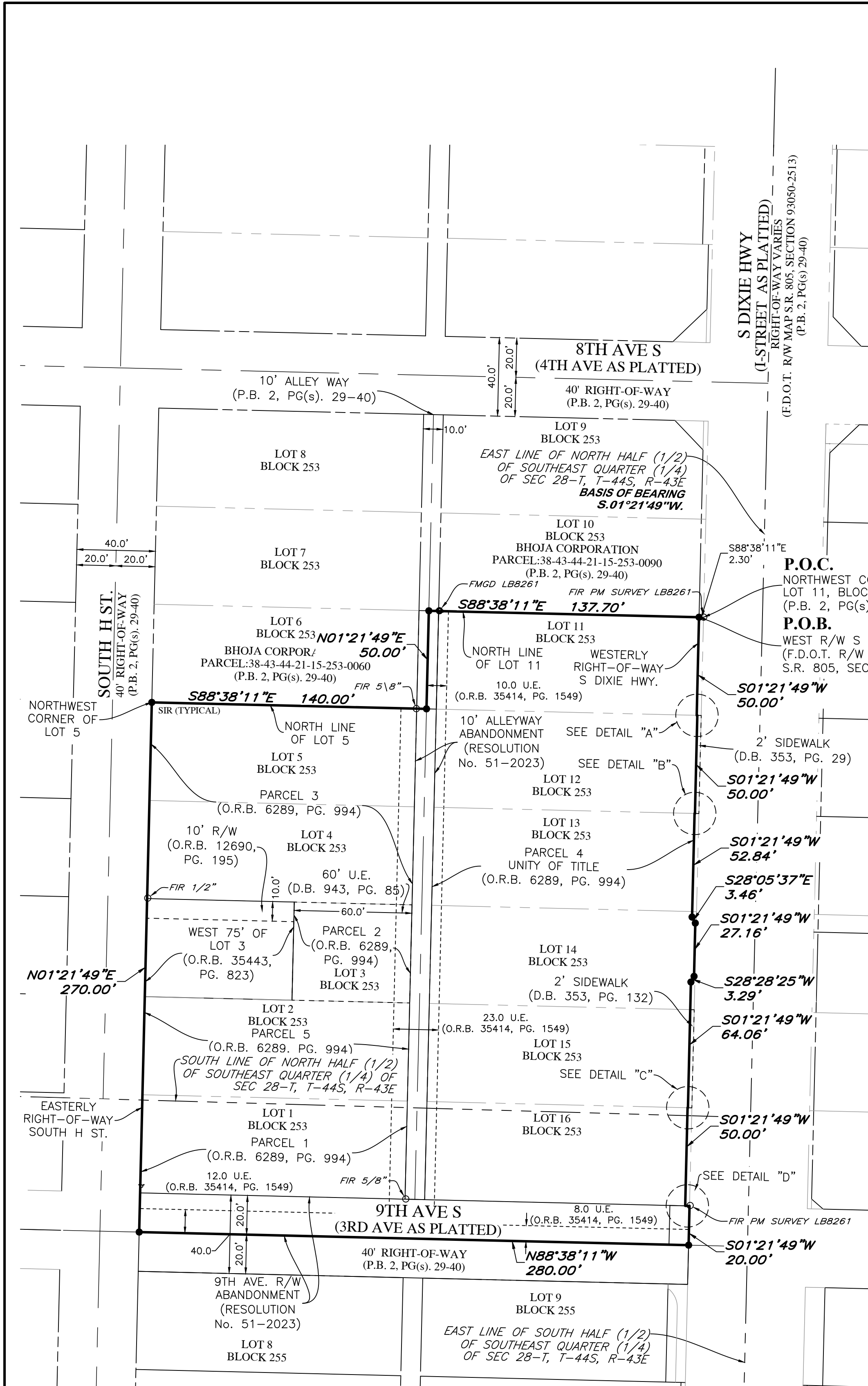


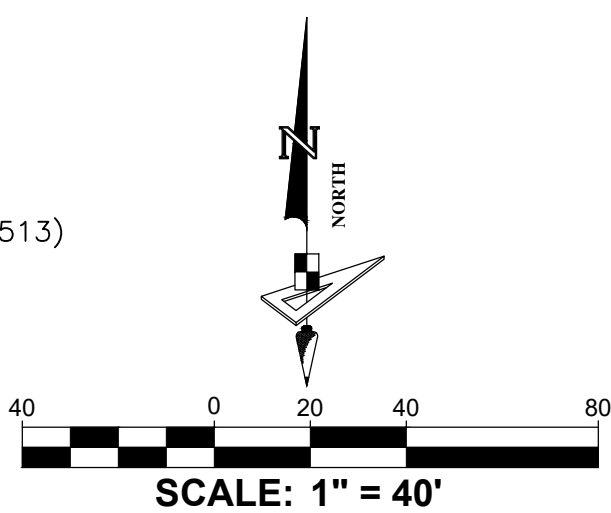


LEGAL DESCRIPTION:

BEING ALL OF LOTS 1 THROUGH 5, ALSO BEING A PORTION OF LOTS 11 THROUGH 16, BLOCK 253, PALM BEACH FARM CO. PLAT NO.2, THE TOWN SITE OF LUCERNE, (NOW KNOWN AS LAKE WORTH BEACH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY TAKING AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP STATE ROAD 805, SECTION 93050-2513, ALSO BEING A PORTION OF A 10 FOOT ALLEY WAY AND A PORTION OF 3RD AVENUE, BLOCK 253, PALM BEACH FARM CO. PLAT NO.2, THE TOWN SITE OF LUCERNE, (NOW KNOWN AS LAKE WORTH BEACH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

