LINE OF SAID TRACT "C"; THENCE ALONG SAID EAST LINE SOUTH 02°48'33" WEST, 1640.20 FEET TO THE NORTHERLY LINE OF TRACT "A" OF SAID PLAT NO. 1, PARK MANOR; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°02'07" WEST, 274.61 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 02°48'33" WEST, 1482.69 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 59°02'57" EAST, 177.72 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 898,107 SQUARE FEET (20.62 ACRES) MORE OR LESS.

CERTIFICATE:
 I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS SURVEYED UNDER MY DIRECTION ON MARCH 15, 2017. I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KCI TECHNOLOGIES, INC.
 ENGINEERS-PLANNERS-SURVEYORS
 Benjamin B Hoyle
 2021.04.15
 '00'04-16:33:30
 BY: BENJAMIN B. HOYLE, P.S.M.
 FLORIDA REGISTRATION NO. 6769

Z:\PROJECTS\18189_CITY OF RIVIERA BEACH\04_NEW LIBRARY\SURVEY\CAD\18189_04_BEST_UPDATE-21-04-14.DWG

ENGINEERS | PLANNERS | SCIENTISTS
CONSTRUCTION MANAGERS
 13350 W. BLUE HERON BOULEVARD, SUITE 200
 RIVIERA BEACH, FLORIDA 33413
 LICENSED BUSINESS NO. 6901

DATE	REVISIONS
4/9/21	ADD EASEMENT & ENCUMBRANCES TABLE
4/14/21	UPDATE SURVEY

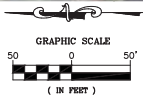
DATE: 3/15/2017
 SCALE: AS SHOWN
 FIELD BOOK: 1439/1443
 DRAWN BY: DAS/SKN
 CHECKED BY: RKK/BBH

BOUNDARY AND TOPOGRAPHIC SURVEY
 NEW LIBRARY SITE AKA WELL & RECREATION COMPLEX
 CITY OF RIVIERA BEACH
 TRACT "C"; PLAT NO. 1 PARK MANOR (P.B. 26, PG. 72, P.B.C.R.)
 AND A PORTION OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST

SHEET NO. 2
 OF 3 SHEETS
 PROJECT NO. 18189C

(SEE SHEET 1 OF 2 FOR NOTES AND LEGAL DESCRIPTION)

MATCHLINE "A" SEE SHEET 1 OF 2



- LEGEND:**
- BFP BACKFLOW PREVENTOR
 - BOL BOLLARD
 - C&G CURB AND GUTTER
 - (C) CALCULATED MEASUREMENT
 - CB CATCH BASIN
 - CBS CONCRETE BLOCK STRUCTURE
 - CLF CHAIN LINK FENCE
 - CLP CONCRETE LIGHT POLE
 - CMP CORRUGATED METAL POLE
 - CO CLEANOUT
 - CONC CONCRETE
 - COP CONCRETE POWER POLE
 - DDOV DOUBLE DETECTOR CHECK VALVE
 - DMV DRAINAGE MANHOLE (STORMWATER)
 - DWS DETECTABLE WARNING SURFACE
 - EB ELECTRIC BOX
 - EL ELEVATION
 - EM ELECTRIC METER
 - FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
 - F.E.C. FLORIDA EAST COAST
 - F.F. FINISHED FLOOR
 - FIH FIRE HYDRANT
 - FLD FLOOD LIGHT
 - FND FOUND
 - GA GUYWIRE ANCHOR
 - GP GOLF POLE
 - GWP GUYWIRE POLE
 - ICB IRRIGATION CONTROL BOX
 - ID IDENTIFICATION
 - INV INVERT
 - IP IRON PIPE
 - IPC IRON PIPE WITH CAP
 - IR IRON ROD
 - IRC IRON ROD WITH CAP
 - K&S KEITH & SCHNARS
 - L ARC LENGTH
 - LB LICENSED BUSINESS
 - MF METAL FENCE
 - MH MANHOLE
 - MS MULTI-STEM
 - MW MONITORING WELL
 - N&D NAL AND DISC
 - NOVD NATIONAL GEODETIC VERTICAL DATUM
 - OHW OVERHEAD WIRES
 - O&A OFFICIAL RECORD BOOK
 - (P) MEASUREMENT PER PLAT
 - P.A. PROFESSIONAL ASSOCIATION
 - P.B. PLAT BOOK
 - P.B.C.R. PALM BEACH COUNTY RECORDS
 - PG. PAGE
 - PK&D PARKER KALON NAL AND DISK
 - P.O.B. POINT OF BEGINNING
 - P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
 - R RADIUS
 - RCF REINFORCED CONCRETE PIPE
 - R/W RIGHT-OF-WAY
 - SMH SANITARY MANHOLE
 - SRWF SPLIT RAIL WOOD FENCE
 - TRANS TRANSFORMER
 - TRAV PT TRAVERSE POINT
 - TRSH TRASH CAN
 - UTD UNABLE TO DETERMINE
 - UVT UTILITY VAULT
 - WF WOOD FENCE
 - WLP WOOD LIGHT POLE
 - WM WATER METER
 - WFP WOOD POWER POLE
 - WV WATER VALVE
 - W/ WITH
 - Δ CENTRAL ANGLE
- ☉ FIRE HYDRANT
 - ☉ SAMESSE CONNECTOR
 - ☉ GATE VALVE (UNLESS NOTED OTHERWISE)
 - ☉ WATER METER
 - ☉ CATCH BASIN
 - ☉ GUYWIRE ANCHOR
 - ☉ TREE
 - ☉ PINE TREE
 - ☉ PALM TREE
 - ☉ HEDGE/SHRUB
 - ☉ SPOTLIGHT AND/OR FLOODLIGHT
 - ☉ SIGN

TITLE ENCUMBRANCES STATEWIDE LAND TITLE, INC. FILE NUMBER: 21-16890, EFFECTIVE DATE: MARCH 22, 2021 AT 8:00 A.M. BASE TITLE INFORMATION AND OTHER ENCUMBRANCES				
DOCUMENT NO.	DESCRIPTION	RECORDING DATA SCHEDULE B	AFFECTS	PLOTTED
1	PLAT	P.B. 26, PG. 72, P.B.C.R.	YES	YES
2	QUIT CLAIM DEED/EASEMENT	O.R.B. 28127, PG. 731, P.B.C.R.	YES	YES

Z:\PROJECTS\18189 CITY OF RIVIERA BEACH\04_NEW LIBRARY SURVEY\04_NEW LIBRARY SURVEY\04_UPDATE-21-04-14.DWG

**ENGINEERS | PLANNERS | SCIENTISTS
CONSTRUCTION MANAGERS**

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WWW.KCI-FL.COM

KCI
LICENSED BUSINESS NO. 6901

DATE	REVISIONS
4/9/21	ADD EASEMENT & ENCUMBRANCES TABLE
4/14/21	UPDATE SURVEY

DATE	REVISIONS
3/15/2017	

SCALE AS SHOWN
FIELD BOOK 1439/1443
DRAWN BY DAS/SKN
CHECKED BY RKK/BBH

BOUNDARY AND TOPOGRAPHIC SURVEY
NEW LIBRARY SITE AKA WELL & RECREATION COMPLEX
CITY OF RIVIERA BEACH

TRACT "C", PLAT NO. 1, PARK MANOR (P.B. 26, PG. 72, P.B.C.R.)
AND A PORTION OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST

SHEET NO.	2
OF	3 SHEETS
PROJECT NO.	18189C

