

LAND DESCRIPTION

LOT 1, VILLAGE HALL, RECORDED IN PLAT BOOK 123, PAGE 170, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- THIS IS A TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050 FLORIDA ADMINISTRATIVE CODE.
- THIS SURVEY IS BASED ON LOT 1, VILLAGE HALL, RECORDED IN PLAT BOOK 123, PAGE 170, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. THIS TOPOGRAPHIC SURVEY IS OF THAT PORTION OF SAID LOT 1 AS SHOWN HEREON.
- LEGAL DESCRIPTION WAS PROVIDED TO KESHAVARZ & ASSOCIATES, INC. TITLE EXCEPTIONS SHOWN HEREON ARE BASED ON AN OWNERSHIP AND ENCUMBRANCE REPORT, AS FURNISHED AND PREPARED BY SOUTHEAST GUARANTY & TITLE, INC. HAVING A FILE NO.: 202004003 WITH AN EFFECTIVE DATE OF APRIL 1, 2020 AT 8:00 A.M. PURSUANT TO THE ABOVE REFERENCED OWNERSHIP AND ENCUMBRANCE REPORT THE ALL OF THE LAND LYING WITHIN THE SAID PLAT OF VILLAGE HALL, RECORDED IN PLAT BOOK 123, PAGE 170 AS FOLLOWS:

- ITEM 1: EASEMENTS AND ALL OTHER MATTERS AS SHOWN AND RESERVED ON THE PLAT OF VILLAGE HALL RECORDED IN PLAT BOOK 123, PAGE 170. PLOTTABLE ITEMS CONTAINED THEREIN PLOTTED HEREON.
- ITEM 2: UTILITY EASEMENT IN FAVOR OF THE VILLAGE OF ROYAL PALM BEACH RECORDED IN OFFICIAL RECORDS BOOK 2112, PAGE 1515. PLOTTED HEREON.
- ITEM 3: EASEMENT IN FAVOR OF FPL RECORDED IN OFFICIAL RECORD BOOK 2558, PAGE 151. PLOTTED HEREON.
- ITEM 4: EASEMENT IN FAVOR OF FPL RECORDED IN OFFICIAL RECORD BOOK 4607, PAGE 1153. PLOTTED HEREON.
- ITEM 5: MEMORANDUM OF LEASE RECORDED IN OFFICIAL RECORD BOOK 23244, PAGE 1035. PLOTTED HEREON.
- ITEM 6: UTILITY EASEMENTS IN FAVOR OF PALM BEACH COUNTY RECORDED IN OFFICIAL RECORDS BOOK 23774, PAGES 316,319 AND 322. PLOTTED HEREON.
- ITEM 7: EASEMENT IN FAVOR OF FPL RECORDED IN OFFICIAL RECORD BOOK 23535, PAGE 254. PLOTTED HEREON.
- ITEM 8: TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 29121, PAGE 1770. AFFECTS LOT 2, FIRE STATION NOT A SURVEY MATTER & NOT PLOTTABLE.
- ITEM 9: RIGHT OF WAY FOR KEECHOBEE BOULEVARD AS NOW LAID OUT AND IN USE. RIGHT OF WAY LINES SHOWN ARE SHOWN AND ARE AS PROVIDED IN THE CAD FILE OF THE PLAT.
- ITEM 10: RIGHT OF WAY FOR ROYAL PALM BEACH BOULEVARD AS NOW LAID OUT AND IN USE. RIGHT OF WAY LINES SHOWN ARE SHOWN AND ARE AS PROVIDED IN THE CAD FILE OF THE PLAT.
- NOTE: PUBLIC CONSTRUCTION BOND RECORDED IN OFFICIAL RECORDS BOOK 31017, PAGE 1301. ASSOCIATED WITH LOT 2, FIRE STATION CONSTRUCTION.