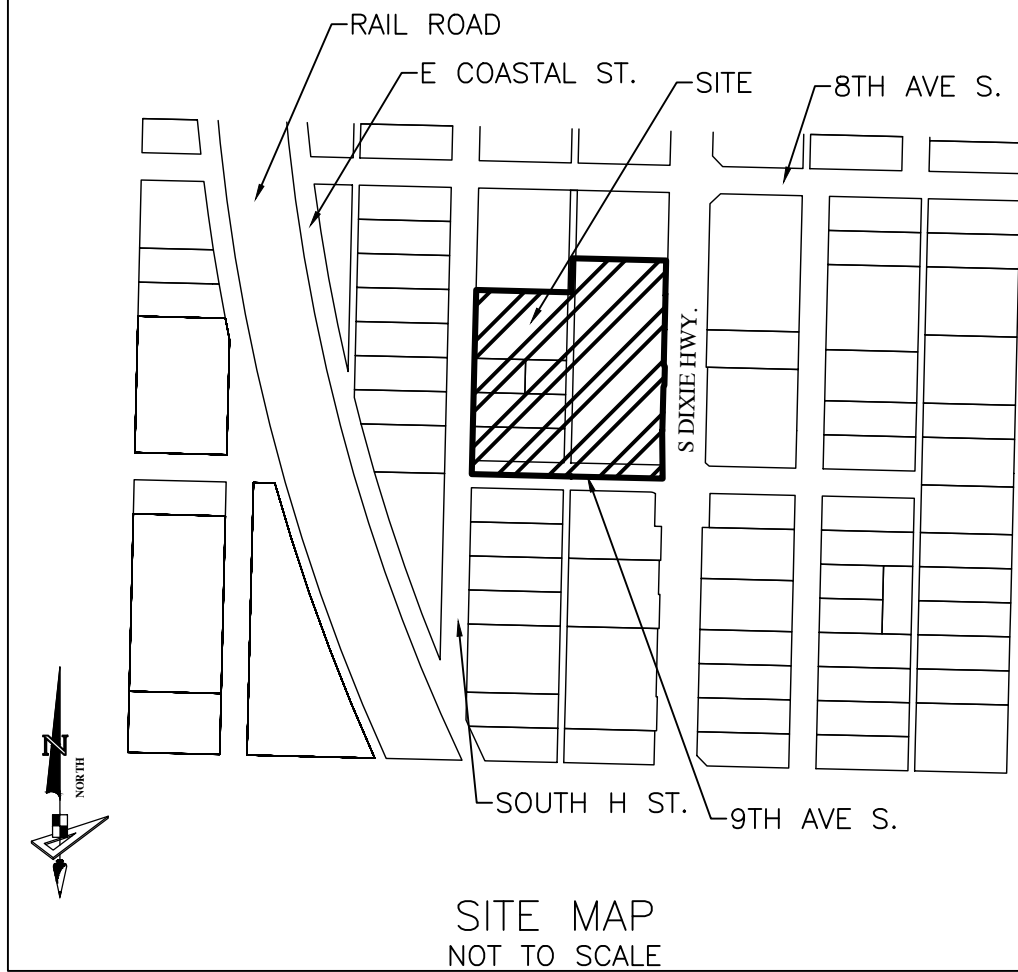
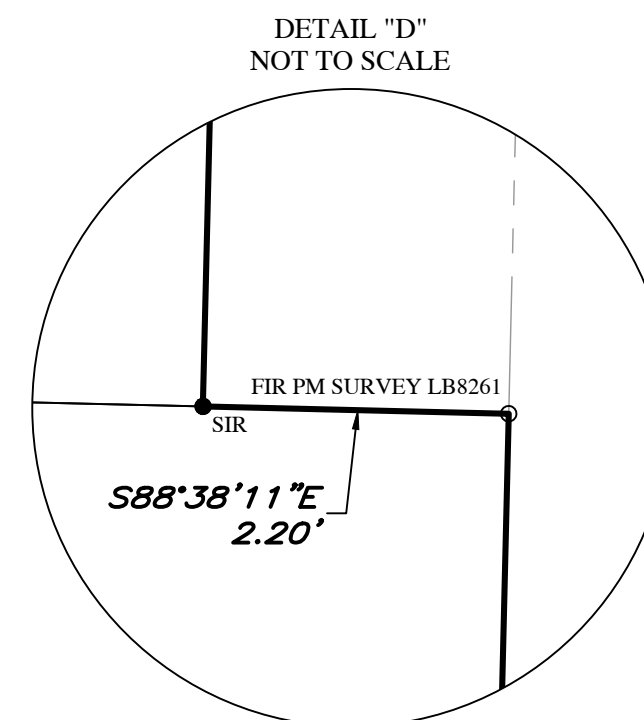
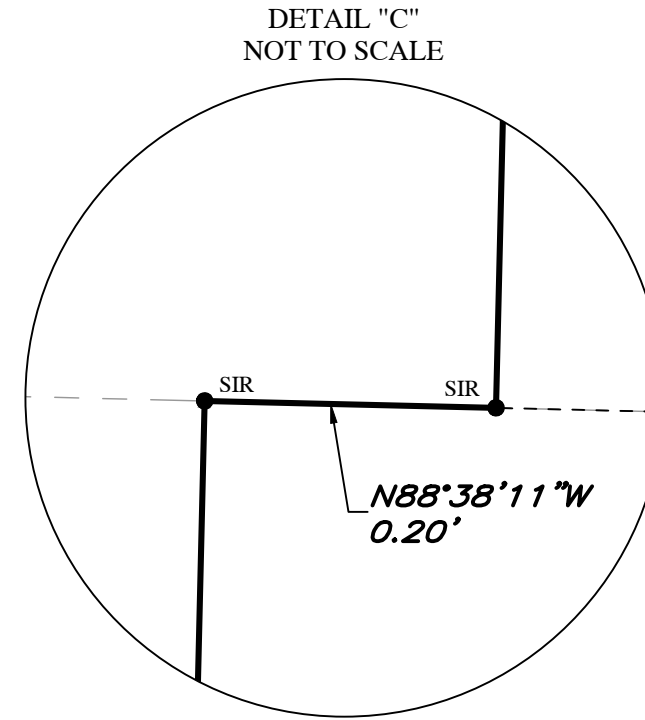
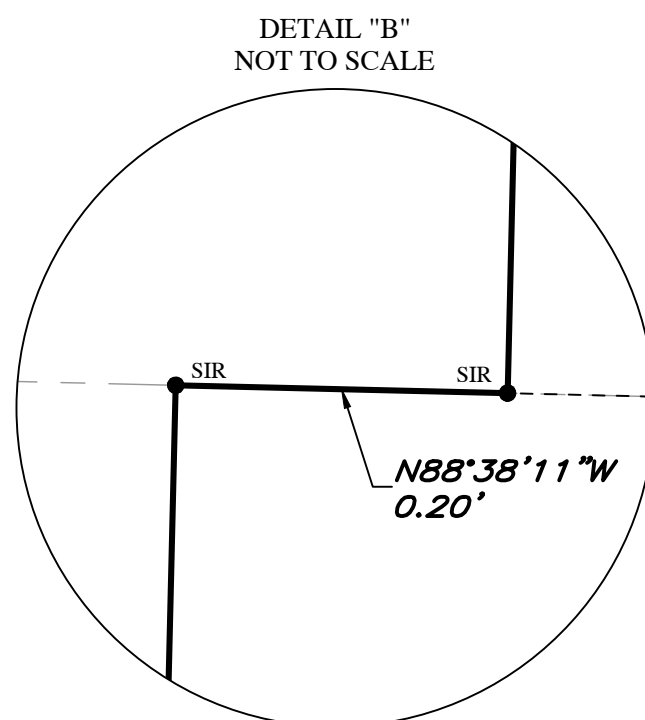
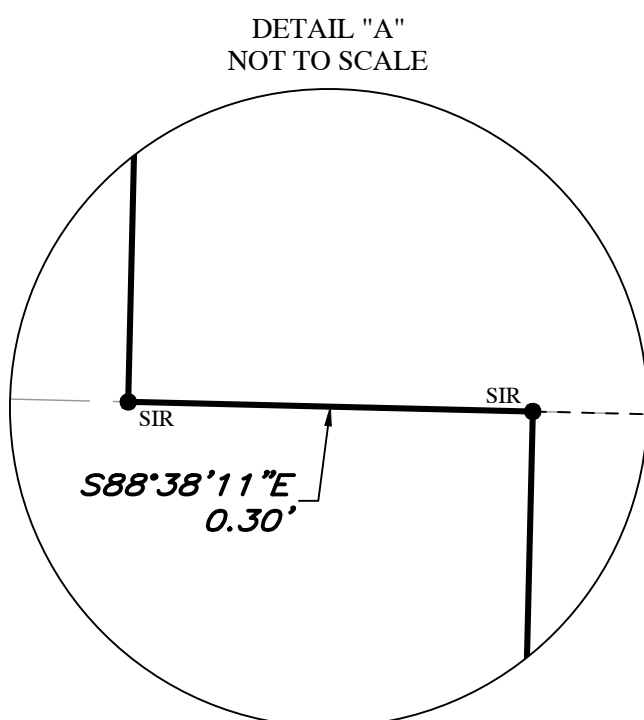
COMMENCE AT THE NORTHEAST CORNER OF LOT 11, BLOCK 253, THE PALM BEACH FARMS CO., PLAT NO. 2, THE TOWNSITE OF LUCERNE, (NOW KNOWN AS LAKE WORTH BEACH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°38'11"E. ALONG THE NORTH LOT LINE OF SAID LOT 11, A DISTANCE OF 2.30 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF I STREET (NOW KNOWN AS SOUTH DIXIE HIGHWAY) ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 805, SECTION 93050-2513, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE BY THE FOLLOWING THIRTEEN (13) COURSES BEING ALONG SAID WESTERLY RIGHT-OF-WAY OF I STREET (NOW KNOWN AS SOUTH DIXIE HIGHWAY); 1) THENCE S.01°21'49"W, DEPARTING SAID NORTH LINE, A DISTANCE OF 50.00 FEET; 2) THENCE S.88°38'11"E, A DISTANCE OF 0.30 FEET; 3) THENCE S.01°21'49"W, A DISTANCE OF 50.00 FEET; 4) THENCE N.88°38'11"W, A DISTANCE OF 0.20 FEET; 5) THENCE S.01°21'49"W, A DISTANCE OF 52.84 FEET; 6) THENCE S.28°05'37"E, A DISTANCE OF 3.46 FEET; 7) THENCE S.01°21'49"W, A DISTANCE OF 27.16 FEET; 8) THENCE S.28°28'25"W, A DISTANCE OF 3.29 FEET; 9) THENCE S.01°21'49"W, A DISTANCE OF 64.06 FEET; 10) THENCE N.88°38'11"W, A DISTANCE OF 0.20 FEET; 11) THENCE S.01°21'49"W, A DISTANCE OF 50.00 FEET; 12) THENCE S.88°38'11"E, A DISTANCE OF 2.20 FEET; 13) THENCE S.01°21'49"W, A DISTANCE OF 20.00 FEET; THENCE N.88°38'11"W, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 280.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH H STREET, OF SAID PLAT; THENCE N.01°21'49"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 270.00 FEET TO THE NORTHWEST CORNER OF LOT 5, OF SAID PLAT; THENCE S.88°38'11"E, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID LOT 5 AND ITS EASTERLY EXTENSION THEREOF, A DISTANCE OF 140.00 FEET; THENCE N.01°21'49"E, A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 11; THENCE S.88°38'11"E, ALONG SAID NORTH LINE, A DISTANCE OF 137.70 FEET TO THE POINT OF BEGINNING.

