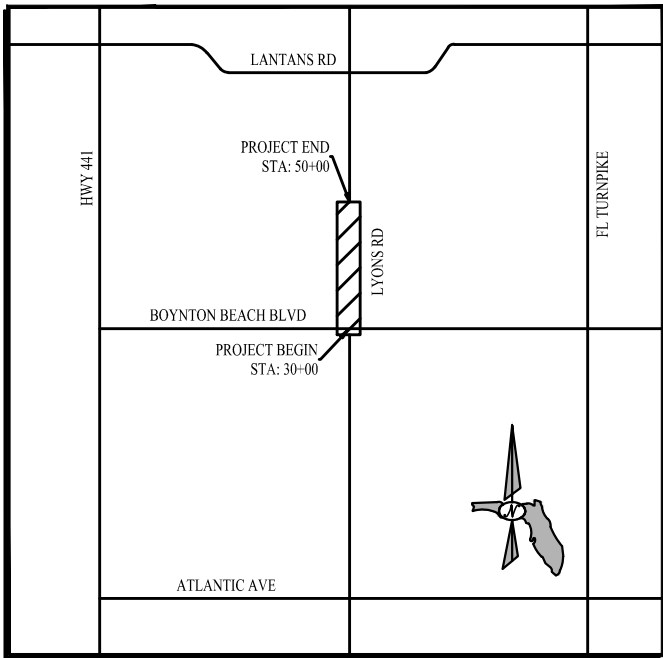


COUNTY OF PALM BEACH
STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS
PROJECT NO. 2020110



VICINITY MAP
NOT TO SCALE

SECTIONS 19 & 20, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

MARIA G. MARINO
DISTRICT 1

GREGG K. WEISS
DISTRICT 2

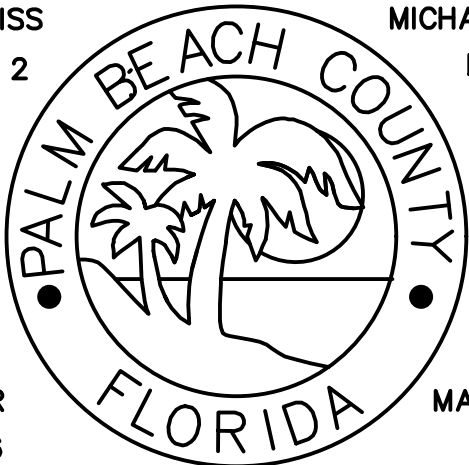
MICHAEL A. BARNETT
DISTRICT 3

MARCI WOODWARD
DISTRICT 4

MARIA SACHS
DISTRICT 5

SARA BAXTER
DISTRICT 6

MACK BERNARD
DISTRICT 7



SURVEY REPORT:

1. THIS IS A SPECIFIC PURPOSE AND TOPOGRAPHIC SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THE STANDARDS SET FORTH FOR SPECIFIC PURPOSE AND TOPOGRAPHIC SURVEYS IN THE PALM BEACH COUNTY ROADWAY DESIGN PROCEDURES MANUAL, DATED JANUARY 2019.

THE FIELD WORK WAS COMPLETED ON JANUARY 31, 2023.

2. THE SURVEY WAS BASED ON THE INFORMATION CONTAINED IN THE RIGHT-OF-WAY INFORMATION PACKAGE PROVIDED BY PALM BEACH COUNTY, MARCH 16, 2023, PROJECT NO.2020110.

3. BEARINGS ARE BASED ON N00°57'00"W (GRID, NAD 83/1990 ADJUSTMENT) ALONG THE EAST RIGHT-OF-WAY OF LYONS ROAD AS SHOWN ON COBBLESTONE PLAZA, PLAT BOOK 125, PAGE 44.

4. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED ACCURACY REQUIREMENTS OF 1:10,000 REQUIRED BY PALM BEACH COUNTY.

5. THE EXPECTED HORIZONTAL AND VERTICAL PRECISION OF ITEMS SHOWN ON THIS SURVEY ARE AS FOLLOWS:
1) TOPOGRAPHIC FEATURES - 0.20'
2) ELEVATIONS ON CONSTRUCTED HARD SURFACES (PAVEMENT, CONCRETE, ETC.) - 0.05'
3) ELEVATIONS ON NATURAL SURFACES (GROUND, DIRT, ETC.) - 0.10'

6. COMPUTED DISTANCES (C), WHERE SHOWN, ARE EITHER BASED ON UNDERLYING RECORD PLAT DATA OR ARE BASED ON FIELD MEASUREMENTS.

7. THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON MARCH 16, 2023, PROJECT NO.2020110, LYONS ROAD AT BOYNTON BEACH BOULEVARD, HAS BEEN REVIEWED BY THIS OFFICE. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR PROVIDED UNLESS OTHERWISE SHOWN ON THIS SURVEY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SURVEY.

