

SCALE: 1"=30'

TYPE OF SURVEY:

- ☐ BOUNDARY
☐ ALTA/NSPS
☒ CONSTRUCTION
☒ TOPOGRAPHIC
☐ CONDOMINIUM
☐ SPECIAL PURPOSE

PRINTING INSTRUCTIONS

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ABBREVIATION LEGEND

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH	P = PLAT
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FND = FOUND	TR = TELEPHONE RISER
G.F.F. = GARAGE FINISHED FLOOR	TWP = TOWNSHIP
L = LEGAL DESCRIPTION	UE = UTILITY EASEMENT
M = MEASURED	UP = UTILITY POLE
OHC = OVERHEAD CABLE	WM = WATER METER
	WV = WATER VALVE

SYMBOLS - NOT-TO-SCALE

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

= UTILITY POLE	= WELL
= LIGHT POLE	= CENTER LINE
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= FIRE HYDRANT	= AIR CONDITIONER
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= WATER VALVE	= ELEV. SHOT
= WATER METER	
= HANDICAP PARKING SPACE	
= SEC. QTR. CORNER	
= SECTION CORNER	

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by
Pablo A Alvarez
Date: 2025.07.09
15:13:38 -04'00'

SIGNATURE _____

DATE: 7-9-2025

PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

SITE ADDRESS:
3943 EVERETT COURT
LAKE WORTH, FLORIDA 33467

LEGAL DESCRIPTION:

LOT 14, 15 AND THE NORTH 1/2 OF LOT 16, LAKE VIEW TERRACE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 23, PAGE 209 AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND A 7.5' ADDITIONAL FORCE MAIN EASEMENT ON THE EAST OF LOT 10, LAKE VIEW TERRACE, ACCORDING TO THE PLAT BOOK 23, PAGE 209 AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 10, THENCE ALONG THE EAST LINE OF LOT 10 HAVING A RADIUS 1582.91', ALONG A CURVE TO THE LEFT, A CHORD BEARING S 12°41'04" W, A DISTANCE 6.48', DELTA 00°14'05", CHORD LENGTH 6.48' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST LINE OF LOT 10 HAVING A RADIUS 1582.91', ALONG A CURVE TO THE LEFT, A CHORD BEARING S 11°55'13" W, A DISTANCE 35.74', DELTA 01°17'37", CHORD LENGTH 35.74'; THENCE N 78°43'35" W, A DISTANCE 7.50'; THENCE A RADIUS 1590.41', ALONG A CURVE TO THE RIGHT, A CHORD BEARING N 11°55'13" E, A DISTANCE 35.91', DELTA 01°17'37", CHORD LENGTH 35.91'; THENCE S 77°25'59" E, DISTANCE 7.50' TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 18385.70 ± SQUARE FEET OR 0.422 ACRES MORE OR LESS.

FLOOD INFORMATION:

ZONE X/AE
ELEV: 11' (NAVD88)
MAP PANEL #: 12099C0777F
EFF. DATE: 10/05/2017

CURVE TABLE				CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1 (CR)	146.55'	1582.91'	05°18'17"	146.50'	501°37'08"W
C1 (M)				146.52'	501°20'55"W
C2	239.95'	1582.91'	08°41'07"	239.72'	508°27'32"W
C3	59.01'	1582.91'	02°08'10"	59.01'	503°12'12"W
C4	59.01'	1582.91'	02°08'10"	59.01'	501°04'02"W
C5	28.53'	1582.91'	01°01'58"	28.53'	500°31'01"E
C6	28.56'	1582.91'	01°02'01"	28.56'	500°31'01"E