TOTAL CONTAINING: 82,009 SQUARE FEET OR 1.882 ACRES, MORE OR LESS.



SURVEYOR'S NOTES:

- EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS, AND OTHER SIMILAR MATTERS TAKEN FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, FILE NUMBER: 24005579 WITH AN EFFECTIVE DATE OF JANUARY 16, 2024, AT 5:00 PM.
- NO BUILDING OR IMPROVEMENTS LOCATED.
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF S01°21'49"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
- THE SUBJECT PARCEL LIES IN FLOOD ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12099C0781F FOR CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA, COMMUNITY NO. 120213, PALM BEACH COUNTY, FLORIDA, DATED OCTOBER 05, 2017 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN, IF ANY, HAVE BEEN DIGITALLY TRANSLATED FROM DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER (HTTPS://MSC.FEMA.GOV).
- USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN AUTHORIZATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- THE LANDS DESCRIBED HEREON MAY CONTAIN LANDS THAT ARE CONSIDERED ENVIRONMENTALLY SENSITIVE WETLANDS THAT ARE SUBJECT TO CLAIM OR RESTRICTION BY ONE OR MORE OF THE FOLLOWING AGENCIES: ARMY CORP. OF ENGINEERS, A LOCAL FLORIDA WATER MANAGEMENT DISTRICT, OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.). WETLAND LINES AND AREAS, IF ANY, ARE NOT SHOWN HEREON.
- IMPROVEMENTS SHOWN HEREON WERE TAKEN FROM PRINCIPAL MERIDIAN SURVEYING INC. BOUNDARY AND TOPOGRAPHIC SURVEY, JOB #23-0314, DATED : 05-04-23



LEGEND

- D.B. ---- Deed Book
FIR ---- Found Iron Rod
FMGD ---- Found Mag Nail & Disc
SIR ---- Set 1/2" Iron Rod LB7768
P.B. ---- Plat Book
Pg(s). ---- Page(s)
O.R./O.R.B. ---- Official Records Book
R.O.W./R/W ---- Right-of-Way
U.E. ---- Utility Easement
F.D.O.T. ---- Florida Department of Transportation
S.R. ---- State Road
LB ---- Licensed Business
SEC ---- Section
28-44-43 ---- SECTION-TOWNSHIP-RANGE
N/K/A ---- Now-Known-As
- ---- Indicates Found Iron Rod
● ---- Indicates Found Mag Nail & Disc
● ---- Indicates Set 1/2" Iron Rod LB7768

Revisions				Surveyor's Certification	
CREW #1 PARTY CHIEF: C. KUSUK	DATE	DESCRIPTION	DRAWN	P. CHECK	I do hereby certify that this survey was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers stated in Rules 6A-17.001, 6A-17.002, and 6A-17.003, Florida Administrative Code, pursuant to section 427.027 of the Florida Statutes.
FIELD BOOK: 2024-06W/11	03/15/24	Update Boundary	MJK	CK	
DATA FILE: 01 MADISON TERR--88_16	01/16/25	Update Site Boundary To Include West 75' Of Lot 3	LJO	N/A	
CREW #2 PARTY CHIEF: ---	02/11/25	Add Recorded UE To Survey	DJS	N/A	
DATA FILE: ---	---	---	---	---	
FIELD BOOK: ---	---	---	---	---	
CREW #3 PARTY CHIEF: ---	---	---	---	---	
DATA FILE: ---	---	---	---	---	

