

SURVEY OF 1855

TOWNSHIP 41 SOUTH

RANGE 37 EAST

NAD 83 - 1990 ADJUSTMENT

DISTANCES ARE GRID

SCALE FACTOR 0.99995957

CLOSURE TABLE (RAW NOT ROTATED DATA) W/10 CHAIN BUST ADDED TO EACH LEG. FOR COMPARISON PURPOSES ONLY.

LEG	PART	(ORDER OF PROBABILITY)
LEG 1	1 PART IN 709.	3 HIGH POSSIBILITY IT OCCURRED HERE.
LEG 2	1 PART IN 624.	4 MODERATE LIKELIHOOD TO HAVE OCCURRED HERE.
LEG 3	1 PART IN 1202.	1 RANKS #1 AND ALL BY ITSELF. FIELD EVIDENCE SUGGEST USING # 2
LEG 4	1 PART IN 531.	5 MODERATE LIKELIHOOD TO HAVE OCCURRED HERE.
LEG 5	1 PART IN 180.	7 LITTLE CHANCE IT OCCURRED HERE.
LEG 6	1 PART IN 114	10 ALMOST NO CHANCE OF OCCURRING HERE.
LEG 7	1 PART IN 899.	2 ALMOST ALL THE EVIDENCE SUGGESTS IT OCCURRED HERE. PER FIELD CONDITIONS & SCIENCE.
LEG 8	1 PART IN 459.	6 POSSIBLE BUT RANKS 6TH ON THE LIST DEFERENCE TO DAVIDSON SURVEY.
LEG 9	1 PART IN 171.	8
LEG 10	1 PART IN 118.	9
LEG 11	1 PART IN 104.	11 ALMOST NO CHANCE OF OCCURRING HERE.
LEG 12	1 PART IN 90.	13 UNFORTUNATELY THIS IS EXACTLY WHERE IT WAS PLACED BASED ON THE INFLUENCE OF THE MODEL LAND CO. PLAT.
LEG 13	1 PART IN 93	12

THE TOP 5 CHOICES FOR THE BUST TO HAVE OCCURRED IS IN THE NORTH 3 MILES. SCIENCE SUGGEST THAT THERE IS LITTLE TO NO CHANCE THIS BUST OCCURRED IN THE SOUTH 3 MILES VALIDATING THE 1910 DAVIDSON PLAT AND FIELD NOTES.

AFTER ROTATING BEARINGS TO GRID AND APPLYING 10 CHAIN BUST TO LEG 7, THE CLOSURE IS ACCEPTABLE TO STANDARDS AS SET FORTH TODAY. (VERY CLOSE).

IF YOU DON'T THINK THIS PROBLEM HAPPENED IN 14 AND PUSHED INTO 23 THEN JUST LOOK AT THE AREA WITH ALL THE MAJOR PROBLEMS. I FIND IT SELF EXPLANATORY. 14 AND 23 ARE A MESS.

THE MODEL PLAT STARTED THE PROBLEMS. I CAN'T BLAME LIVINGSTON, HE WAS HIRED TO LAYOUT THE TOWNSHIP BASED ON A TOWNSHIP DEFECTIVE IN ALIGNMENT ON THE SOUTH AND DEFECTIVE IN MEASUREMENT ON THE WEST. HE FOLLOWED TEXT BOOK PROCEDURE. HE DOES NOT REVIEW TITLE, OWNERSHIP, OR EXISTING SURVEYS IN THE AREA. HE JUST LAYS IT OUT AS IF HIS CLIENT OWNS IT ALL.

PALM BEACH CO. (HOLCOMB) AGAIN DOES NOT LOCATE THE BUST, THEY JUST SIMPLE PRORATE OUT THE 10 CHAIN BUST N-S AND EXTEND THE TOWNSHIP EAST TO THE STATE RANGE LINE. UNFORTUNATELY THIS PLAT'S INFLUENCE IS PRIMARILY IN THE NORTH TWO MILES. THIS IS THE LAST PLACE IT SHOULD HAVE BEEN. IT ALSO AFFECTS A SMALL PORTION IN SECTION 22.

HOWEVER IF THIS 10 CHAIN BUST IS CONSIDERED UNSOLVABLE, THEN SOME FORM OF PRORATION HAS TO BE CONSIDERED, GIVING MERIT TO P.B. COUNTY'S DECISION. TO WHAT EXTENT I AM UNSURE.