8. THIS SURVEY WAS PREPARED FOR THE SPECIFIC PURPOSE OF PROVIDING TOPOGRAPHIC AND RIGHT-OF-WAY INFORMATION TO PROPEL ENGINEERING, INC. FOR THE DESIGN OF ROADWAY IMPROVEMENTS. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.

9. 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.

10. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:
-PROPEL ENGINEERING, INC.

-PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

THE USE OF THE DATA SHOWN HEREON BY ANY OTHER PARTY SHALL BE AT THE RISK OF THE USER.

11. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=40', ON 11"x 17" SHEETS.

12. THE UNDERLYING 2023 PALM BEACH COUNTY AERIAL PHOTO IS SHOWN FOR INFORMATION ONLY AND IS NOT A PART OF THIS SURVEY.

13. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.

14. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY.

15. ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE REFERENCED TO PALM BEACH COUNTY BENCHMARK "TRIDENT", ELEVATION=20.359.

16. $\times 100$ DENOTES SPOT ELEVATION, REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.

17. STATE PLANE COORDINATES
A. COORDINATES SHOWN ARE GRID
B. DATUM - NAD 83, 1990 ADJUSTMENT
C. ZONE - FLORIDA EAST
D. LINEAR UNIT - US SURVEY FOOT
E. COORDINATE SYSTEM 1983/1990 STATE PLANE
F. TRANSVERSE MERCATOR PROJECTION
G. ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE
H. SCALE FACTOR - 1.0000218
I. GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE
J. ROTATION EQUATION: NONE

18. © COPYRIGHT 2023 BY BROWN & PHILLIPS, INC. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

ABBREVIATIONS:

P.O.C.- POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
P.B. - PLAT BOOK
RPB - ROAD PLAT BOOK
ORB - OFFICIAL RECORD BOOK
D.B. - DEED BOOK
PG. - PAGE
R/W - RIGHT-OF-WAY
CL - CENTERLINE
BL - BASELINE
R - RADIUS
Δ - CENTRAL ANGLE
A - ARC LENGTH
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
L.A.E. - LIMITED ACCESS EASEMENT
L.B.E. - LANDSCAPE BUFFER EASEMENT
E.E. - EMBANKMENT EASEMENT
P.C.E. - PERMANENT CONSTRUCTION EASEMENT
PBC - PALM BEACH COUNT
FPL - FLORIDA POWER & LIGHT
LWDD - LAKE WORTH DRAINAGE DISTRICT
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION

FPL - FLORIDA POWER & LIGHT
SEC. - SECTION
/43/42 - TOWNSHIP 43 SOUTH, RANGE 42 EAST
(P) - PLAT DIMENSION
(D) - DEED DIMENSION
(C) - CALCULATED DIMENSION
IR - IRON ROD
IRC - IRON ROD WITH CAP AS NOTED
C.M. - 4"x4" CONCRETE MONUMENT
PRM - PERMANENT REFERENCE MONUMENT
PCP - PERMANENT CONTROL POINT
MND - MAG NAIL & DISK (LB6473)
N/D - NAIL & DISK (LB6473)
MNTT - MAG NAIL & TIN TAB
PK - PARKER KALON
NAD - NORTH AMERICAN DATUM
NAVD - NORTH AMERICAN VERTICAL DATUM
LB - LICENSED BUSINESS
INV - INVERT
EL. - ELEVATION
CMP - CORRUGATED METAL PIPE
CONC - CONCRETE
RCP - REINFORCED CONCRETE PIPE
HDPE - HIGH DENSITY POLYETHYLENE PIPE

SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY THAT THE ATTACHED SKETCH OF SPECIFIC AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.051-.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AND THE STANDARDS SET FORTH FOR SPECIFIC PURPOSE AND TOPOGRAPHIC SURVEYS IN THE PALM BEACH COUNTY ROADWAY DESIGN PROCEDURES MANUAL, DATED JANUARY 2019, AND THAT THE MAP IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION.

BROWN & PHILLIPS, INC.
BY:

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, W.P.B., FL. 33409
TELEPHONE 561-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com
B&P Project No. 23-003

JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE:

No:	Revision:	By:	Date:
1	Revised per 6/26/23 comments.	DKN	7/24/23
2	Revised per 8/24/23 comments.	DKN	9/19/23

Scale: N.T.S.
Approved: JEP
Drawn: AB
Checked: JEP
Date: FEB, 2021
F.B. LYONS RD
Pages 66-77



PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ROADWAY PRODUCTION
P.O. BOX 21229
WEST PALM BEACH, FLORIDA

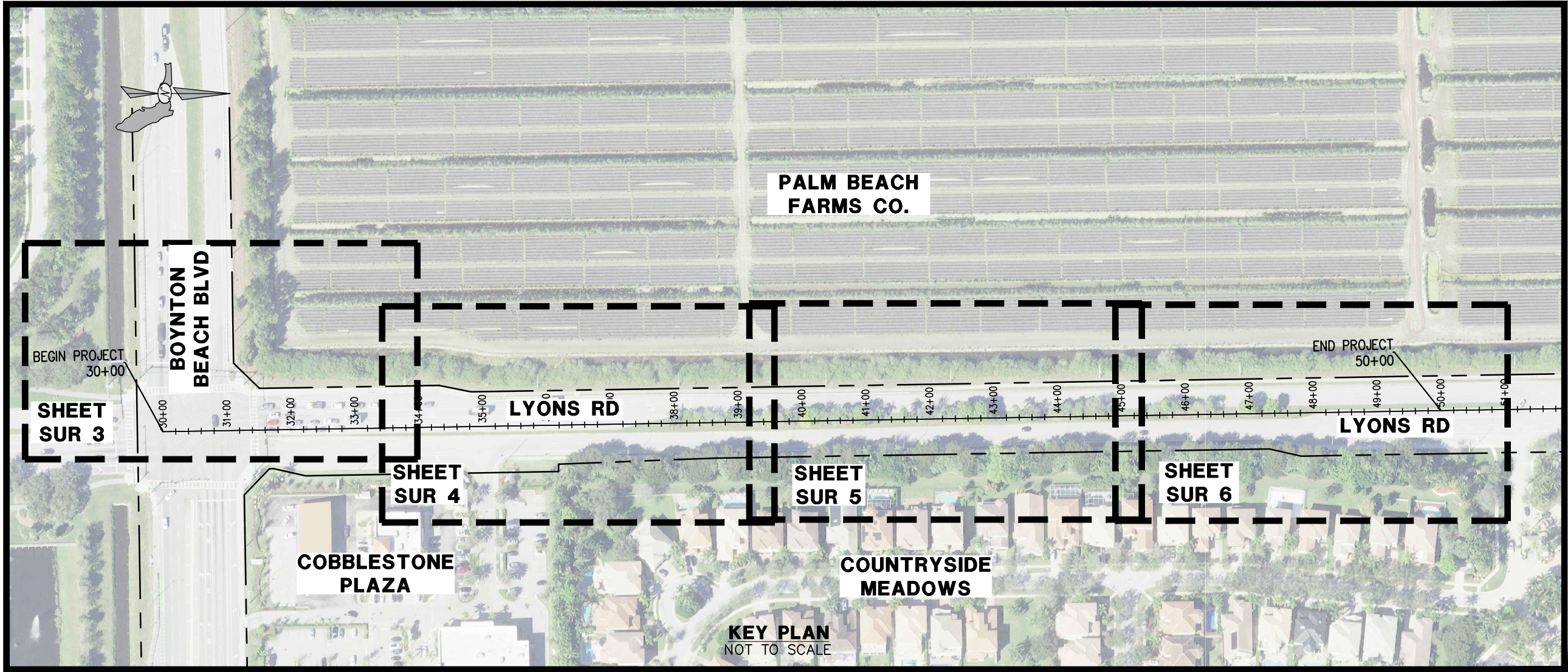
Project: LYONS RD & BOYNTON
BEACH BLVD
SKETCH OF SPECIFIC PURPOSE
AND TOPOGRAPHIC SURVEY

DRAWING FILE NAME:
23-003 LYONS RD AND BOYNTON BEACH BLVD SPECIFIC PURPOSE SURVEY

Sheet: **SUR 1**
of: **SUR 7**

Project No. 23-003

PBC_JOB_NO.
2020110



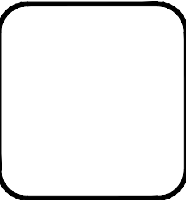
LEGEND	
	BENCHMARK
	CONCRETE LIGHT POLE
	COMMUNICATION BOX
	CURB INLET @ LOW POINT
	ELECTRIC BOX
	FIRE HYDRANT
	GAS MARKER
	GUY ANCHOR
	IRRIGATION VALVE
	MANHOLE DRAINAGE
	SIGN
	TRAFFIC SIGNAL BOX
	TRANSFORMER
	VALVE
	WOOD LIGHT POLE
	CURB
	TOE OF SLOPE
	TOP OF BANK
	ASPHALT
	CONCRETE
	OAK TREE
	PALM TREE