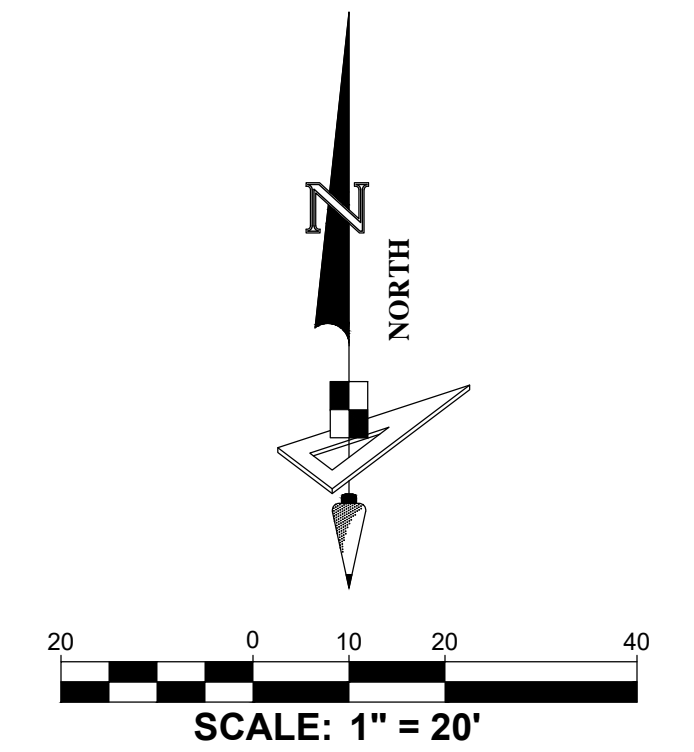
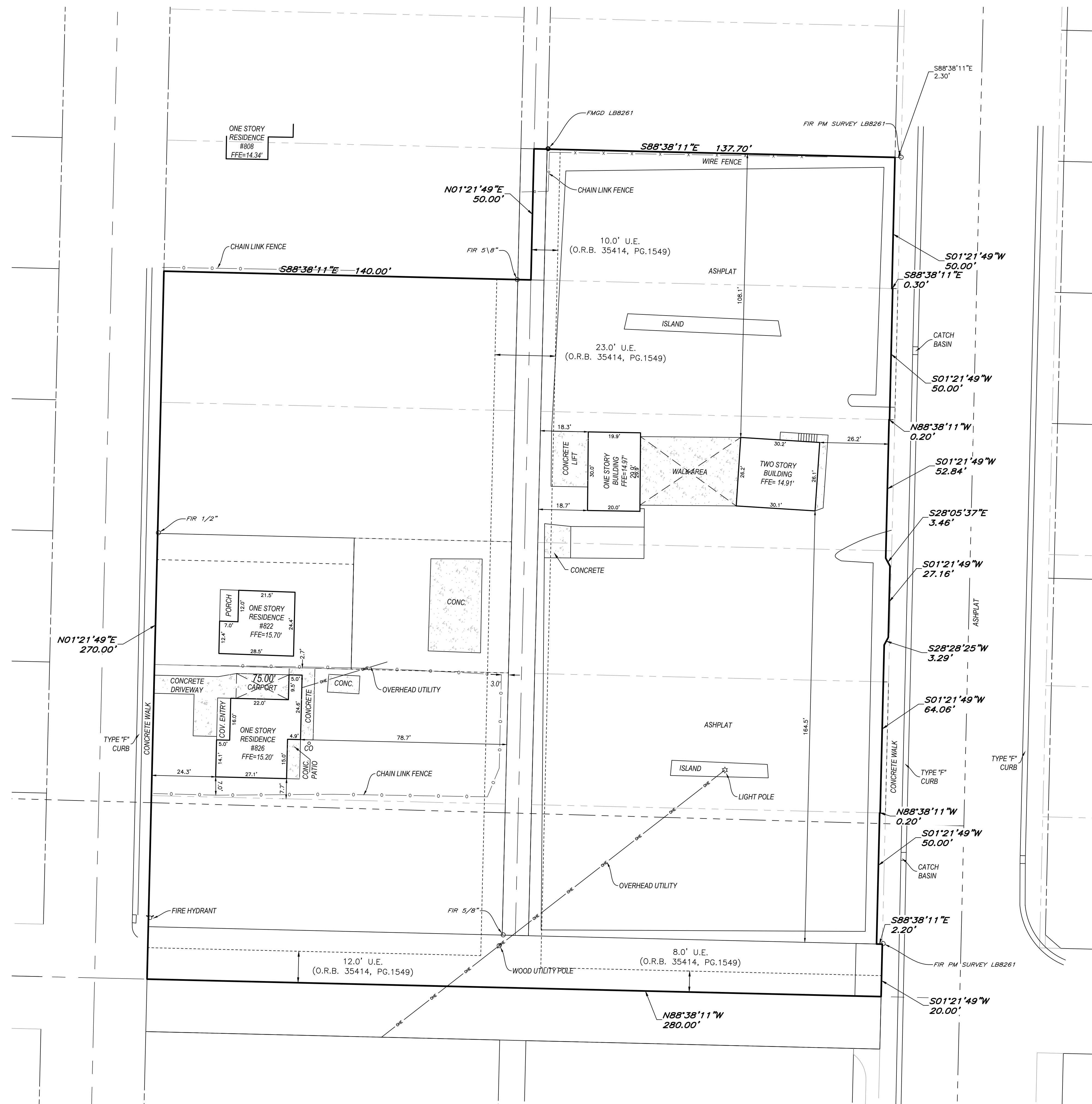
THIS SURVEY IS VALID ONLY WITH A SIGNATURE & ORIGINAL SEAL IN HAND COPY FORAL OR A DIGITAL SEAL IN ELECTRONIC FORM PURSUANT TO RULES 6A-17.060 AND 6A-17.062, SECTION 472.027 OF THE FLORIDA STATUTES.	Survey is Certified To: MADISON TERRACE, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, and; ZIMMERMAN, KISER, SUTCLIFFE, P.A.
Luis J. Ortiz	LS7006

