



CERTIFIED TO:
VINNY DAVIS

FLOOD ZONE:
12099C0593F
ZONE: X
EFF: 10/05/2017

BOUNDARY SURVEY

1112 18TH AVE N, LAKE WORTH, FLORIDA 33460

LEGAL DESCRIPTION:

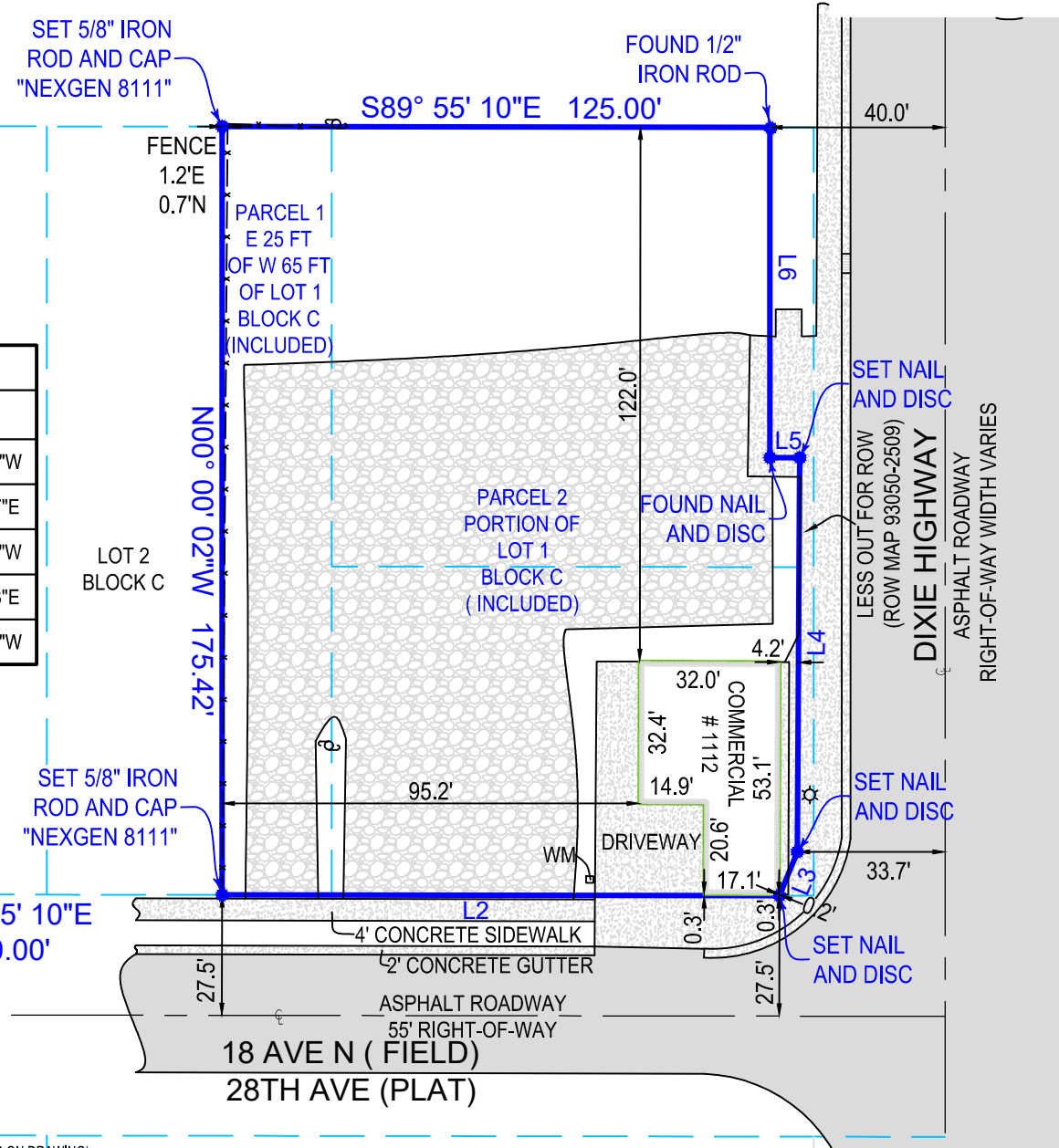
PARCEL 1:
LAKE WORTH HEIGHTS E 25 FT OF W 65 FT OF LT 1 BLK C