CERTIFIED TO
NIXON JOSEPH

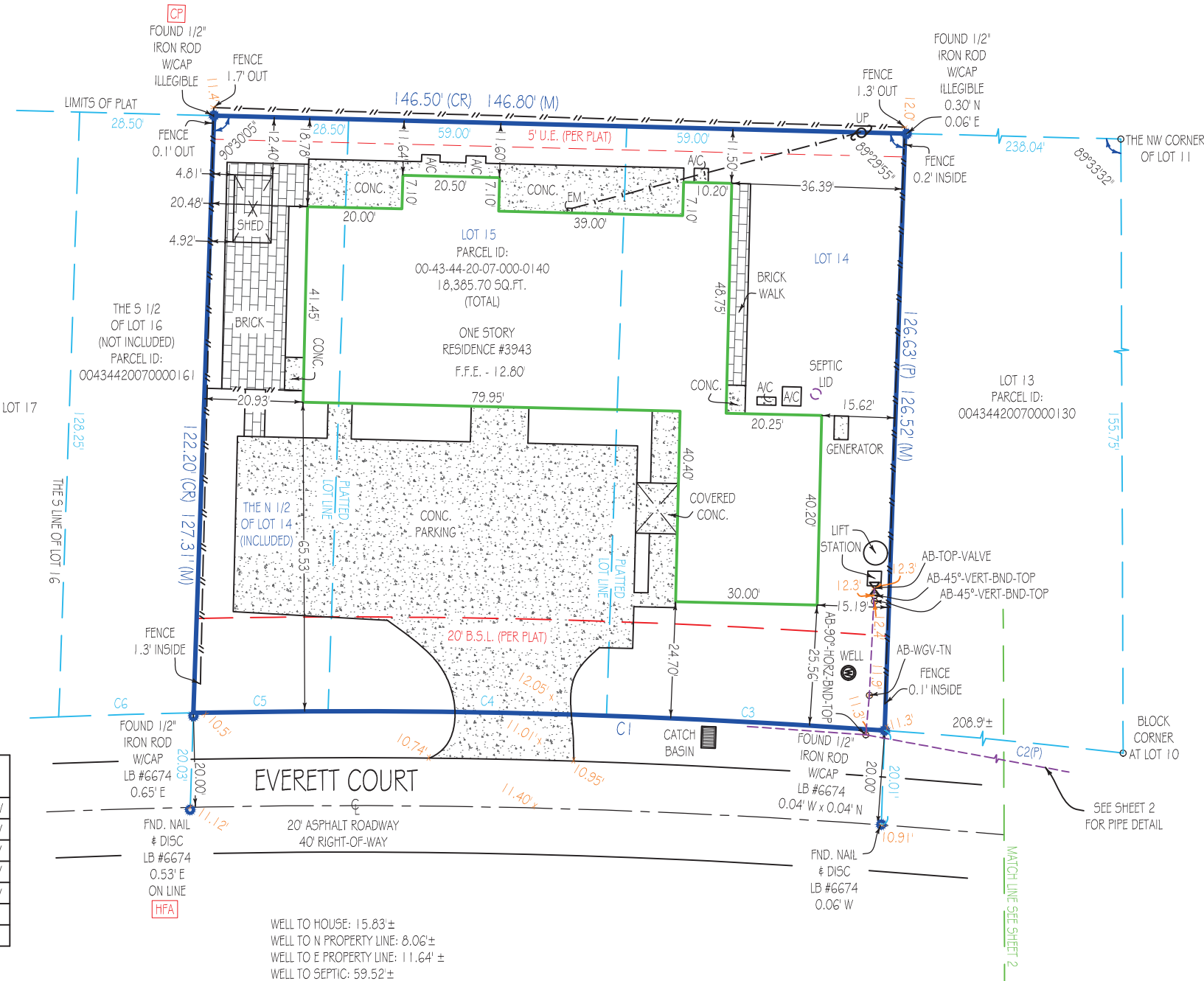
BEARING REFERENCE:

NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

Job Number : 156334-SE	Field:
Drawn By : N.M.	Date of Field Work : 11/17/2022

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- 5' U.E. ALONG WESTERLY BOUNDARY LINE OF SUBJECT LOT.
- FENCE EXTENDS THROUGH THE WESTERLY EASEMENT.
- 20' B.S.L. ALONG EASTERLY BOUNDARY LINE OF SUBJECT LOT.
- B.S.L. DENOTES BUILDING SETBACK LINE



Aerial Photograph

May not show latest improvements. Not-to-scale.



GENERAL NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED SURVEYOR) #8507.

PURPOSE OF SURVEY: pipeline as built

REVISIONS	PIPE DEPICTION REVISED - 01/10/2024 - SG
Update - E.I. - 08/03/2023	REVISED - 05/22/2025 - A.M.
11/17/2023 - Update - B. Zab - 12/04/2023	SKOD REVISION - 06/27/2025 - A.M.
Update Sewer line location 08/24/2023 B. ZAB	SKOD REVISION - 07/01/2025 - A.M.

LINETYPES:

BOUNDARY	— — — — —	BUILDING	— — — — —
EASEMENT	- - - - -	CHAIN LINK FENCE	- x - x -
WOOD FENCE	— — — — —	PLASTIC FENCE	— o — o —
OVERHEAD CABLE	— — — — —		

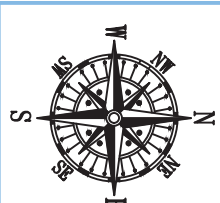
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This survey has been issued by the following Landtec Surveying office:

700 W. Hillsboro Blvd. Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587 Fax: (561) 465-3145
www.LandtecSurvey.com



LICENSED BUSINESS No. 8507



SCALE: 1"=30'

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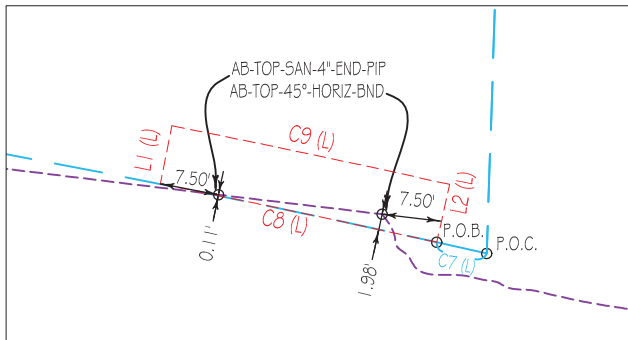
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DETAIL - NOT TO SCALE



LINE TABLE		
	BEARING	DISTANCE
L1(L)	N78°43'35"W	7.50'
L2(L)	S77°25'59"E	7.50'

CURVE TABLE				CHORD LENGTH	CHORD BEARING
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LANDTEC
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LICENSED BUSINESS No. 8507

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