THIS MAP REPRESENTS THE WAY I THINK THE 1855 SURVEY TO BE. THE 1855 SURVEY IN MY OPINION WAS THE MEADERLINE ONLY. NO INTERNAL CORNERS WERE SET OR EVER RECOVERED. THE GLO SURVEY OF 1919 SHOULD BE APPLIED. TO MY KNOWLEDGE THE GLO DID NOT MAKE ANY SUGGESTIONS ON HOW TO COMPLETE THE CORRECTION SURVEY THEY COMMENCED. THE 1919 GLO SURVEY PER INSTRUCTIONS WAS LIMITED TO THE SOUTH TOWNSHIP LINE ONLY.

THIS MAP IS PREDICATED ON THE NOTES RECOVERED TO DATE. IF MORE BECOME AVAILABLE THIS OPINION COULD CHANGE. TO SUMMARIZE THIS MAP IS AS FOLLOWS: CATEGORICALY ACCEPT ANY AND ALL FOUND MEADER CORNERS SUPPLIED BY A.R. LIVINGSTON, R.W. LIVINGSTON, J. A. DAVIDSON, AND FRED FRANK. THAT DOES NOT IMPLY THAT I ACCEPT THE ONES THEY SET. (FOUND ONLY). TO CLARIFY, DAVIDSON FINDS AN IDENTIFIED ORIG. M.C. FOR THE NW-S-23 AND TIES TO THE SOUTH MC S-33. LIVINGSTON SETS THE M.C N.W.-S-23 FROM THE NORTH. THEY ARE 10 CHAINS APART PERIOD. THERE IS NO EVIDENCE THAT SUGGEST THE NOTES ARE NOT BONA FIDE. ONE GUY SET HIS AND HAD STUMPS. THE OTHER SET HIS WITH THE ORIGINAL TREE VERIFICATION. ITS REALLY A NO BRAINER. SOME OF THE COMMENTARY IS QUITE HUMOROUS. JUSTIFYING ONLY THOSE PARTS OF DAVIDSON'S WORK THEY WANT TO USE AND DISCARDING THE PARTS THAT DON'T WORK FOR THEIR SURVEY. DAVIDSON IS THE FIRST AND HE IS RIGHT UNTIL PROVEN WRONG. EVERYONE THAT WORKED IN S-14 TRIES TO SAY THEY FOUND DAVIDSON'S CORNER. ITS EASY TO KNOW IF YOU DID OR NOT, SIMPLY MEAS. TO THE SOUTH TO THE M.C. S-33 JUST LIKE HE DID. GETTING THE SCIENTIFIC PROOF AND THIS EVIDENCE I FEEL LIKE THIS IS THE ONLY LOGICAL LOCATION FOR THIS 10 CHAIN BUST TO HAVE OCCURRED.

JOHN T. PICKETT SURVEYOR AND LOCAL RESIDENT HAD THIS FIGURED OUT A LONG TIME AGO. HE COULD NOT PERSUADE ANYONE TO LISTEN SO HE CHOSE THE PALM BEACH COUNTY PLAT OVER AND ABOVE THE MODEL LAND COMPANY PLAT. IF NO ONE WOULD APPLY THE BUST TO WHERE IT MADE SENSE THE PRORATED VERSION WAS THE NEXT BEST CHOICE.

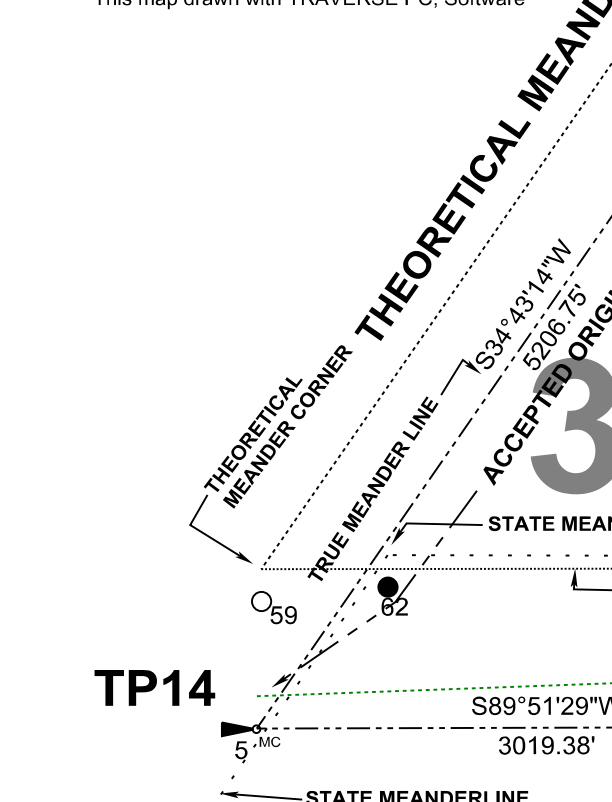
THIS IS DOCUMENTED BY A LETTER FROM JOHN P.B. ELLIS (SURVEYOR) TO PICKETT. WHERE ELLIS IS CONFUSED REGARDING PICKETT'S PLAT OF SEC 14. MR. ELLIS CLEARLY BELIEVES THEY HAVE AGREED TO SOMETHING ELSE.

