LEGAL DESCRIPTION:

S TTRI RIGH 7 MA.

S88°38'11"E

 $\sqrt{2.30'}$ **P.O.C.**

S01°21'49"W

2' SIDEWALK

(D.B. 353, PG. 29)

501°21'49"W

S01°21'49"W

*S28*05'37"E*

S01°21'49"W

S28°28'25"W

S01°21'49"W

⁻501°21'49"W

-FIR PM SURVEY LB8261

-*501°21'49"W*

50.00'

52.84'

27.16

3.29'

64.06'

50.00′

SEE DETAIL "D"

20.00'

50.00′

8TH AVE S

(4TH AVE AS PLATTED)

40' RIGHT-OF-WAY

(P.B. 2, PG(s). 29-40)

BASIS OF BEARING

FIR PM SURVEY LB8261-

WESTERLY

RIGHT-OF-WAY~

S DIXIE HWY.

SEE DETAIL "A"/

SEE DETAIL "B"

S.01°21'49"W.

BLOCK 253

LOT 10

BLOCK 253 BHOJA CORPORATION

PARCEL:38-43-44-21-15-253-0090

(P.B. 2, PG(s). 29-40)

BLOCK 253

LOT 12 BLOCK 253

LOT 13

BLOCK 253

PARCEL 4

UNITY OF TITLE

(O.R.B. 6289, PG. 994)

LOT 14

BLOCK 253

LOT 15

BLOCK 253

LOT 16

BLOCK 253

2' SIDEWALK

(D.B. 353, PG. 132)

SEE DETAIL "C"-

(O.R.B. 35414, PG. 1549)

N88°38'11"W

280.00'

BLOCK 255

EAST LINE OF SOUTH HALF (1/2)-

OF SOUTHEAST QUARTER (1/4) OF SEC 28-1, T-44S, R-43E

S88°38'11"E 137.70'

NORTH LINE

OF LOT 11

10' ALLEYWAY

(RESOLUTION

No. 51-2023)

(O.R.B. 35414, PG. 1549)

ABANDONMENT

(O.R.B. 35414, PG. 1549)

EAST LINE OF NORTH HALF (1/2)-

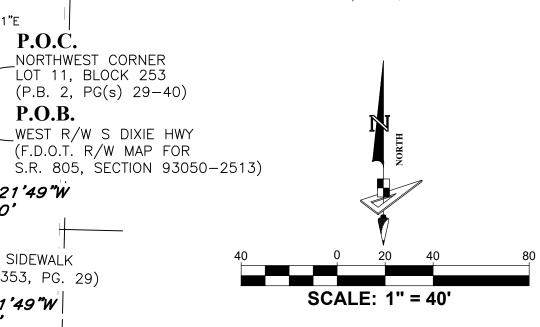
OF SOUTHEAST QUARTER (1/4)

OF SEC 28-T, T-44S. R-43F

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.

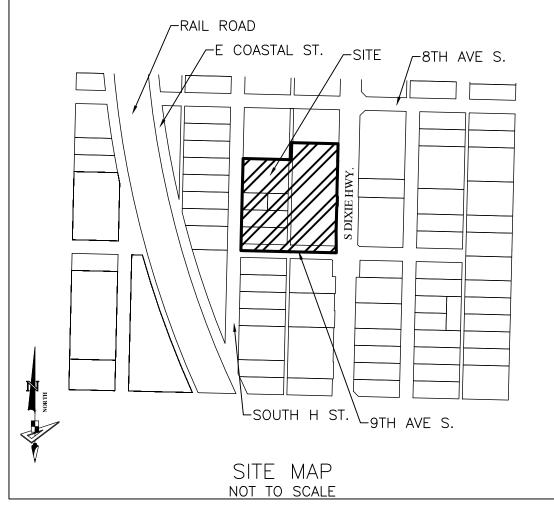


SURVEYOR'S NOTES:

- 1. 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
- 2. NO BUILDING OR IMPROVEMENTS LOCATED.
- 3. 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.
- 4. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
- 5. 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)
- 6. 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.
- 7. 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.
- 8. IMPROVEMENTS SHOWN HEREON WERE TAKEN FROM PRINCIPAL MERIDIAN SURVEYING INC. BOUNDARY AND TOPOGRAPHIC SURVEY, JOB #23-0314, DATED: 05-04-23

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE PROPERTY INFORMATION REPORT PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. FOR MADISON TERRACE, LLC; COMMITMENT NUMBER: 24005579; EFFECTIVE DATE: JANUARY 16, 2024 AT 5:00 PM, BASE TITLE INFORMATION AND OTHER **ENCUMBRANCES AFFECTING TITLE ARE:**