- BEARINGS AND/OR STATE PLANE COORDINATES SHOWN HEREON ARE REFERENCED TO GRID NORTH, BASED ON THE 1990 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/90) OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE REFERENCED TO PALM BEACH COUNTY BENCHMARK 'AUD' WITH AN ELEVATION OF 17.839 (NAVD88) AS PUBLISHED BY PALM BEACH COUNTY ENGINEERING.
- THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONES X AND AE 16.5 AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 12099C0553F, WITH AN EFFECTIVE DATE OF OCTOBER 5, 2017.
- FOUNDATIONS, FOOTERS AND OTHER UNDERGROUND FACILITIES THAT MAY EXIST HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AS MARKED BY OTHERS OR FROM RECORD DRAWINGS OBTAINED BY THIS OFFICE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. EVERY EFFORT HAS BEEN MADE TO OBTAIN UNDERGROUND UTILITIES PIPE TYPE AND SIZE AS SHOWN. IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY THE INVERT AND PIPE SIZE DIMENSIONS PRIOR TO DESIGN AND / OR CONSTRUCTION OF NEW FACILITIES.
- EASEMENTS AND / OR RESTRICTIONS SHOWN HEREON THIS SURVEY ARE BASED SOLELY ON THE ABOVE REFERENCED PLAT OF VILLAGE HALL AND THE ABOVE REFERENCED OWNERSHIP AND ENCUMBRANCE REPORT AS REFERENCED IN NOTE No.'s 2 & 3 ABOVE. NO SEARCH OF THE PUBLIC RECORDS BY KESHAVARZ & ASSOCIATES, INC. ADDITIONALLY EASEMENTS SHOWN HEREON ARE AS ABSTRACTED FROM THE CAD FILE OF THE ABOVE REFERENCED PLAT AS PROVIDED BY THE CLIENT FROM THE VILLAGE OF ROYAL PALM BEACH.
- THE FIELD-MEASURED CONTROL MEASUREMENTS FOR THIS SURVEY MEET OR EXCEED AN ACCURACY OF 1 FOOT IN 7,500 FEET.
- THE CONTRACTED USE OF THIS SURVEY IS FOR THE SITE PLANNING, ENGINEERING / ARCHITECTURAL DESIGN AND PERMITTING OF THE SUBJECT PROPERTY AND IS NOT VALID FOR ANY OTHER USE.
- THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW.

PREPARED FOR:
KIMLEY HORN
VILLAGE OF ROYAL PALM BEACH

DATE OF SURVEY: MAY 5, 2020

SCOTT F. BRYSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 5991

LEGEND OF SURVEY LINE TYPES

---be---	---be---	= SCANNED SUBSURFACE ELECTRIC LINE
---fm---	---fm---	= SCANNED SUBSURFACE FORCE MAIN (ASSUMED TO BE LOW PRESSURE)
---gas---	---gas---	= SCANNED SUBSURFACE GAS LINE
---ss---	---ss---	= SCANNED SUBSURFACE SANITARY LINE (NOT SHOWN) (SHOWN ONLY IN MODEL - NOT PLOTTED)
---bt---	---bt---	= SCANNED SUBSURFACE TELEPHONE LINE
---w---	---w---	= SCANNED SUBSURFACE WATER LINE
---	---	= SCANNED SUBSURFACE UNKNOWN UTILITY LINE
---SAN---	---SAN---	= SANITARY SEWER GRAVITY LINE (AS CONNECTED BY SURVEY OBSERVATION)
---SD---	---SD---	= STORM DRAIN LINE (AS CONNECTED BY SURVEY OBSERVATION)