www.geopointsurvey.com Licensed Business No.: LB 7768	North Florida 327 S. County Hwy 393 Santa Rosa Beach, Florida 32459 Phone: (850) 740-0650	West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266
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Central Florida 528 Northlake Blvd, Suite 1040 Altamonte Springs, Florida 32701 Phone: (321) 270-0440	East Florida 4152 West Blue Heron Blvd Suite 106 Riviera Beach, Florida 33404 Phone: (561) 444-2720
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Boundary Survey	PREPARED FOR: Madison Terrace, LLC LOCATED IN: Sections 28, Township 44 S., Range 43 E., Palm Beach County, Florida	JOB #: Madison Terrace DRAWN BY: MJK DATE: 02/06/24 LIDAR CREW: N/A DATE: N/A SURFACE BY: N/A H.DATUM: FL-East NAD(83)-2011 V.DATUM: NAVD (1988) GFC CHECK: LJO FLD CHECK: CK
SHEET: 01 of 01		

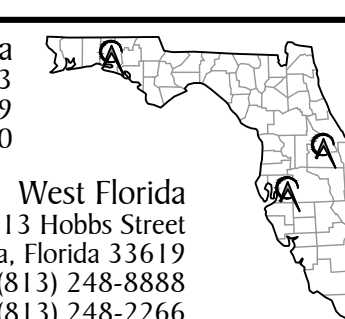


NOTE:
IMPROVEMENTS SHOWN HEREON WERE TAKEN FROM PRINCIPAL MERIDIAN SURVEYING INC. BOUNDARY AND TOPOGRAPHIC SURVEY, JOB #23-0314, DATED : 05-04-23

www.geopointsurvey.com
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Surveying, Inc.

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Altamonte Springs, Florida 32701
Phone: (321) 270-0440

East Florida
4152 West Blue Heron Blvd
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720

Boundary Survey

PREPARED FOR:
Madison Terrace, LLC
LOCATED IN:
Sections 28, Township 44 S., Range 43 E., Palm Beach
County, Florida

See Sheet 1 for
Certifications,
Signature, & Revisions.
Not valid without all Sheets

SHEET: **02** of **02**