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Drawn: AB
Checked: JEP
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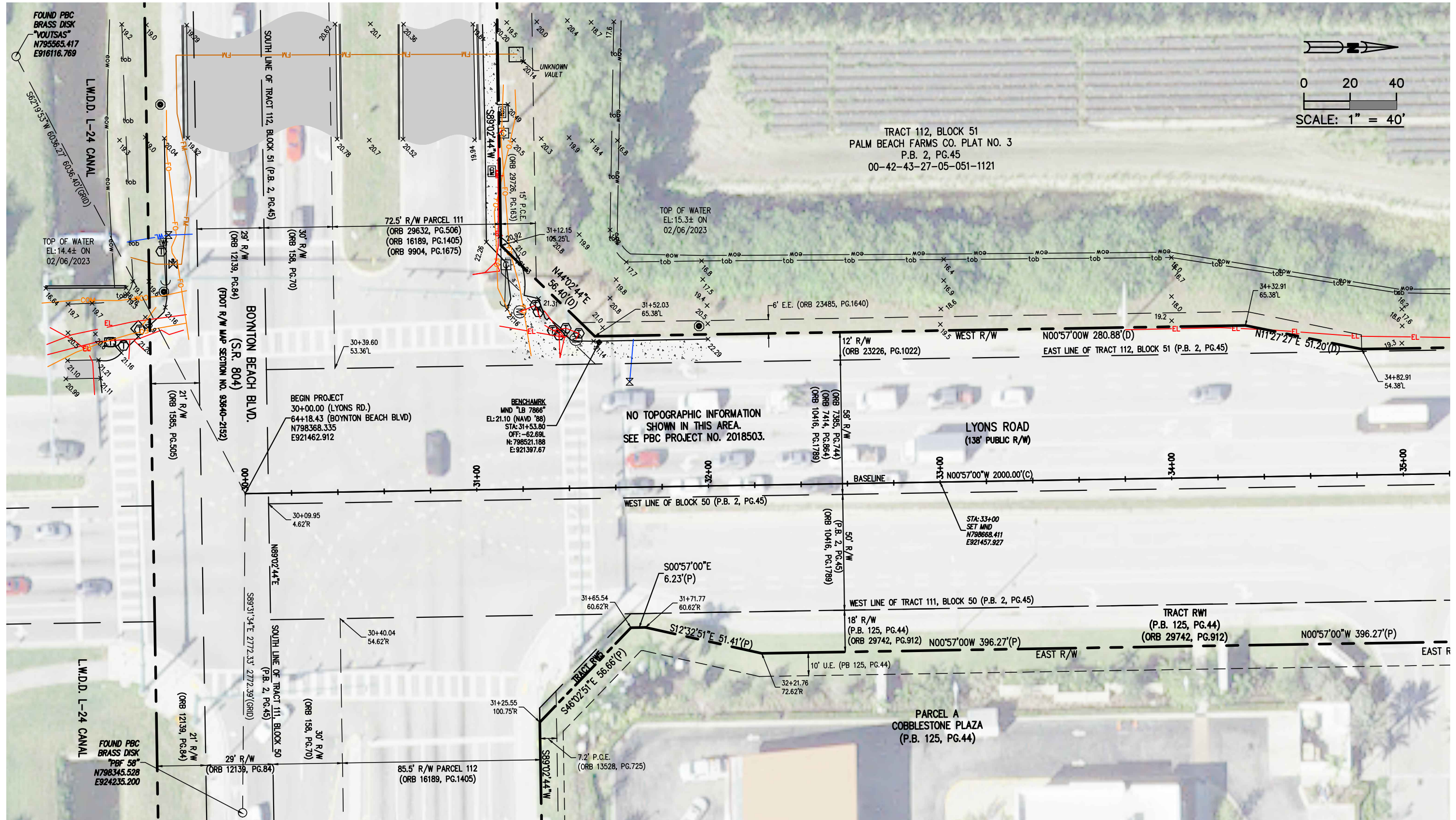
F.B. LYONS RD
Pages 66-77

Project:
**LYONS RD & BOYNTON
BEACH BLVD**

**SKETCH OF SPECIFIC PURPOSE
AND TOPOGRAPHIC SURVEY**

Sheet: SUR 2
Of: SUR 7

Project No. 23-003
PBC_JOB_NO.
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SEE SHEET SUR 4