PARCEL 2:
THE NORTH 75 FEET OF THE EAST 110 FEET OF LOT 1, BLOCK "C" OF LAKE WORTH HEIGHTS, LESS THE EAST 10 FEET THEREOF, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 25, OF THE PUBLIC RECORDS OF PUBLIC BEACH COUNTY, FLORIDA, AND ALSO THE FOLLOWING:
BEGIN AT A POINT ON DIXIE HIGHWAY 54 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK "C", LAKE WORTH HEIGHTS AND RUN WESTERLY ON A LINE PARALLEL TO THE SOUTH BOUNDARY OF SAID LOT 1, BLOCK "C", A DISTANCE OF 50 FEET TO A POINT MARKED BY AN IRON PIPE; THENCE TURN SOUTHERLY AND RUN ON A LINE PARALLEL TO THE EAST BOUNDARY OF SAID LOT 1, BLOCK "C" A DISTANCE OF 54 FEET TO THE SOUTH BOUNDARY OF SAID LOT 1, BLOCK "C"; THENCE TURN WESTERLY AND RUN ALONG THE SOUTH LINE OF LOT 1, BLOCK "C", A DISTANCE OF 60 FEET TO A POINT; THENCE TURN NORTHERLY AND RUN ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 1, BLOCK "C" A DISTANCE OF 100 FEET TO A POINT; THENCE TURN EASTERLY AND RUN ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 1, BLOCK "C" TO THE EAST BOUNDARY OF LOT 1, BLOCK "C"; THENCE TURN SOUTHERLY AND RUN ALONG THE EAST BOUNDARY OF LOT 1, BLOCK "C" A DISTANCE OF APPROXIMATELY 46 FEET TO THE POINT OF THE BEGINNING.

GENERAL NOTES:

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY 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 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).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

Line Table		
Line #	Length	Direction
L2	127.20'	N89° 55' 10"W
L4	90.01'	N00° 21' 37"E
L3	10.79'	S22° 07' 07"W
L5	6.83'	N89° 58' 43"E
L6	75.38'	N00° 00' 02"W



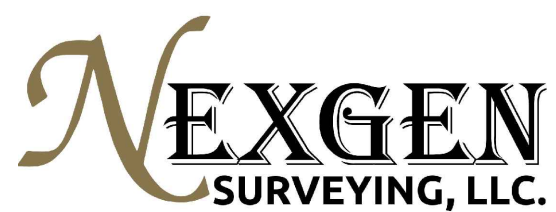
LEGEND:

- (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)
- | | | | | | | | | | |
|---------------------|------------------------------|----------------------------------|------------------------------|-------------------|------------------------------------|---------------|---------------|-----------------|-----------------------------|
| A/C-AIR CONDITIONER | P.O.B.-POINT OF BEGINNING | D.E.-DRAINAGE EASEMENT | R-RADIUS(R) | (P)-PLAT | ELEV-ELEVATION | ☼ -LIGHT POLE | # -NUMBER | ⊗ -WELL | - * - FENCE |
| WM-WATER METER | P.O.C.-POINT OF COMMENCEMENT | P.U.E.- PUBLIC UTILITY EASEMENT | O.R.B.-OFFICIAL RECORDS BOOK | EOW-EDGE OF WATER | FF-FINISHED FLOOR | | - ASPHALT | ⊕ -WATER VALVE | - PLUS OR MINUS |
| AL- ARC LENGTH | P.B.-PLAT BOOK | L.A.E.-LIMITED ACCESS EASEMENT | SQ.FT.-SQUARE FEET | TOB-TOP OF BANK | LS-LICENSED SURVEYOR | | - CONCRETE | ⊕ -CENTER LINE | - POLE |
| (C)-CALCULATED | PG-PAGE | L.M.E.-LAKE MAINTENANCE EASEMENT | AC.-ACRES | OHL-OVERHEAD LINE | LB-LICENSED BUSINESS | | - PAVER/BRICK | ⊕ -CATCH BASIN | ⊕ -MANHOLE |
| (M)-MEASURED | U.E.-UTILITY EASEMENT | O.H.E.-OVERHEAD EASEMENT | DB-DEED BOOK(D)-DEED | C/O-CLEAN OUT | PSM-PROFESSIONAL SURVEYOR & MAPPER | | - WOOD | ⊕ -FIRE HYDRANT | X,XX -TOPOGRAPHIC ELEVATION |

- SURVEY NOTES:
-CONCRETE WALK AND DRIVEWAY EXTENDS THROUGH SOUTH AND EAST BOUNDARY LINES AS SHOWN
-FENCE EXTENDS THROUGH NORTH BOUNDARY LINE AS SHOWN

FIELD DATE: 12-22-2022
DRAWN BY: KG
ORDER NO: 202882
REVISIONS:

1547 PROSPERITY FARMS ROAD
 WEST PALM BEACH, FL 33403
 NexgenSurveying.com LB#8111
 PHONE: 561.508.6272
 FAX: 561.508.6309



I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
 Clyde O. McNeal
 PSM 2883
 ON 1/26/2023