THIS MAP IS FOR THE NEWCOMER TO GET A QUICK HISTORY LESSON. THIS DOES NOT COME CLOSE TO HOW IT'S BEEN LAID OUT. EACH SECTION IS SORT OF IN IT'S OWN WORLD. THE ONLY LINE IN THIS TOWNSHIP WITHOUT CONFLICT IS THE NORTH TOWNSHIP LINE. OVER THE LAST TWO YEARS I HAVE PREPARED COUNTLESS MAPS FOR RESEARCH. I FIND NEW INFORMATION AND START OVER. I HAVE ALSO HAD THE PRIVILEGE OF WORKING WITH GARY BEATY WITH PALM BEACH COUNTY ON THIS TOWNSHIP. WE HAVE LEFT NO STONE UNTURNED. WE HAVE SPENT DAYS DEBATING EVERY LINE OUT HERE. YOU CAN NOT FIND A SUBJECT OUT HERE THAT WE HAVEN'T SPENT A MONTH ON. WE DON'T AGREE ON EVERYTHING THAT OCCURRED BUT WE DO AGREE ON THE SOLUTION. GARY HAS FINALIZED HIS SURVEY AND SET CORNER MONUMENTATION THAT WE SHOULD ALL AGREE WITH. NOW ALL SURVEYORS CAN USE THE SAME CONTROL AND BEGIN TO USE OUR PROFESSION WHICH IS TO ACCURATELY PERPETUATE LINES. THAT WAS IMPOSSIBLE HERE JUST A FEW MONTHS AGO. THERE IS A LOT OF WORK STILL TO DO. BUT IF WE ARE ALL USING THE SAME LAND LINES IN TIME IT WILL BE COMPLETE. SPECIAL THANKS TO GARY B. AND PALM BEACH COUNTY AND THE BUDGET THE COUNTY USED FOR HELPING US ALL. FUTHER THANKS TO U.S SUGAR AND ORVELL HOWARD FOR MAINTAINING THE RECORDS THAT HAVE ALLOWED US THIS CHANCE. WITHOUT RECORDS, THIS TWO YEAR JOB COULD HAVE TAKEN FOUR.

YEAR	SURVEYOR REFERENCE
1855	W.J. REYES GOVERNMENT LAND OFFICE
1910	J.A. DAVIDSON SURVEYOR PLATTED SEC. 23
1918	F.A. FRANCK SURVEYOR PLATTED SEC. 27 & 33
1919	R.W. LIVINGSTON GOVERNMENT LAND OFFICE
1920	A.R. LIVINGSTON SURVEYOR MODEL LAND CO.
1924	J.H. HOLCOMB DEPUTY SURVEYOR PALM BEACH COUNTY
1926	C.A. BARNETT ENGINEER PLATTED LAKE PARK ESTATES SEC 22
1945	JOHN T. PICKETT SURVEYOR PLATTED SECTION 14

