



**NOTE:**  
THERE IS 0.33' GAP BETWEEN PLATS.

- LEGEND**
- ▣ CATCH BASIN
  - 12.97 EXISTING ELEVATION
  - ⊕ GUY ANCHOR
  - O.W. OVERHEAD WIRE
  - ⊙ SANITARY MANHOLE
  - ⊠ TRAFFIC SIGNAL BOX
  - WOOD UTILITY POLE

**NOTES:**

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon is based on the instrument of record.
4. No underground improvements were located.
5. Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929.
6. Benchmark Description: P.C.P. #3268 at intersection of the centerlines of N.W. 2nd Avenue & N.W. 11th Street, Elevation 12.24.
7. Property Address: 1049 N.W. 2nd Avenue.
8. Entire property lie within Flood Zone B, Community Panel No. 120195 0004 C & Community Panel No. 120195 0007 C, dated: 9/19/84.
9. Abbreviation Legend: ⊕ = Centerline; CONC. = Concrete; CONC. MON. = Concrete Monument; FD. = Found; I.R. = Iron Rod; L.B. = Licensed Business; (MS.) = Measured; O.W. = Overhead Wires; P. = Plat; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; P.C.P. = Permanent Control Point; P.L.S. = Professional Land Surveyor; P.I. = Point of Intersection; R/W = Right-of-Way; W/ = With; W/CAP = With Surveyor's Cap; W.U.P. = Wood Utility Pole; EL. = Elevation; CLR. = Clear; C. = Calculated; PG. = Page; PGS. = Pages; GEN. = Generator; A/C = Air Conditioner; TYP. = Typical; FIN. FL. = Finished Floor.

**LAND DESCRIPTION:**

Lot C  
 Lot 35, Block 11, BOCA RATON HILLS SECTION 2, according to the Plat thereof as recorded in Plat Book 23, Pages 58 through 66 of the Public Records of Palm Beach County, Florida.  
 Said lands lying and situate in the City of Boca Raton, Palm Beach County, Florida, containing 11,937 square feet (0.27 acres) more or less.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Minimum Technical Standards set forth in Chapter 61G17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. There are no above ground encroachments other than those shown hereon, subject to the qualifications noted hereon.

Date: 10-19-07

*Victor Gilbert*

VICTOR R. GILBERT, P.L.S.  
 Florida Registration No. 6274  
 AVIROM & ASSOCIATES, INC.  
 L.B. No. 3300

**BOUNDARY SURVEY**  
**LOT 35 (C)**  
 BLOCK 11  
 BOCA RATON HILLS SECTION 2  
 (P.B. 23, PGS. 58-66, P.B.C.R.)

SCALE 1" = 20'	REVISIONS	DATE	BY	CK
DATE 02/09/06	FORMBOARD SURVEY	06/13/06	S.A.M.	V.R.G.
BY S.A.M.	REVISE GARAGE FORMBOARD	06/16/06	S.A.M.	V.R.G.
CK'D. M.D.A.	SLAB ELEVATION SURVEY	06/30/06	J.B.	V.R.G.
F.B.1308PG.59	CONCRETE & ELEVATIONS	06/27/07	D.G.	V.R.G.
JOB NO. 6123-2C	FINAL SURVEY	10/11/07	J.B.	V.R.G.
	REVISE POOL DECK	10/19/07	V.R.G.	V.R.G.

**AVIROM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**  
 50 S.W. 2ND AVENUE, SUITE 102  
 BOCA RATON, FLORIDA 33432  
 TEL. (561) 392-2594, FAX (561) 394-7125