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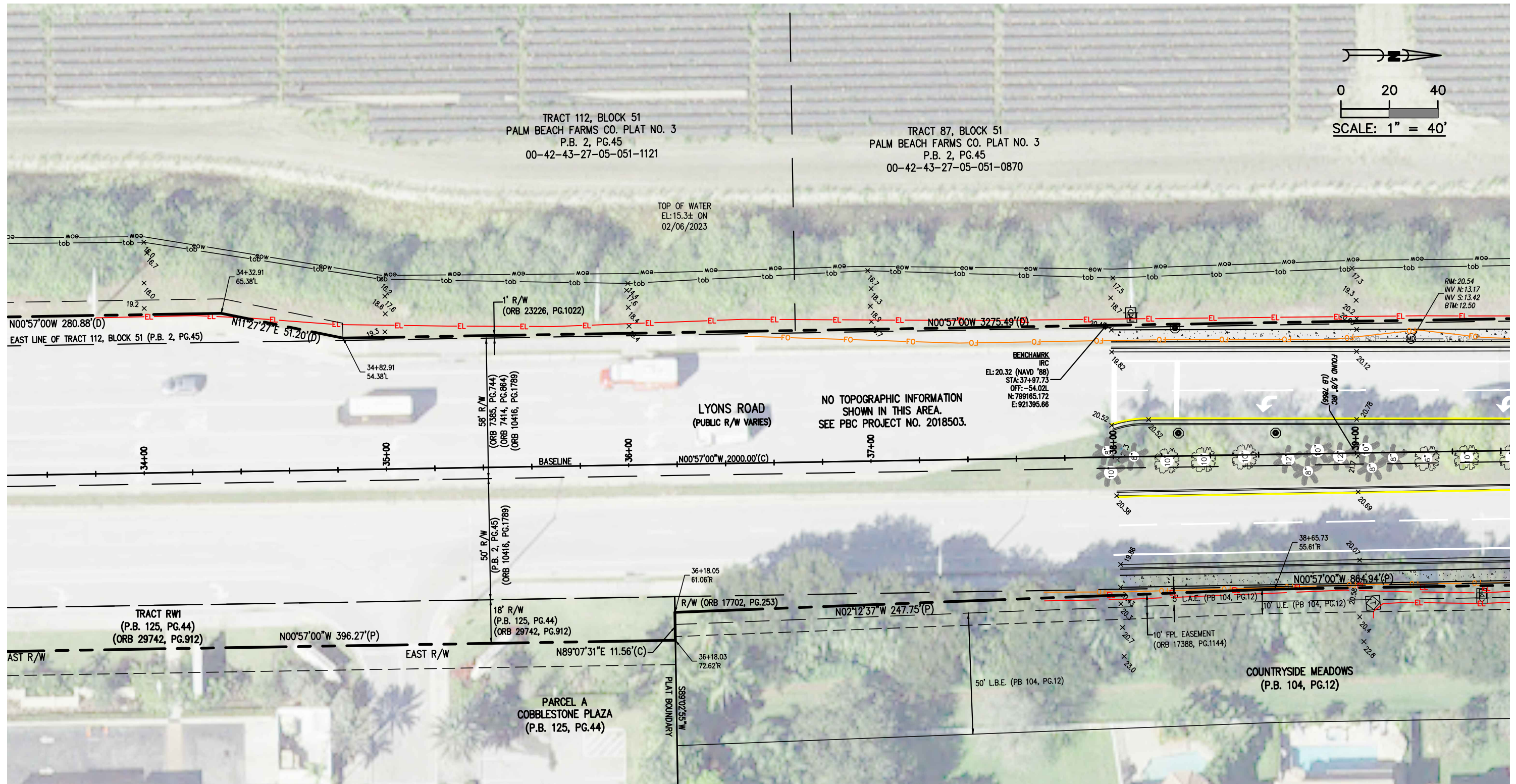
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Checked: JEP
Date: FEB, 2023
F.B. LYONS RD
Pages 66-77

Project:
LYONS RD & BOYNTON
BEACH BLVD
SKETCH OF SPECIFIC PURPOSE
AND TOPOGRAPHIC SURVEY

Sheet: **SUR 3**
Of: **SUR 7**
Project No. 23-003
PBC_JOB_NO.
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Scale: 1"=40'
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Checked: JEP
Date: FEB, 2023
F.B. LYONS RD
Pages 66-77

Project:	LYONS RD & BOYNTON BEACH BLVD
	SKETCH OF SPECIFIC PURPOSE AND TOPOGRAPHIC SURVEY

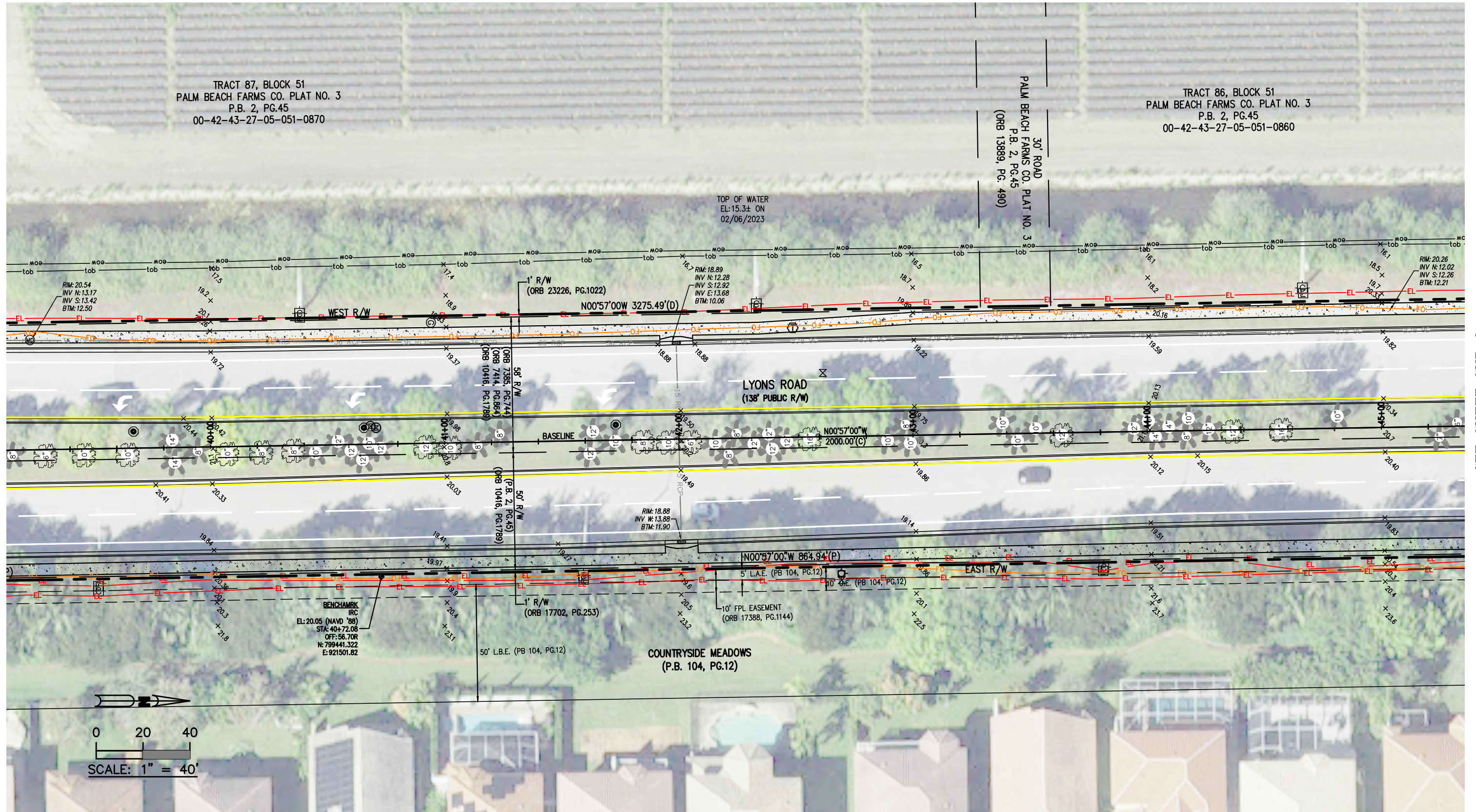
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Of: **SUR 7**