NOTICE: ABOVE LEGEND OF SURVEY LINE TYPES TO SUPPLEMENT UNLABELED SYMBOLS ON MAP PAGES FOR CLARITY

LEGEND OF SURVEY SYMBOLS

MISCELLANEOUS SYMBOLS	SANITARY SEWER SYSTEM SYMBOLS	DRY UTILITY SYMBOLS
(b) = BOLLARD	(AS) = AIR RELEASE VALVE (SANITARY)	(CP) = CONCRETE LIGHT POLE
(C) = CONCRETE STREET SIGN	(AM) = AIR RELEASE VALVE MANHOLE (SANITARY)	(CP) = CONCRETE POWER POLE
(I) = IRRIGATION CONTROL VALVE BOX	(CO) = CLEAN OUT (SANITARY)	(CTV) = CABLE T.V. RISER
(M) = FENCE POST METAL	(GT) = GREASE TRAP MANHOLE	(EH) = HAND HOLE (ELECTRIC)
(W) = FENCE POST WOOD	(SM) = SANITARY MANHOLE	(EHL) = HAND HOLE (STREET LIGHTS)
(MB) = MAIL BOX	(SV) = SEWER VALVE (RIM OF SLEEVE)	(EM) = ELECTRIC METER
(DM) = PARKING METER (DOUBLE)		(EM) = ELECTRIC MANHOLE (FP&L)
(SM) = PARKING METER (SINGLE)	STORM SEWER SYSTEM SYMBOLS	(G) = GAS FILLER VALVE
(W) = POLE WOOD	(CB) = CATCH BASIN	(GM) = GAS MANHOLE
(PC) = POLE CONCRETE	(CI) = CATCH BASIN INLET	(GL) = GAS TESTING LOCATION
(S) = SPRINKLER HEAD	(CO) = CLEAN OUT (STORM)	(GV) = GAS VALVE
(TS) = TRAFFIC SIGN (AS LABELED)	(SM) = STORM MANHOLE	(GWA) = GUY WIRE ANCHOR
(T) = TREE (TYPE & SIZE AS LABELED)	(YD) = YARD DRAIN	(GWP) = GUY WIRE POLE (WOOD)
(+ 00.00) = TOPOGRAPHIC SPOT ELEVATION	WATER SYSTEM SYMBOLS	(MLP) = METAL LIGHT POLE
	(AV) = AIR RELEASE VALVE	(MW) = MONITORING WELL
	(AM) = AIR RELEASE VALVE MANHOLE	(PCSP) = PEDESTRIAN CROSSING SIGNAL POLE
	(BFP) = BACK FLOW PREVENTOR	(PL) = PLASTIC LIGHT POLE
	(DDCV) = DOUBLE DETECTOR CHECK VALVE	(TV) = TELEPHONE VAULT
	(FDC) = FIRE DEPARTMENT CONNECTION	(TM) = TELEPHONE MANHOLE
	(FH) = FIRE HYDRANT	(TR) = TELEPHONE RISER
	(WM) = WATER METER	(TSB) = TRAFFIC SIGNAL BOX
	(WV) = WATER VALVE (RIM OF SLEEVE)	(TSP) = TRAFFIC SIGNAL POLE (CONCRETE)
		(TSPM) = TRAFFIC SIGNAL POLE (MAST ARM)
		(TSPW) = TRAFFIC SIGNAL POLE (WOOD)
		(WLP) = WOOD LIGHT POLE
		(WPP) = WOOD POWER POLE

NOTICE: SURVEY SYMBOLS SHOWN HEREON ARE SCALED TO MATCH SCALE OF THE DRAWING MAP AS PUBLISHED FOR LEGIBILITY AND VIEWING PURPOSES. THEY ARE NOT INTENDED TO REPRESENT THE ACTUAL SIZE OF THE DISPLAYED OBJECT.

