

COLONY AT BOYNTON BEACH

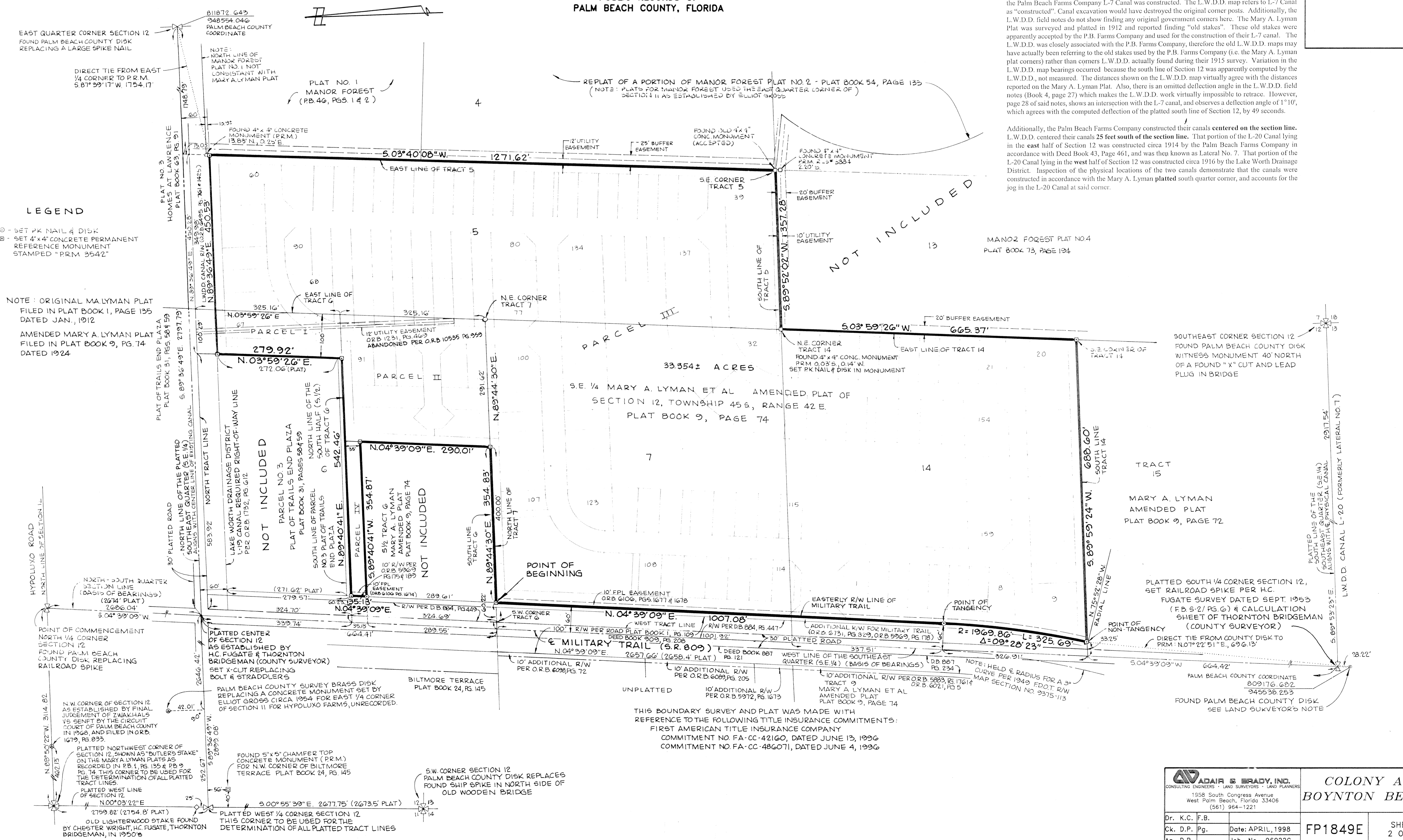
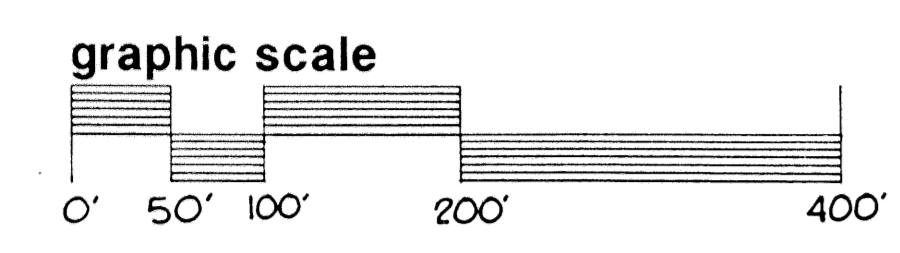
A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF PORTIONS OF TRACTS 5, 6, 7 & 14,
SOUTHEAST QUARTER (SE 1/4) OF THE
MARY A. LYMAN ET AL AMENDED PLAT OF
SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST
AS RECORDED IN PLAT BOOK 9, PAGE 74,
PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA

