

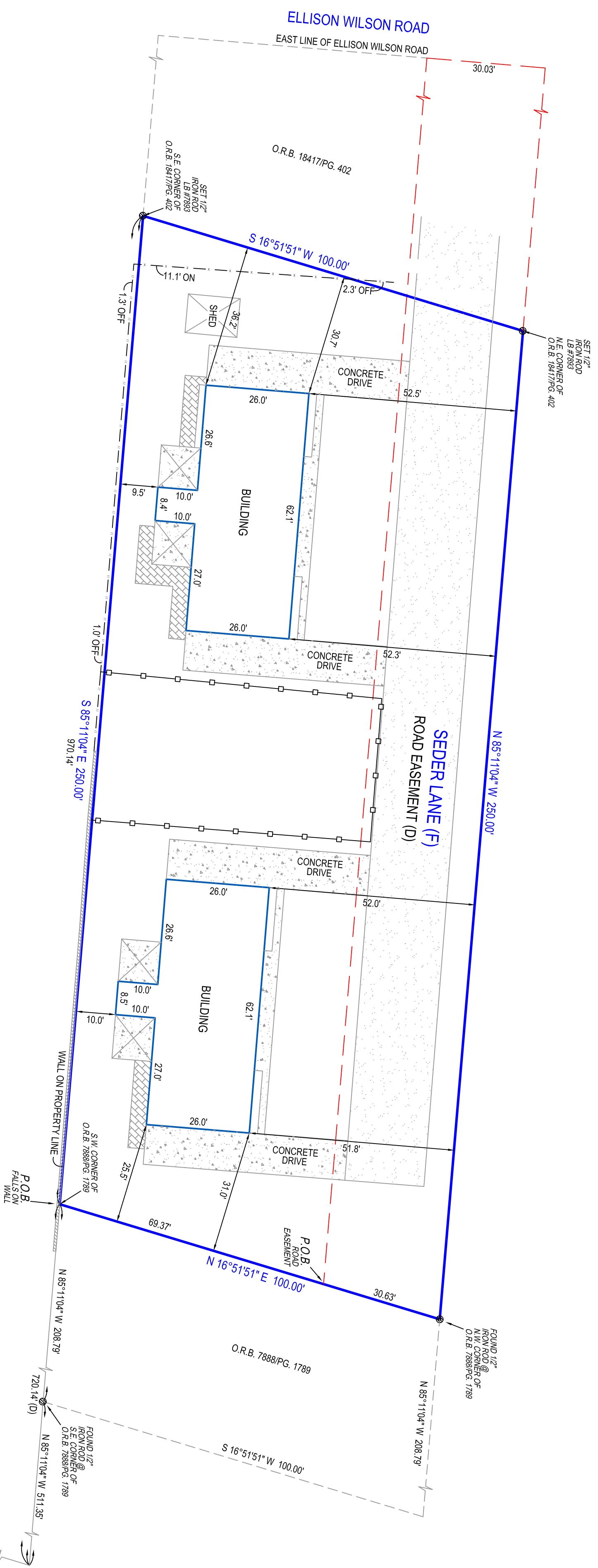
LEGAL DESCRIPTION:
 A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF STATE ROAD 5 (U.S. NO. 1) WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST; THENCE NORTHEAST ALONG THE CENTER LINE OF U.S. NO. 1, 800 FEET; THENCE WEST ON A PARALLEL LINE TO THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 720.14 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY, PARALLEL TO THE CENTER LINE OF SAID STATE ROAD 5, A DISTANCE OF 100 FEET; THENCE WEST PARALLEL TO SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, A DISTANCE OF 230 FEET; THENCE SOUTHERLY, PARALLEL TO THE CENTER LINE OF SAID STATE ROAD 5, A DISTANCE OF 100 FEET; THENCE EAST, PARALLEL TO SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE NORTHERLY 30 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF STATE ROAD 5 (U.S. NO. 1) WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST; THENCE NORTHEAST ALONG THE CENTER LINE OF U.S. NO. 1, 800 FEET; THENCE WEST ON A PARALLEL LINE TO THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 720.14 FEET; THENCE NORTHERLY, PARALLEL TO THE CENTER LINE OF SAID STATE ROAD 5, A DISTANCE OF 89.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY, ALONG THE PRECEDING COURSE, A DISTANCE OF 30.63 FEET; THENCE WEST, PARALLEL TO SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TO THE EAST LINE OF ELLISON WILSON ROAD; THENCE SOUTHERLY, ALONG SAID EAST LINE, A DISTANCE OF 30.03 FEET; THENCE EAST, PARALLEL TO SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TO THE POINT OF BEGINNING.