FILE NAME	SCALE	DATE	DRAWN BY
T41S-R37E.TRV	1:1000	3-18-2006	PT/In
			INSERT NAME
			SHEET
			1/1

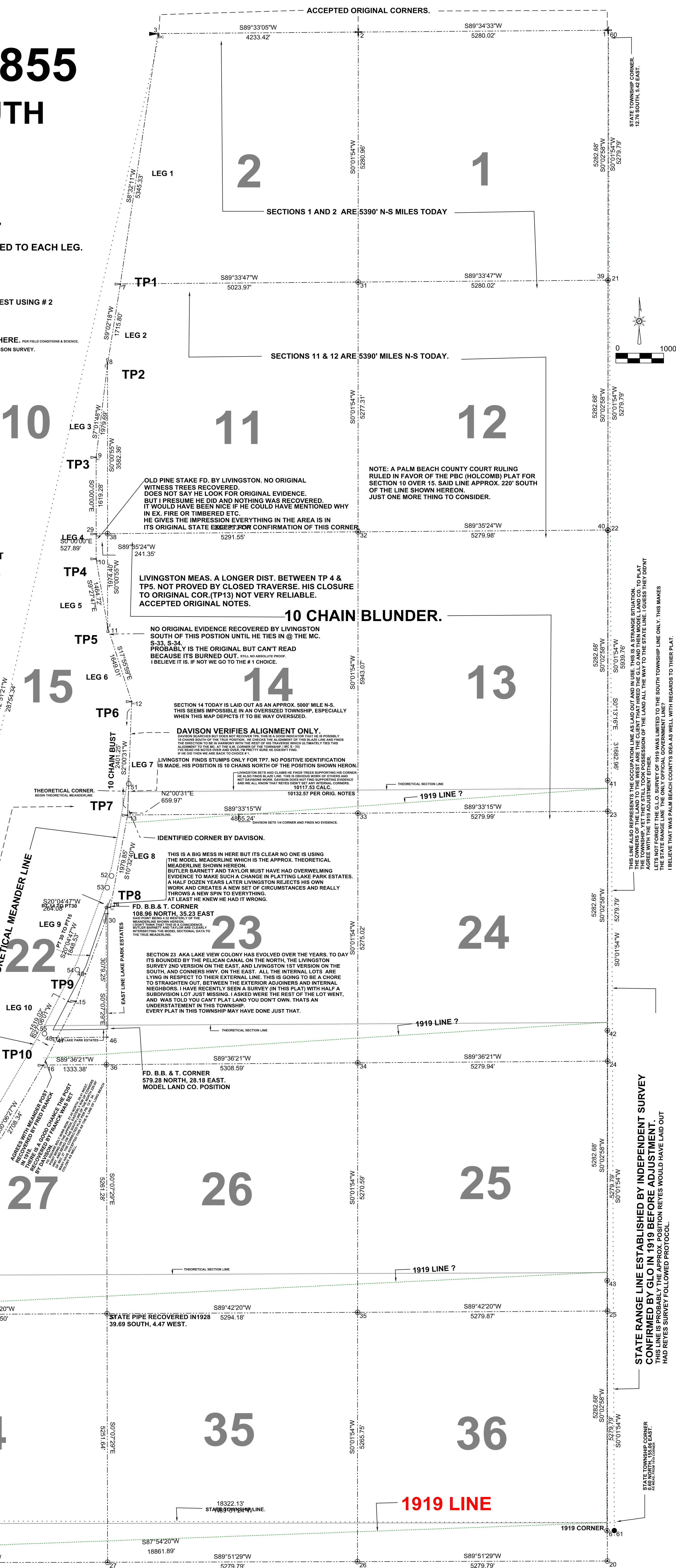
This map drawn with TRAVERSE PC Software



LAKE OKEECHOBEE

DAVIDSON SURVEY OF 1910 RUNS FROM TP7 SOUTH TO TP14. NO 10 CHAIN BUST EXISTED IN THIS RUN PER SUIT TO HIS NOTES.

THEORETICAL MEANDER LINE



NOTE: A PALM BEACH COUNTY COURT RULING RULED IN FAVOR OF THE PBC (HOLCOMB) PLAT FOR SECTION 10 OVER 15. SAID LINE APPROX. 220' SOUTH OF THE LINE SHOWN HEREON. JUST ONE MORE THING TO CONSIDER.

OLD PINE STAKE FD. BY LIVINGSTON. NO ORIGINAL WITNESS TREES RECOVERED. DOES NOT SAY HE LOOK FOR ORIGINAL EVIDENCE. BUT I PRESUME HE DID AND NOTHING WAS RECOVERED. IT WOULD HAVE BEEN NICE IF HE COULD HAVE MENTIONED WHY IN EX. FIRE OR TIMBERED ETC. HE GIVES THE IMPRESSION EVERYTHING IN THE AREA IS IN ITS ORIGINAL STATE EXCEPT FOR CONFIRMATION OF THIS CORNER.