NOTICE: ABOVE LEGEND OF SYMBOLS TO SUPPLEMENT UNLABELED SYMBOLS ON MAP PAGES FOR CLARITY

VERTICAL DATUM
ALL ELEVATIONS SHOWN ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CONVERSION FACTOR:
NAVD88 + 1.457 = NGVD29

LEGEND OF ABBREVIATIONS

C/L = CENTERLINE	PG(S) = PAGE(S)
F/K/A = FORMERLY KNOWN AS	P.O.B. = POINT OF BEGINNING
L.A.E. = LIMITED ACCESS EASEMENT	P.O.C. = POINT OF COMMENCEMENT
O.R.B. = OFFICIAL RECORD BOOK	R/W = RIGHT-OF-WAY
P.B. = PLAT BOOK	U.E. = UTILITY EASEMENT

No.	REVISION	By	Date	BOOK	PAGE(S)
				129	77-79
				130	1-2, 9-18
				130	31
				FIELD	AS/AF

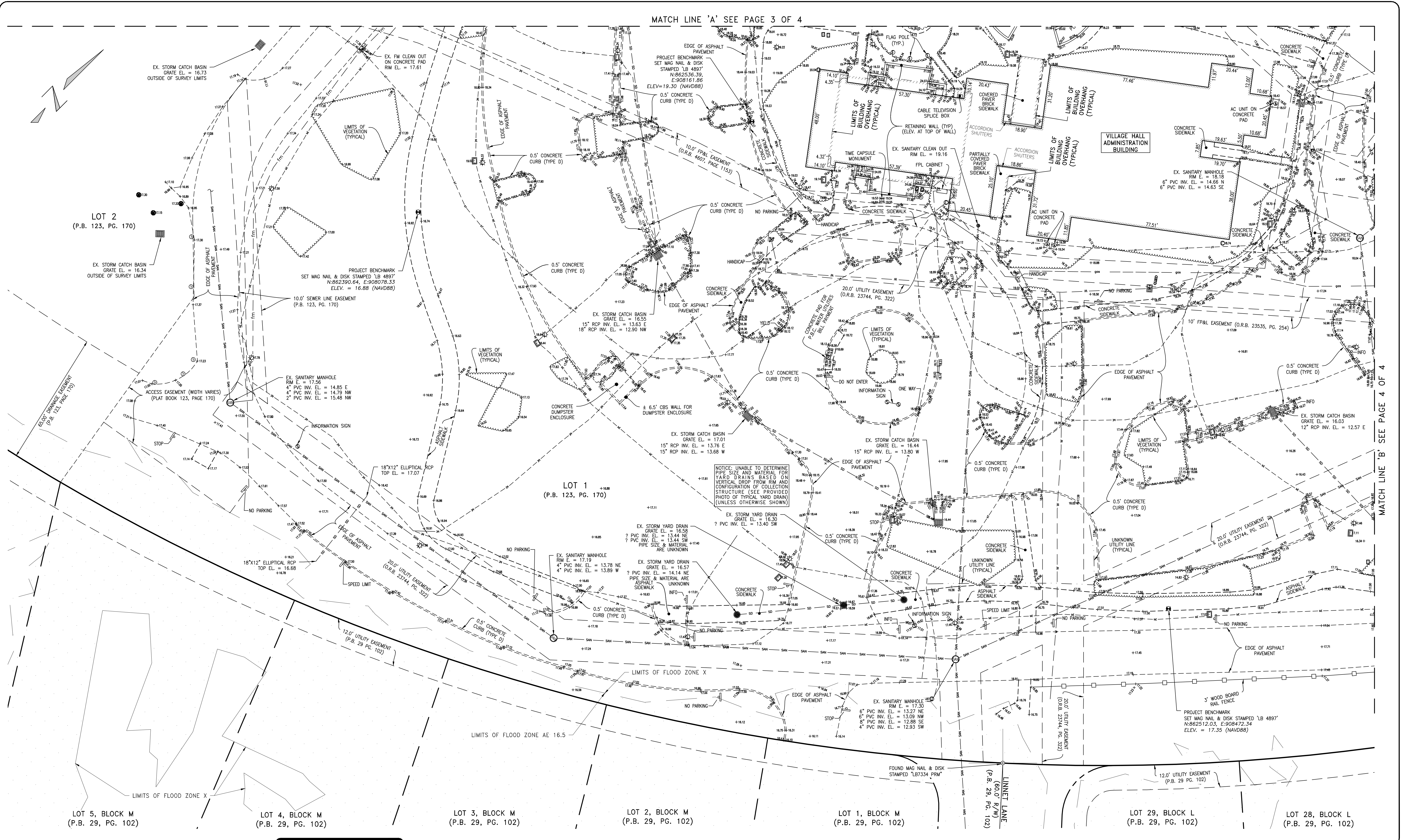
TOPOGRAPHIC SURVEY OF:
A PORTION OF THE VILLAGE OF ROYAL PALM BEACH VILLAGE HALL
1050 ROYAL PALM BEACH BLVD.
ROYAL PALM BEACH, FL. 33411