Project No. 23-003

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2020110

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SEE SHEET SUR 4



SEE SHEET SUR 6

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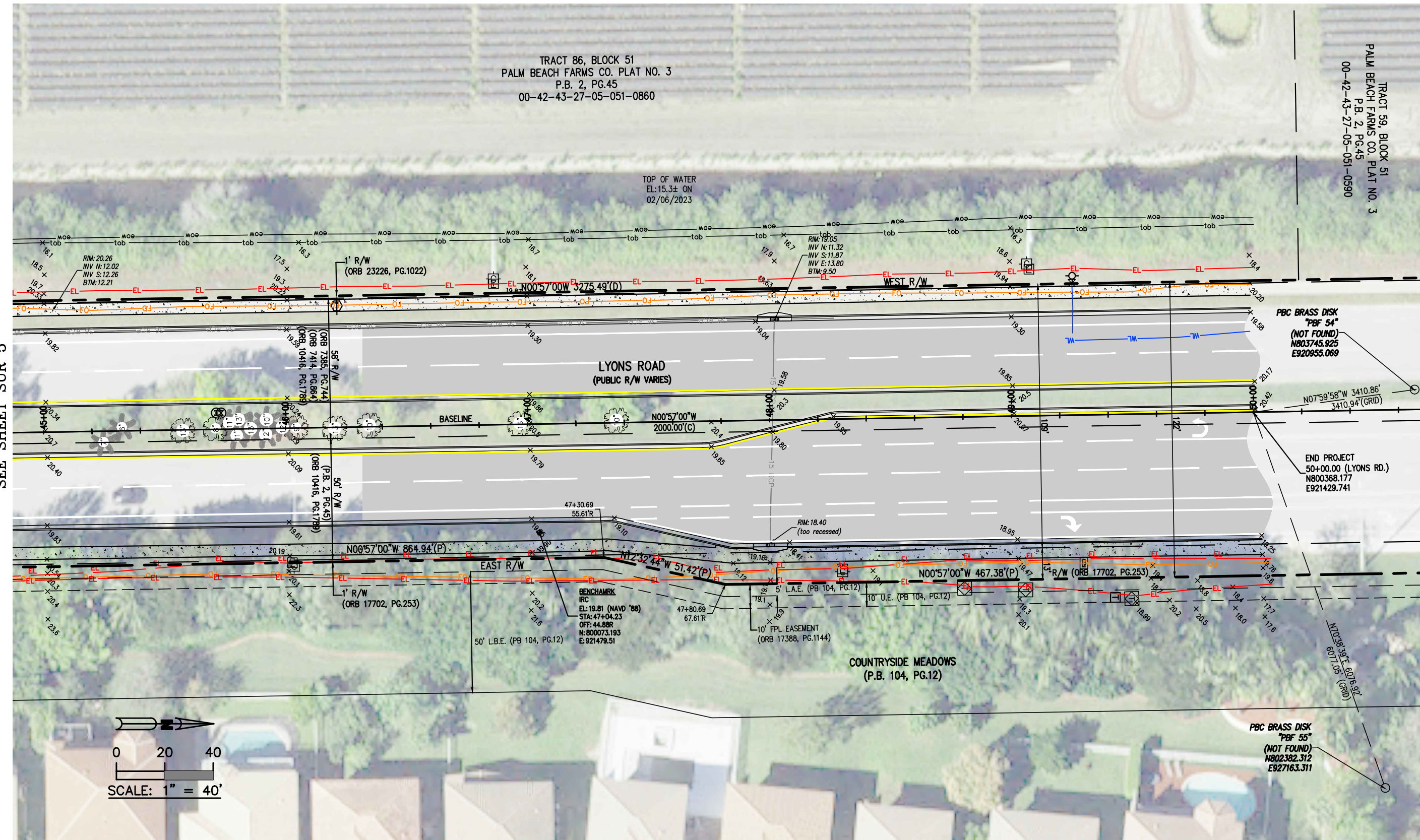
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Scale: 1"=40'
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Date: FEB, 2023
F.B. LYONS RD
Pages 66-77

