



3/4 ACRES VACANT LAND FOR SALE
5975 HAVERHILL ROAD N. WEST PALM BEACH, FL 33407-1754

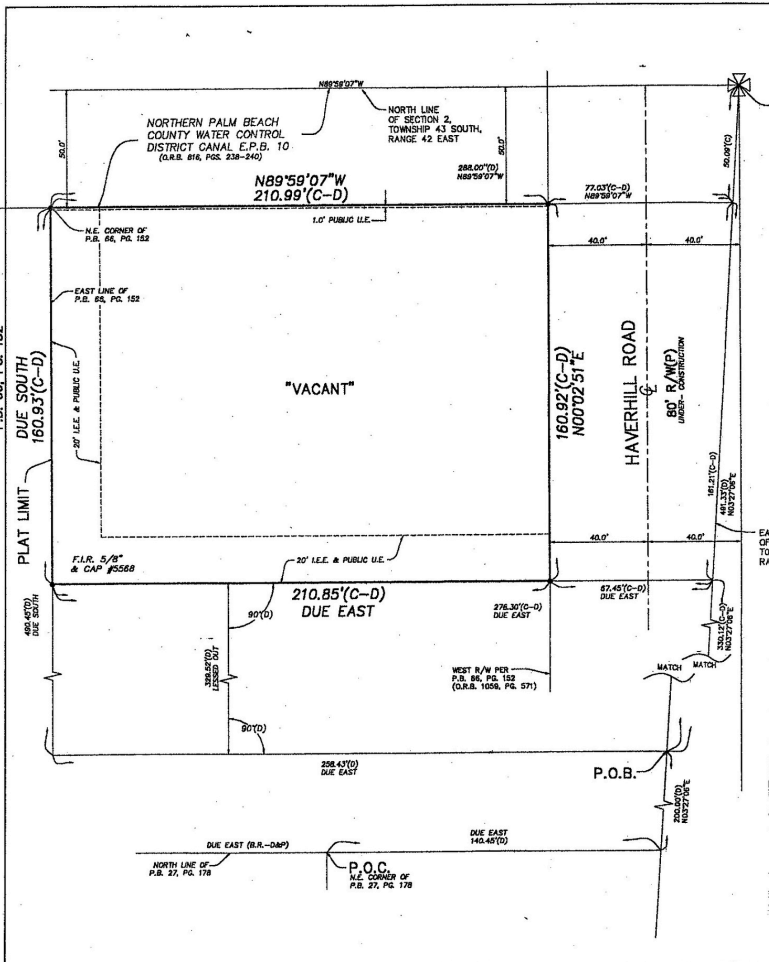
Zoning: Neighborhood Commercial
Property Type: Land
Land Size: .75 Acres
Sale Price: \$519,000.00
Sale Terms: Cash to Seller
PCN: 74-42-43-02-00-000-1070
County: Palm Beach
Utilities: Water and Sewer

This 3/4 Acre Commercial lot is site planned for a 3,000 square foot Laundromat and 3,500 square foot Commercial use. Site is cleared and vacant.

Located on Haverhill Road, North of 45th Street in West Palm Beach.



Property Survey



Property Address:
XXX HAVERHILL ROAD
WEST PALM BEACH, Florida 33414

Survey Number: **W-64893**

Legal Description

A parcel of land lying in Section 2, Township 43 South, Range 42 East, PALM BEACH County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of the REPLAT OF GRAMERCY PARK, UNIT TWO, as recorded in Plat Book 27, Page 178, Public Records of PALM BEACH County, Florida; thence on an assumed bearing of Due East, along the Easterly prolongation of the North line of said Replat, a distance of 140.45 feet to the East line of said Section 2; thence North 03°27'06" East, along the Section line, a distance of 200.00 feet to the POINT OF BEGINNING; thence continue North 03°27'06" East, a distance of 491.33 feet to the point in a line 50 feet South of said parallel with the North line of said Section 2; thence North 89°59'07" West along said parallel line, a distance of 288.00 feet; thence Due South, a distance of 490.45

feet; thence Due East, a distance of 258.43 feet to the POINT OF BEGINNING. Excepting therefrom the South 329.52 feet thereof.

LESS therefrom the right-of-way for Haverhill Road. SUBJECT to easement for ingress and egress and public utilities over the South 20 feet and over the West 20 feet of the above described property. SUBJECT to an easement for public utilities over the North one foot of the above described property.

Community Number: 120192 Panel: 0145
Suffix: B Flood Zone: B
Field Work: 02/06/2003

Certified To:
SALMAN AHMED; CITIZENS TITLE SERVICES, INC.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