TOPOGRAPHIC SURVEY

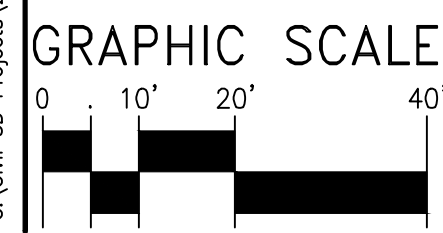
DATE 04/20/2020	CHECKED SFB	PROJECT No.	SHEET No.
SCALE N/A	APPROVED SFB	20-1323	1 OF 4
DRAWN SFB	DWG No: D20-1323		

MATCH LINE 'A' SEE PAGE 3 OF 4



MATCH LINE 'B' SEE PAGE 4 OF 4

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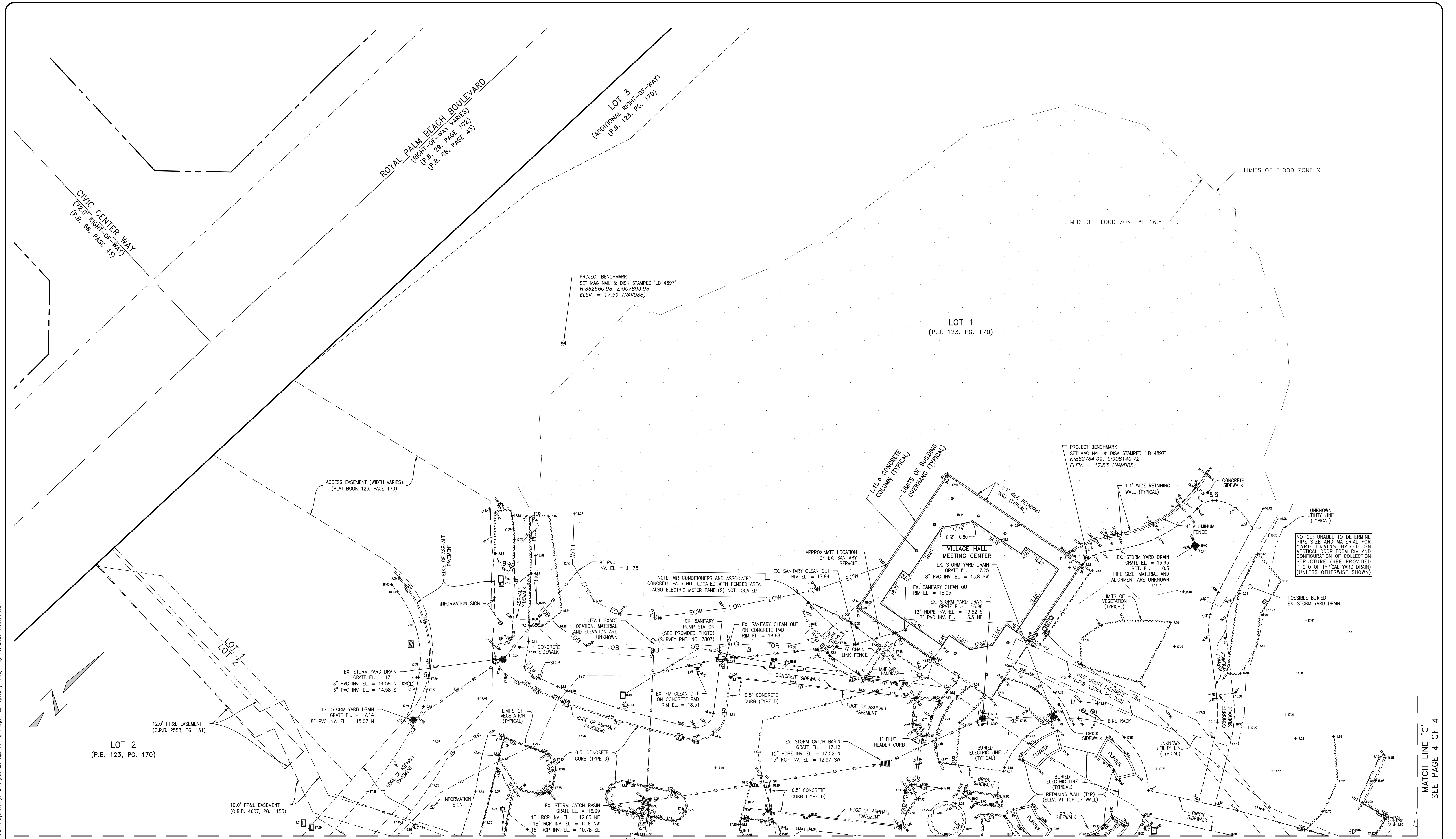
No.	REVISION	By	Date	BOOK	PAGE(S)
				129	77-79
				130	1-2, 5-18
				130	31
				FIELD	AS/AF