Project:
LYONS RD & BOYNTON
BEACH BLVD
SKETCH OF SPECIFIC PURPOSE
AND TOPOGRAPHIC SURVEY

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Of: **SUR 7**
Project No. 23-003
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SEE SHEET SUR 5



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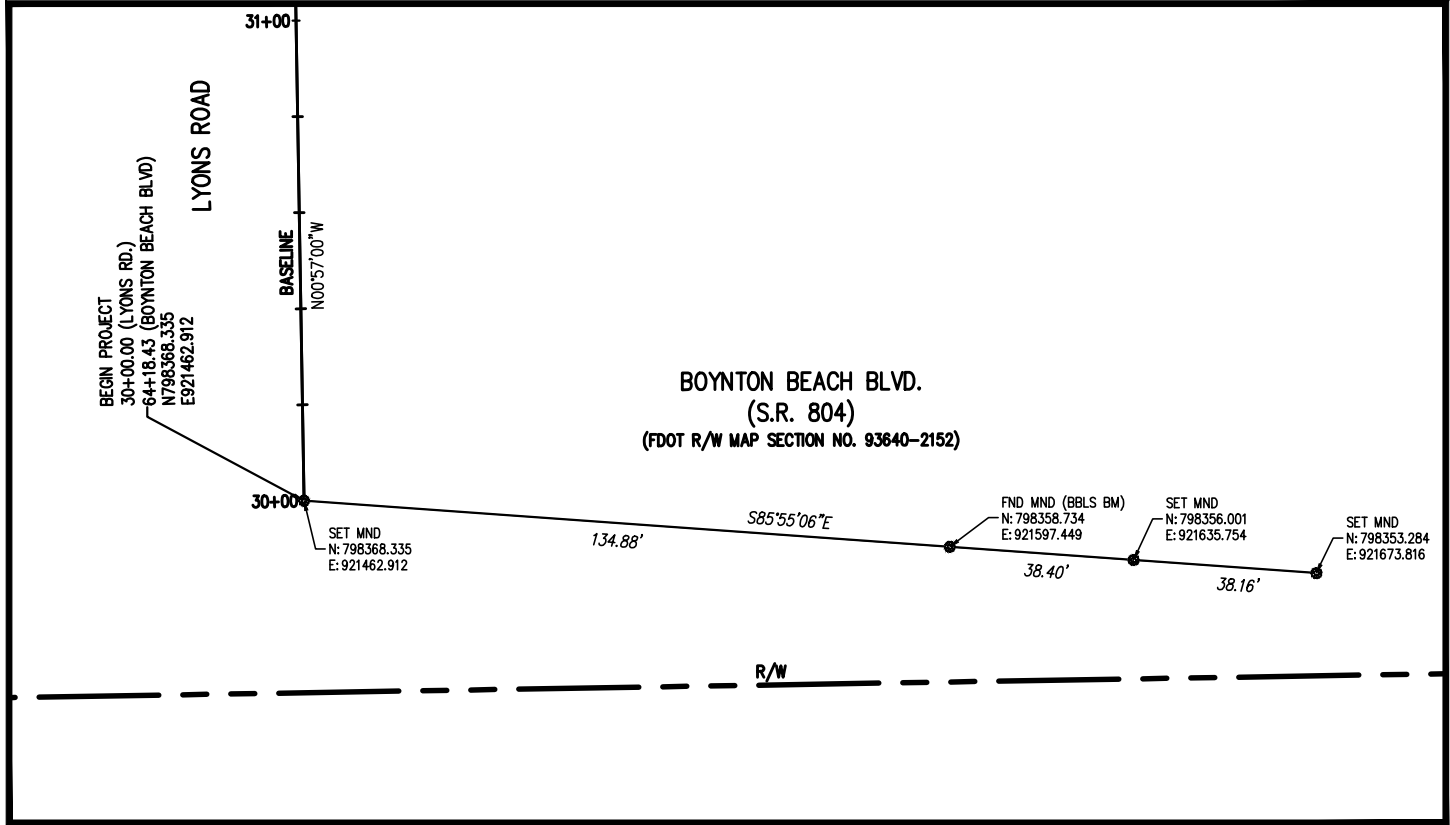
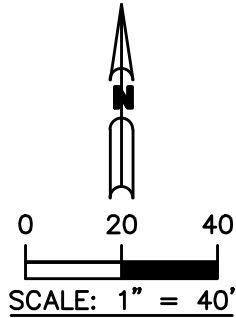
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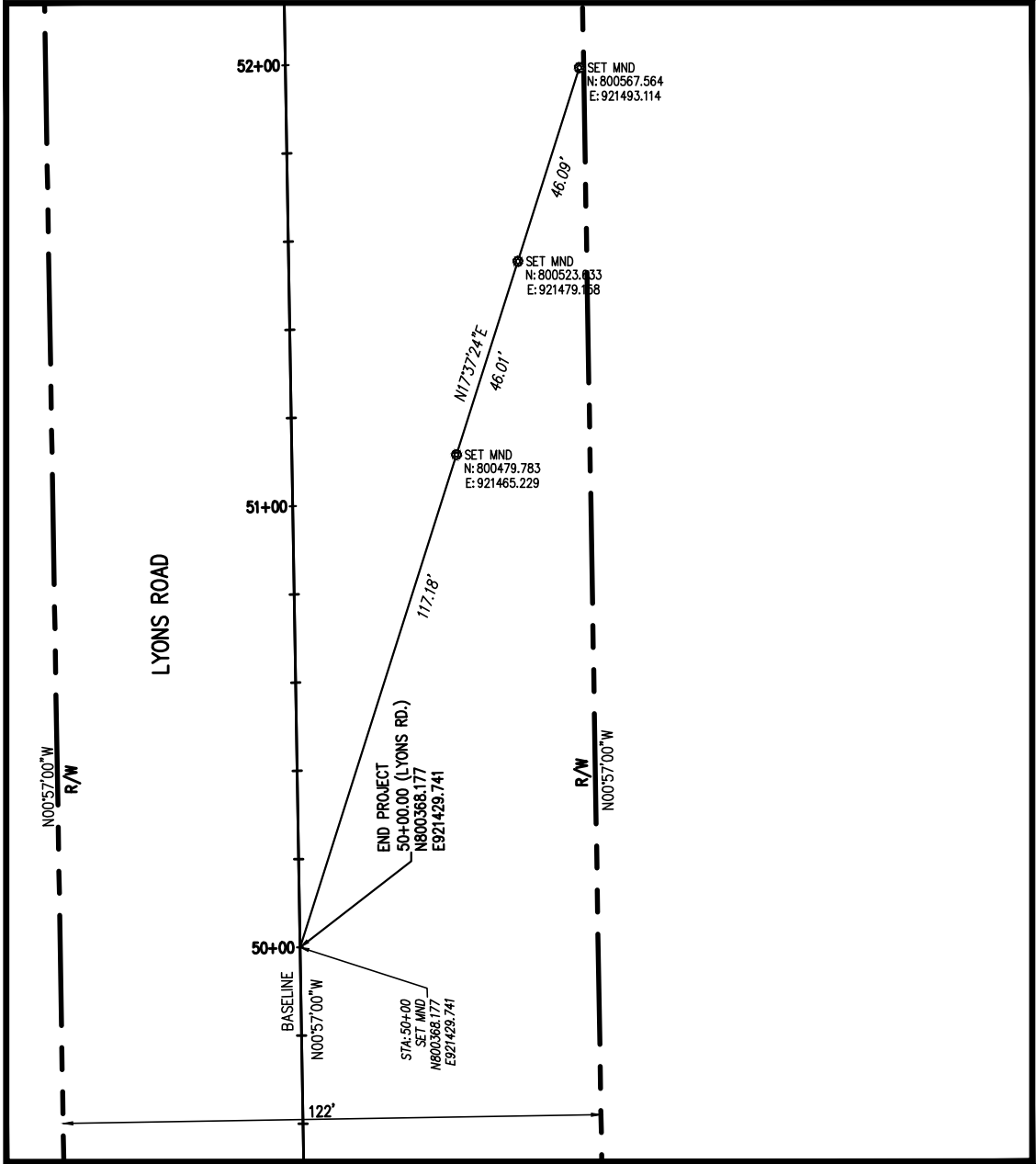
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Checked: JEP
Date: FEB, 2023
F.B. LYONS RD
Pages 66-77

Project:
LYONS RD & BOYNTON
BEACH BLVD
SKETCH OF SPECIFIC PURPOSE
AND TOPOGRAPHIC SURVEY

Sheet: **SUR 6**
Of: **SUR 7**
Project No. 23-003
PBC_JOB_NO.
2020110



STA: 30+00 BEGIN PROJECT



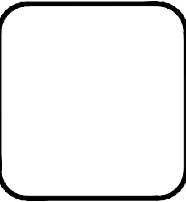
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F.B. LYONS RD
Pages 66-77

Project:
LYONS RD & BOYNTON
BEACH BLVD

SKETCH OF SPECIFIC PURPOSE
AND TOPOGRAPHIC SURVEY

Sheet: **SUR 7**
Of: **SUR 7**

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