LIVINGSTON MEAS. A LONGER DIST. BETWEEN TP 4 & TP5. NOT PROVED BY CLOSED TRAVERSE. HIS CLOSURE TO ORIGINAL COR (TP13) NOT VERY RELIABLE. ACCEPTED ORIGINAL NOTES.

10 CHAIN BLUNDER.

SECTION 14 TODAY IS LAID OUT AS AN APPROX. 5000' MILE N-S. THIS SEEMS IMPOSSIBLE IN AN OVERSIZED TOWNSHIP, ESPECIALLY WHEN THIS MAP DEPICTS IT TO BE WAY OVERSIZED.

DAVIDSON VERIFIES ALIGNMENT ONLY. DAVIDSON RECOVERED BUT DOES NOT RECOVER THE M.C. IN A GOOD LOCATION. HE SETS THE M.C. IN A GOOD LOCATION. HE SETS THE M.C. IN A GOOD LOCATION. HE SETS THE M.C. IN A GOOD LOCATION.

LIVINGSTON FINDS STUMPS ONLY FOR TP7. NO POSITIVE IDENTIFICATION IS MADE. HIS POSITION IS 10 CHAINS NORTH OF THE POSITION SHOWN HEREON.

LIVINGSTON SETS AND CLAIMS HE FINDS FEES SUPPORTING HIS CORNER. HE DOES NOT RECOVER THE M.C. IN A GOOD LOCATION. HE SETS THE M.C. IN A GOOD LOCATION. HE SETS THE M.C. IN A GOOD LOCATION.

THIS IS A BIG MESS IN HERE BUT ITS CLEAR NO ONE IS USING THE MODEL MEADERLINE WHICH IS THE APPROX. THEORETICAL MEADERLINE SHOWN HEREON.

SECTION 23 AKA LAKE VIEW COLONY HAS EVOLVED OVER THE YEARS. TO DAY ITS BOUNDED BY THE PELICAN CANAL ON THE NORTH, THE LIVINGSTON SURVEY 2ND VERSION ON THE EAST, AND LIVINGSTON 1ST VERSION ON THE SOUTH AND CORNERS WHY. ON THE EAST. ALL THE INTERNAL LOTS ARE LYING IN RESPECT TO THEIR EXTERNAL LINE. THIS IS GOING TO BE A CHORE TO STRAIGHTEN OUT BETWEEN THE EXTERIOR ADJOINERS AND INTERNAL NEIGHBORS. I HAVE RECENTLY SEEN A SURVEY ON THIS PLAT WITH HALF A SUBDIVISION LOT JUST MISSING. I ASKED WERE THE REST OF THE LOT WENT, AND WAS TOLD YOU CAN'T PLANT LAND YOU DONT OWN. THATS AN UNDERSTATEMENT IN THIS TOWNSHIP.

EVERY PLAT IN THIS TOWNSHIP MAY HAVE DONE JUST THAT.

THIS LINE ALSO REPRESENTS THE OCCUPATION LINE AS LAID OUT AND IN USE. THIS IS A STRANGE SITUATION. THE TOWNSHIP LINE WAS LATER ADJUSTED TO THE GLO AND THEN MODEL LAND CO. TO PLAT THE TOWNSHIP. LET THEM TALK TO THE PALM BEACH COUNTY ENGINEER. THE GOVERNMENT LINE. GUESSES THEY DONT LETS NOT FORGET THE GLO SURVEY OF 1919 WAS LIMITED TO THE SOUTH TOWNSHIP LINE ONLY. THIS MAKES I BELIEVE THAT WAS PALM BEACH COUNTY'S DECISION AS WELL WITH REGARDS TO THEIR PLAT.

STATE RANGE LINE ESTABLISHED BY INDEPENDENT SURVEY CONFIRMED BY GLO IN 1919 BEFORE ADJUSTMENT. THIS LINE IS PROBABLY THE APPROX. POSITION REYES WOULD HAVE LAID OUT HAD REYES SURVEY FOLLOWED PROTOCOL.

THIS MAP WAS PREPARED BY DONALD L. TODD P.S.M. @ THE OFFICE OF ATLANTIC CARIBBEAN MAPPING INC. 3070 JOG ROAD GREENACRES, FLORIDA. 33467. PHONE 561-964-7884.