TOPOGRAPHIC SURVEY OF:
 A PORTION OF THE VILLAGE OF ROYAL PALM
 BEACH VILLAGE HALL
 1050 ROYAL PALM BEACH BLVD.
 ROYAL PALM BEACH, FL. 33411

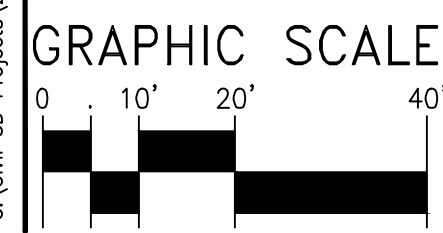
KESHAVARZ & ASSOCIATES
 Civil Engineers • Land Surveyors
 711 North Dixie Highway, Suite 201
 West Palm Beach, Florida 33401
 Tel: (561) 489-8609 Fax: (561) 489-7476

TOPOGRAPHIC SURVEY

DATE	04/20/2020	CHECKED	SFB	PROJECT No.		SHEET No.	
SCALE	1" = 20'	APPROVED	SFB	20-1323		2 OF 4	
DRAWN	SFB	DWG No:	D20-1323				



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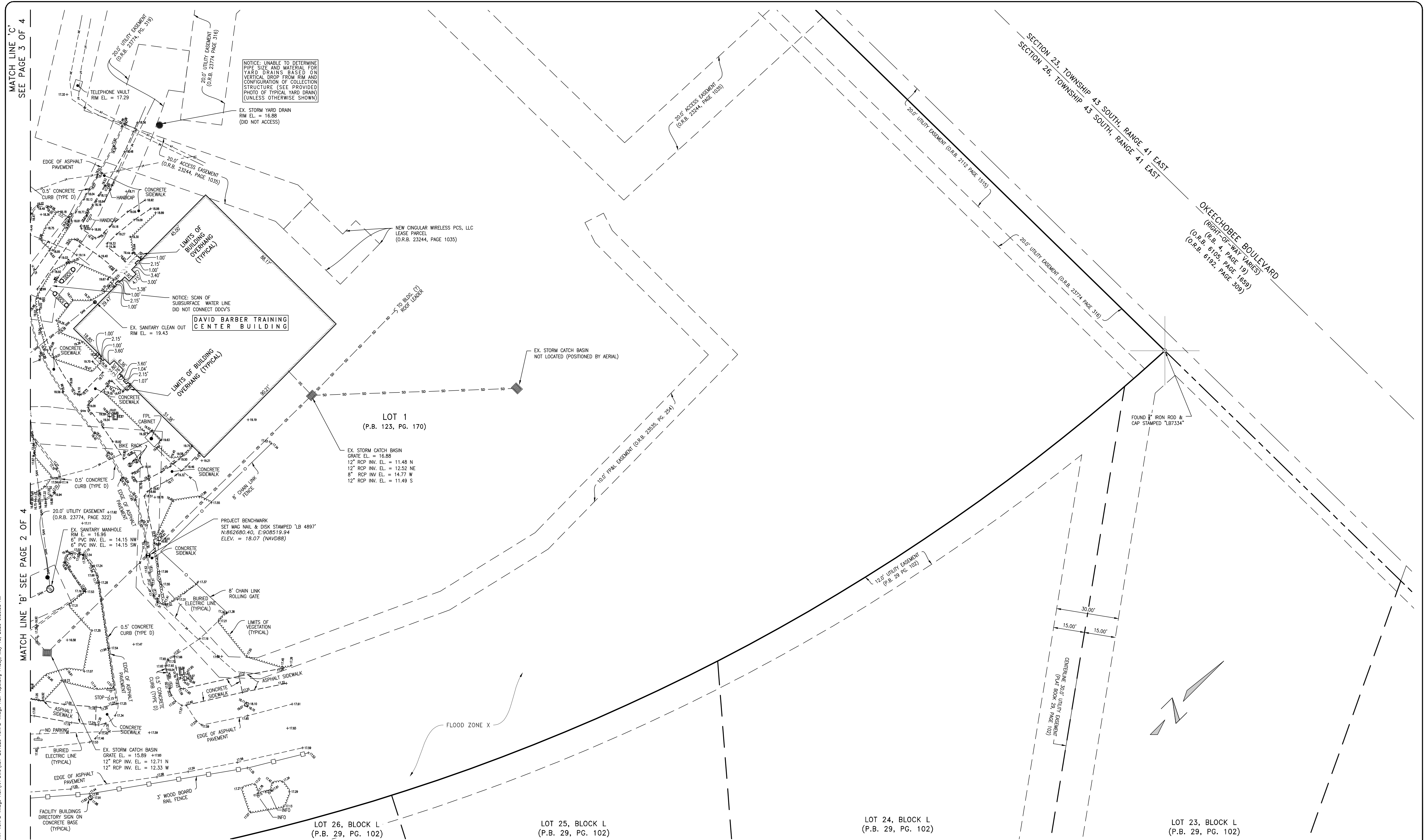
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TOPOGRAPHIC SURVEY

DATE	04/20/2020	CHECKED	SFB	PROJECT No.	20-1323	SHEET No.	3 OF 4
SCALE	1" = 20'	APPROVED	SFB	DWG No.	D20-1323		
DRAWN	SFB						



NOTICE: UNABLE TO DETERMINE PIPE SIZE AND MATERIAL FOR YARD DRAINS BASED ON VERTICAL DROP FROM RIM AND CONFIGURATION OF COLLECTION STRUCTURE (SEE PROVIDED PHOTO OF TYPICAL YARD DRAIN UNLESS OTHERWISE SHOWN)

DAVID BARBER TRAINING CENTER BUILDING

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129	77-79
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TOPOGRAPHIC SURVEY			
DATE	CHECKED	PROJECT No.	SHEET No.
04/20/2020	SFB	20-1323	4 OF 4
SCALE 1" = 20'	APPROVED SFB		
DRAWN SFB	DWG No: D20-1323		

GRAPHIC SCALE
 0 10' 20' 40'

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