

LEGAL DESCRIPTION AND CERTIFICATION

THE EAST 110 FEET OF LO AIR LOCK "A", LAKE WORTH HEIGHTS. AN. ADDITION TO THE CITY OF LAKE WORTH,C-11V.I. DING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, FROG FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK. 7, PAGE 25.

LESS A PORTION OF LOT 1, BLOCK "A", LAKE WORTH HEIGHTS, AS RECORDED IN PLAT BOOK 7, PAGE 25 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A ROUND 5/8 INCH IRON ROD MARKING THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°58'09" EAST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1, A. DISTANCE OF 166.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89'58'09" EAST ALONG SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 6.00 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 805 (DIXIE HIGHWAY), SAID POINT BEING ON A LINE 2.60 FEET WESTERLY OF A PARALLEL WITH THE EASTERLY BOUNDARY LINE OF SAID. LOT 1; THENCE NORTH 00°00'18" EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 7.00 FEE; THENCE SOUTH 40'37'02" WEST, A DISTANCE OF 9.22 FEET TO THE POINT OF BEGINNING. AS SAID FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 8984, PAGE 357, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

Community Number: 120213 Panel: 0593 Suffix: F F.I.R.M. Date: Flood Zone: X Field Work: 12/6/2021

Certified To:

PAUL GALSTERER; BOULEVARD TITLE COMPANY; CHICAGO TITLE INSURANCE COMPANY;

Property Address:









1831 NORTH DIXIE HIGHWAY
LAKE WORTH, FL 33460

Survey Number: 514335

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
+ x.xx	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



**TARGET
SURVEYING, LLC**

LB #7893

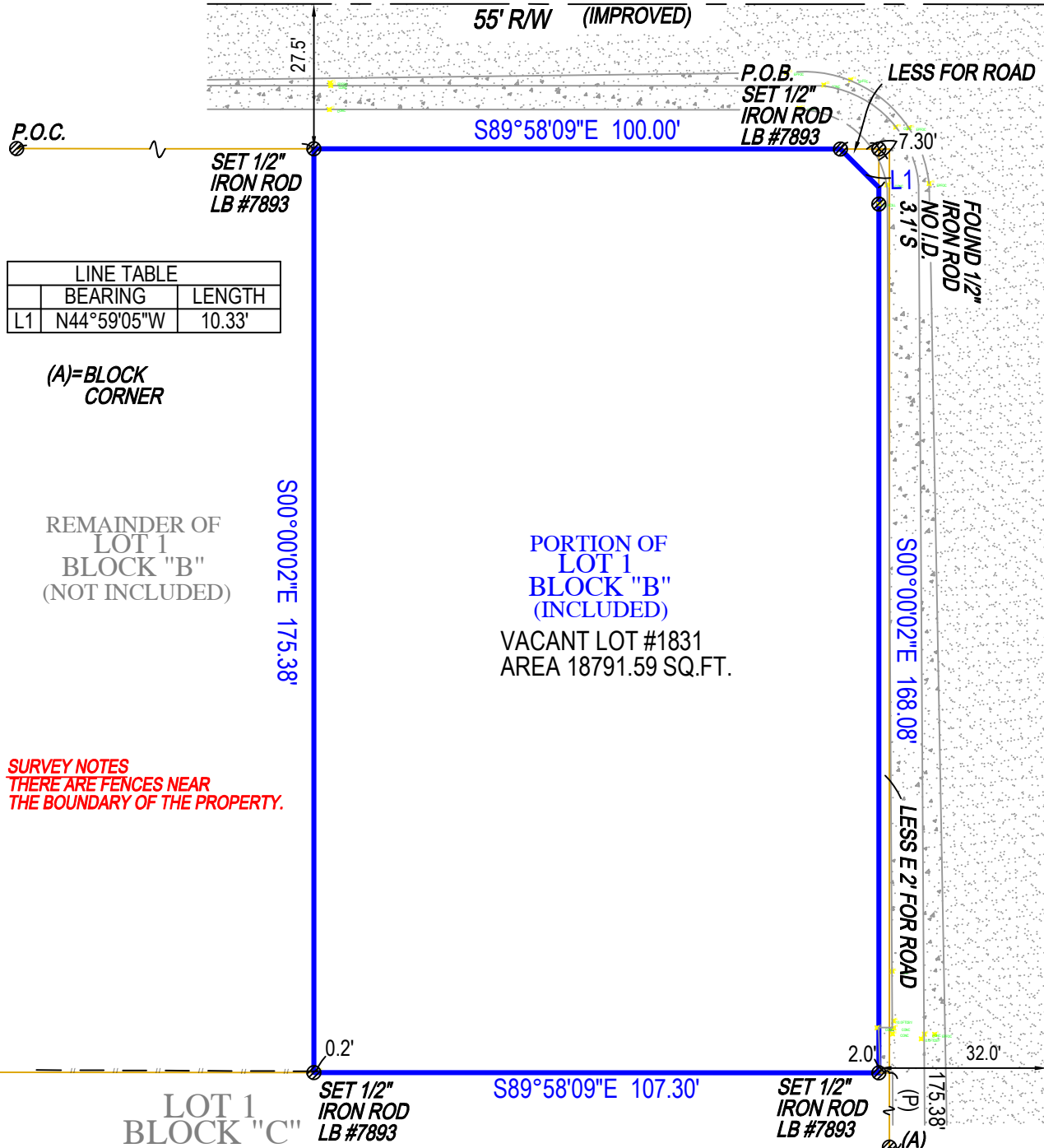
SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
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BOUNDARY SURVEY

19th AVENUE N

55' R/W (IMPROVED)



P.O.C.

SET 1/2" IRON ROD LB #7893

S89°58'09"E 100.00'

P.O.B.
SET 1/2" IRON ROD LB #7893

LESS FOR ROAD

7.30'

FOUND 1/2" IRON ROD NO I.D.

3.1'S

SCALE 1"=30'

LINE TABLE	
BEARING	LENGTH
L1 N44°59'05"W	10.33'

(A)=BLOCK CORNER

REMAINDER OF LOT 1 BLOCK "B" (NOT INCLUDED)

S00°00'02"E 175.38'

PORTION OF LOT 1 BLOCK "B" (INCLUDED)

VACANT LOT #1831 AREA 18791.59 SQ.FT.

N DIXIE HIGHWAY
64' R/W (IMPROVED)

SURVEY NOTES
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

0.2'

LOT 1 BLOCK "C"

SET 1/2" IRON ROD LB #7893

S89°58'09"E 107.30'

SET 1/2" IRON ROD LB #7893

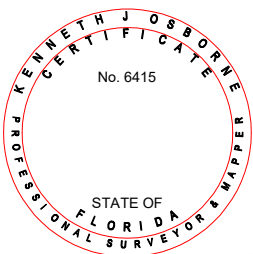
2.0'

32.0'

175.38'

(P)

(A)



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth Osborne

Digitally signed by Kenneth Osborne
Date: 2021.12.08 12:06:28 -05'00'



TARGET SURVEYING, LLC

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(SIGNED)
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415