LAND SURVEYOR'S NOTE
REGARDING THE SOUTH QUARTER CORNER OF SECTION 12

Found a Palm Beach County disk replacing a 3/4" pipe set by Chester Wright in 1946 as the north quarter corner of Section 12. Mr. Wright did not use this corner for surveys in Section 12. This corner was apparently set in reference to old Lake Worth Drainage District (L.W.D.D.) maps which report finding original government corners along the south line of Section 12. However, the bearings shown on said maps are questionable. In 1914, the Palm Beach Farms company constructed their canal L-7 along the south line of the east half of Section 12. The L.W.D.D. survey was made in 1915, a year after the Palm Beach Farms Company L-7 Canal was constructed. The L.W.D.D. map refers to L-7 Canal as "constructed". Canal excavation would have destroyed the original corner posts. Additionally, the L.W.D.D. field notes do not show finding any original government corners here. The Mary A. Lyman Plat was surveyed and platted in 1912 and reported finding "old stakes". These old stakes were apparently accepted by the P.B. Farms Company and used for the construction of their L-7 canal. The L.W.D.D. was closely associated with the P.B. Farms Company, therefore the old L.W.D.D. maps may have actually been referring to the old stakes used by the P.B. Farms Company (i.e. the Mary A. Lyman plat corners) rather than corners L.W.D.D. actually found during their 1915 survey. Variation in the L.W.D.D. map bearings occurred because the south line of Section 12 was apparently computed by the L.W.D.D., not measured. The distances shown on the L.W.D.D. map virtually agree with the distances reported on the Mary A. Lyman Plat. Also, there is an omitted deflection angle in the L.W.D.D. field notes (Book 4, page 27) which makes the L.W.D.D. work virtually impossible to retraced. However, page 28 of said notes, shows an intersection with the L-7 canal, and observes a deflection angle of 1°10', which agrees with the computed deflection of the platted south line of Section 12, by 49 seconds.

Additionally, the Palm Beach Farms Company constructed their canals centered on the section line. L.W.D.D. centered their canals 25 feet south of the section line. That portion of the L-20 Canal lying in the east half of Section 12 was constructed circa 1914 by the Palm Beach Farms Company in accordance with Deed Book 43, Page 461, and was then known as Lateral No. 7. That portion of the L-20 Canal lying in the west half of Section 12 was constructed circa 1916 by the Lake Worth Drainage District. Inspection of the physical locations of the two canals demonstrate that the canals were constructed in accordance with the Mary A. Lyman platted south quarter corner, and accounts for the jog in the L-20 Canal at said corner.



LEGEND
○ - SET PK NAIL & DISK
□ - SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT STAMPED "PRM 3542"

NOTE: ORIGINAL MARYMAN PLAT FILED IN PLAT BOOK 1, PAGE 135 DATED JAN., 1912
AMENDED MARY A. LYMAN PLAT FILED IN PLAT BOOK 9, PG. 74 DATED 1924

SUBDIVISION: Colony
PAGE: 13
FLOOD MAP # 190B
ZONING DISTRICT: TOR
ZIP CODE: 33436
FUD NAME: The Colony

THIS BOUNDARY SURVEY AND PLAT WAS MADE WITH REFERENCE TO THE FOLLOWING TITLE INSURANCE COMMITMENTS:
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. FA-CC-42160, DATED JUNE 13, 1996
COMMITMENT NO. FA-CC-486071, DATED JUNE 4, 1996

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COLONY AT BOYNTON BEACH

Dr. K.C. F.B.	Date: APRIL, 1998	FP1849E	SHEET 2 OF 5
Ch. D.P. Pg.	Job. No. 96022C		