LEGEND	△ CENTRAL ANGLE/DELTA ANGLE
-o-o-	D.B. DEED BOOK
W	D. DESCRIPTION OR DEED
M	D.H. DRILL HOLE
F.M.	D.W. DRIVEWAY
●	E. EASEMENT
R	EMT. ELEVATION
M	EL. ELEVATION
M	FF. FINISHED FLOOR
C	F.C.M. FOUND CONCRETE MONUMENT
CL	F.K. FOUND PARKER-KALON NAIL
ENCR	F.L. FOUND LIME
CL	F.M. FOUND METAL MONUMENT
CONCR	F.A. FOUND ALUMINUM
CONCR	F.C. FOUND CONCRETE
CONCR	L.A.E. LIMITED ACCESS EASEMENT
CONCR	M.H. MAHJOLE
CONCR	N.T.S. NOT TO SCALE
CONCR	O.R. OFFICIAL RECORDS
CONCR	O.R.B. OFFICIAL RECORDS BOOK
CONCR	P.C.P. PERMANENT CONTROL POINT
CONCR	P.R.M. PERMANENT REFERENCE MONUMENT
CONCR	P.S. PAGE
CONCR	P.W.M. PLAT WORK
CONCR	P.B. POINT OF BEGINNING
CONCR	P.O.C. POINT OF COMMENCEMENT
CONCR	P.O.L. POINT OF LINE
CONCR	P.C. POINT OF CURVATURE
CONCR	P.R.C. POINT OF REVERSE CURVATURE
CONCR	P.T. POINT OF TANGENCY
CONCR	R. RADIUS (RADIAL)
CONCR	R.O.E. ROOF OVERHANG EASEMENT
CONCR	S.L.R. SET OF IRON ROD & CAP
CONCR	SW. SIDEWALK
CONCR	T.O.B. TOP OF BANK
CONCR	TYP. TYPICAL
CONCR	W.C. WITNESS CORNER
CONCR	16.50 EXISTING ELEVATION
CONCR	E.O.W. EDGE OF WATER
CONCR	I.E.E. INGRESS & EGRESS EASEMENT
CONCR	P.C.C. POINT OF COMPOUND CURVATURE
CONCR	1/4 AND

SIGNED: *Clyde O. Meneal* STATE OF FLORIDA
CLYDE O. MENEAL PROFESSIONAL SURVEYOR AND MAPPER
NO. 2883

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

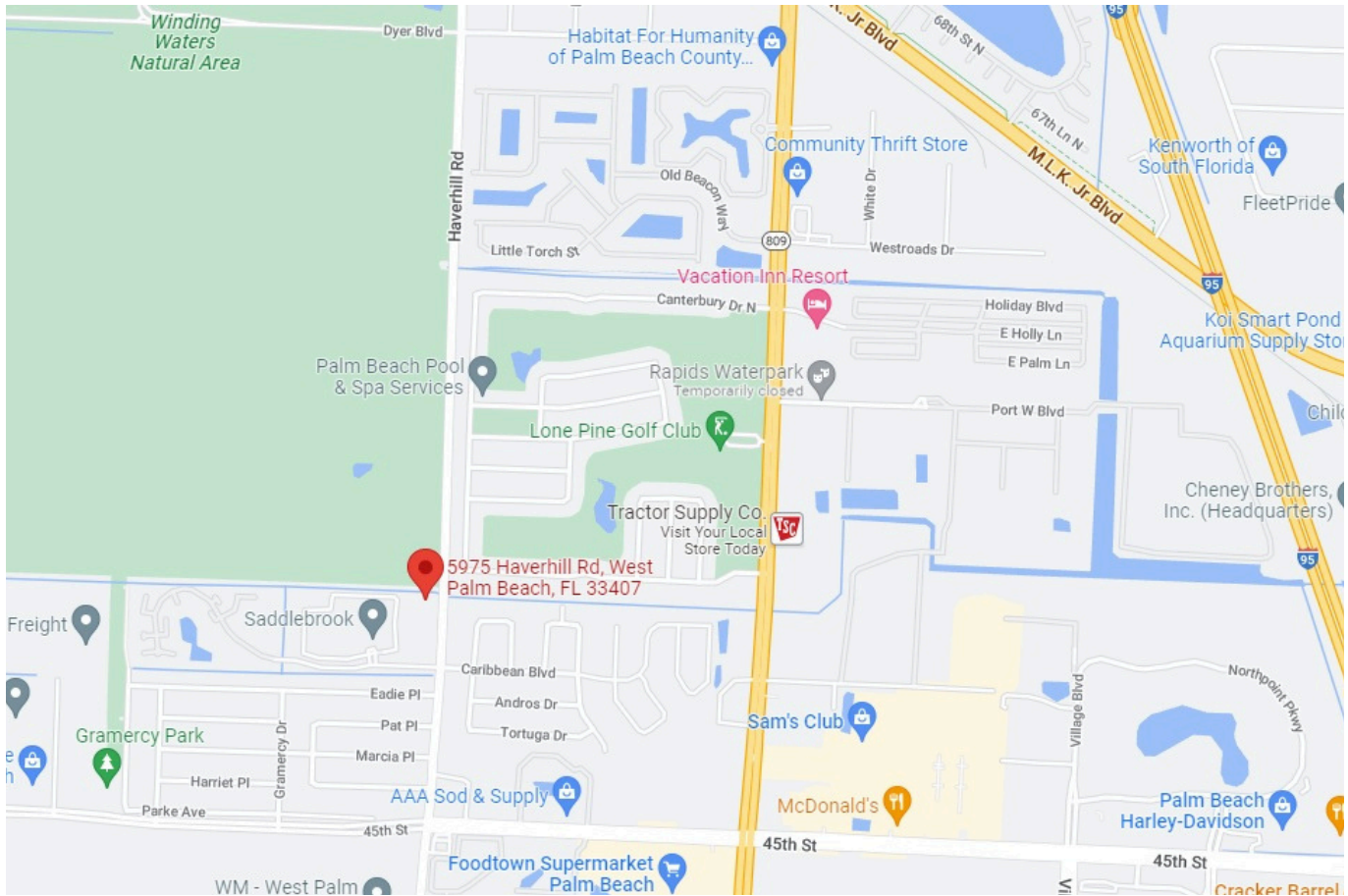
PLANNING BOARD CASE # 1407, A, B & C
RECEIVED ON 1/20/04

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(561) 840-4800 • FACSIMILE (561) 640-0576

Location Map



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