SURVEY NOTES
 CONCRETE DRIVE CROSSING INTO ROAD EASEMENT ON NORTHERLY SIDE OF LOT THERE ARE FENCES & WALLS NEAR THE BOUNDARY OF THE PROPERTY



SCALE
 1"=20'

BOUNDARY SURVEY

PAGE 1 OF 1

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 A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth J. Osborne
 Digitally signed by Kenneth J. Osborne
 Date: 2023.08.10 10:52:7 -0500
KENNETH J OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415

COMMUNITY NUMBER: 120192
 PANEL: 0377
 SUFFIX: F
 FLOOD ZONE: X
 FIELD WORK: 08.05.2020

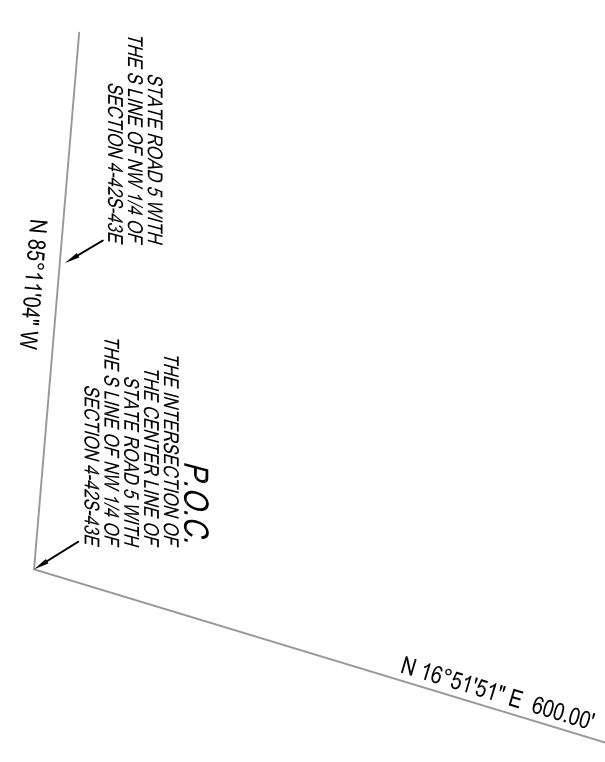
CERTIFIED TO:
 AARON GORDON;
 FIRST PRIORITY TITLE COMPANY;
 OLD REPUBLIC NATIONAL TITLE INSURANCE CO.;
 GROUP ONE MORTGAGE, INC. ISAQ/AT/IMA

PROPERTY ADDRESS:
 1730 SEDER LANE
 NORTH PALM BEACH, FL 33408

SURVEY NUMBER: 426165

ABBREVIATION DESCRIPTION:
 A/C AIR CONDITIONER
 I.D. IDENTIFICATION
 L.B. LISTED BUSINESS
 N.A.V.D. NORTH AMERICAN VERTICAL DATUM
 N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
 O.H.L. OVERHEAD UTILITIES
 P.C. POINT OF CURVATURE
 P.C.C. POINT OF COMPOUND CURVE
 P.K. PARKER KEYLON WALL
 P.R.C. POINT OF REVERSE CURVE
 P.S.M. PROFESSIONAL SURVEYOR MAPPER
 P.T. POINT OF TANGENCY
 R.O.L. ROAD RIGHT OF WAY
 R.W. RIGHT OF WAY

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



LB #7893
 SERVING FLORIDA
 6250 N. MILITARY TRAIL, SUITE 102
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 STATEWIDE PHONE (800) 226-4807
 STATEWIDE FACSIMILE (800) 741-0576
 WEBSITE: <http://targetsurveying.net>

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
- 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 IMPROVEMENTS OVER SCALED POSITIONS.