SCALE = 1" = 40'

BOUNDARY SURVEY

1112 18TH AVE N, LAKE WORTH, FLORIDA 33460

LEGAL DESCRIPTION:

PARCEL 1:

LAKE WORTH HEIGHTS E 25 FT OF W 65 FT OF LT 1
BLK C

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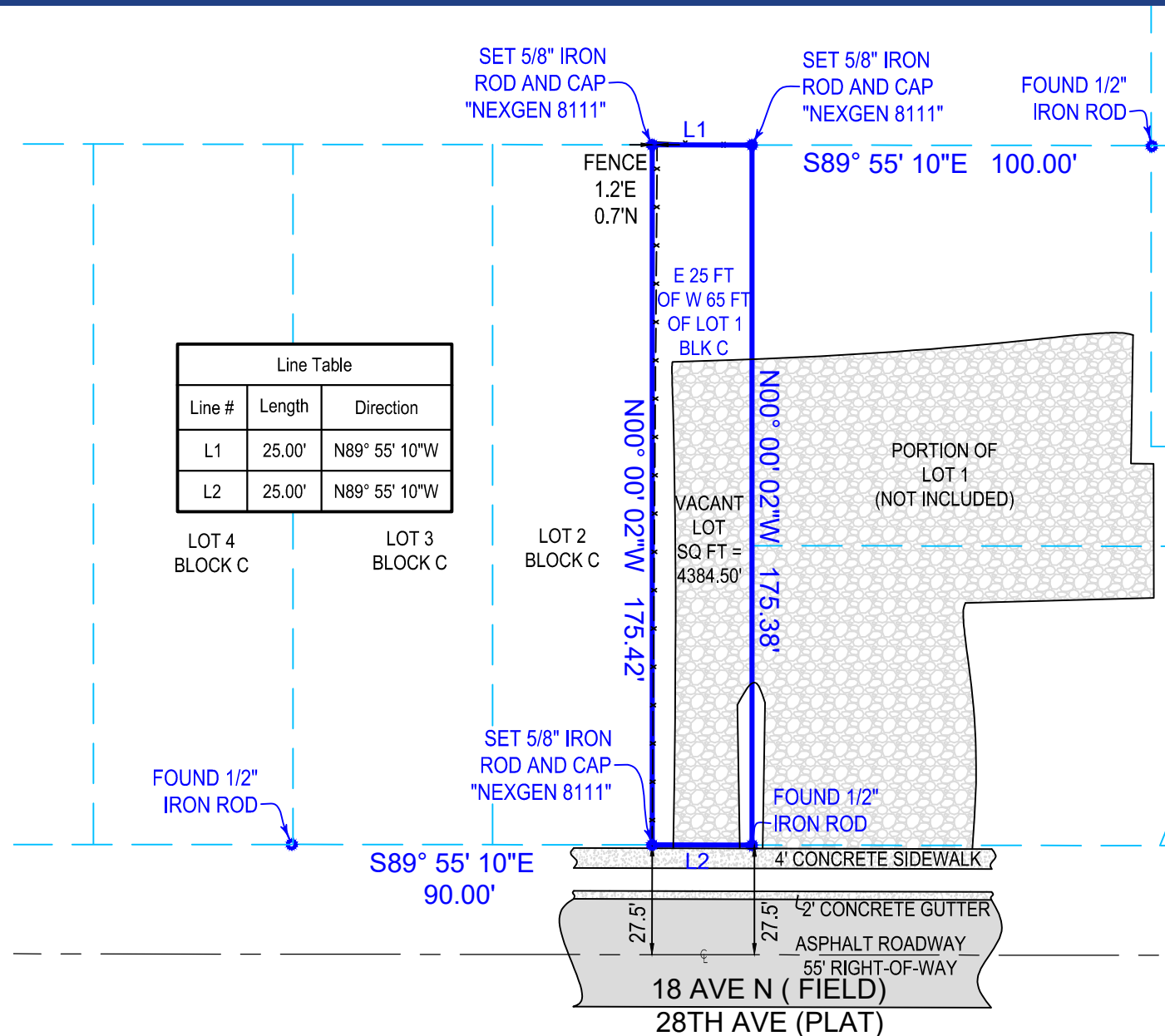
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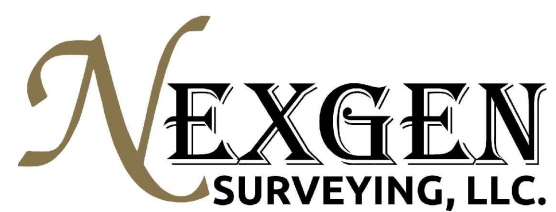
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CLYDE O. MCNEAL
PSM 2883
ON 1/26/2023