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (NOT A MATTER OF SURVEY)
- 2. FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED. (NOT A MATTER OF SURVEY)
- 3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. (NOT A MATTER OF SURVEY)
- 4. CONSTRUCTION, MECHANIC'S, CONTRACTORS' OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. (NOT A MATTER OF SURVEY)
- 5. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. (NOT A MATTER OF
- 6. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS. (NOT A MATTER OF SURVEY)
- 7. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHERS MATTERS CONTAINED ON THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 2 TOWNSITE OF LUCERNE. N/K/A LAKE WORTH. AS RECORDED IN PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (SHOWN ON THIS SURVEY)
- 8. EASEMENT CONTAINED IN INSTRUMENT RECORDED IN DEED BOOK 943, PAGE 85, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO PARCEL 2) (SHOWN ON THIS SURVEY)
- 9. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA. RECORDED IN DEED BOOK 731, PAGE 310, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO PARCEL 3) NOTE: THE RIGHT OF ENTRY AND EXPLORATION RUNNING WITH THE ABOVE RESERVATION OF AN INTEREST IN PHOSPHATE, MINERALS, METALS, AND/OR PETROLEUM HAS BEEN RELEASED BY FLORIDA STATUTE 270.11(3). **(NOT A MATTER OF SURVEY)**
- 10. SUBJECT TO QUIT-CLAIM DEED RECORDED IN DEED BOOK 353, PAGE 29, PALM BEACH COUNTY, FLORIDA, RECORDS, DEEDING THE EAST 2 FEET TO THE CITY OF LAKE WORTH FOR SIDEWALK PURPOSES AND PROVIDING SIDEWALKS WOULD BE INSTALLED AT NO EXPENSE TO THE OWNER. (AS TO PARCEL 4, LOT 12) (SHOWN ON THIS SURVEY)
- 11. SUBJECT TO QUIT-CLAIM DEED RECORDED IN DEED BOOK 353, PAGE 132, PALM BEACH COUNTY, FLORIDA, RECORDS, TO THE CITY OF LAKE WORTH DEEDING THE EAST 2 FEET OF THE SUBJECT PROPERTY FOR SIDEWALK PURPOSES PROVIDED THAT SIDEWALKS WOULD BE INSTALLED AT NO EXPENSE TO THE OWNERS. (AS TO PARCEL 4, LOT 15) (SHOWN ON THIS SURVEY)
- 12. UNITY OF TITLE DECLARATION RECORDED IN O.R. BOOK 6289, PAGE 994, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO PARCEL 4) (SHOWN ON THIS SURVEY)
- 13. PARTY MEMBERSHIP AGREEMENT TO THE FLORIDA GREEN FINANCE AUTHORITY AND RESOLUTION NO. 11-2012 OF THE CITY OF LAKE WORTH RECORDED IN O.R. BOOK 28757, PAGE 803, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS PROPERTY, BLANKET IN NATURE, UNABLE TO PLOT)
- 14. TERMS, COVENANTS, CONDITIONS, AND OTHER MATTERS CONTAINED IN FENCE/GATE REMOVAL AGREEMENT RECORDED IN O.R. BOOK 31415. PAGE 1583: O.R. BOOK 32701. PAGE 1444: AND O.R. BOOK 33507, PAGE 372, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO PARCEL 4) (AFFECTS PROPERTY, NOT A MATTER OF SURVEY)
- 15. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. (NOT A MATTER OF SURVEY)
- 16. TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN ANY UNRECORDED LEASE(S) AND ALL RIGHTS THEREUNDER OF THE LESSEE(S) AND OF ANY PERSON CLAIMING BY, THROUGH OR UNDER THE LESSEE(S). (NOT A MATTER OF SURVEY)
- 17. TERMS, COVENANTS, CONDITIONS, RIGHT OF FIRST REFUSAL, AND OTHER MATTERS CONTAINED IN LEASE AGREEMENT DATED JANUARY 17, 2022 BY AND BETWEEN BUYER'S CHOICE AUTO SALES, LLC, AS LANDLORD, AND NINE IS DIVINE, INC., AS TENANT. (NOT A MATTER OF SURVEY)



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-WayU.E. ---- Utility Easement F.D.O.T. ---- Florida Department

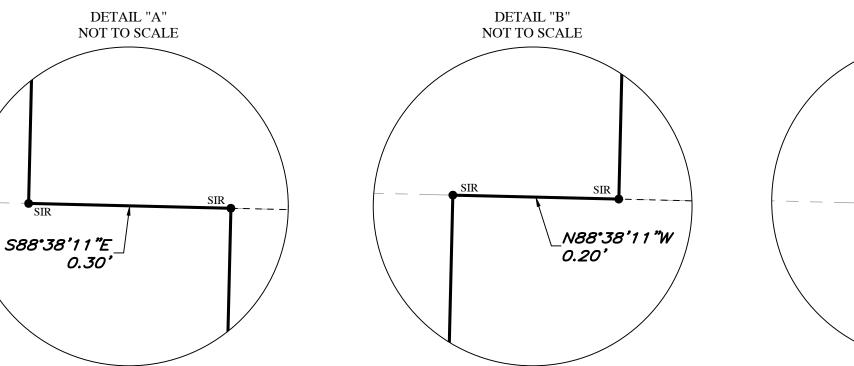
of Transportation S.R. ---- State Road LB ---- Licensed Business

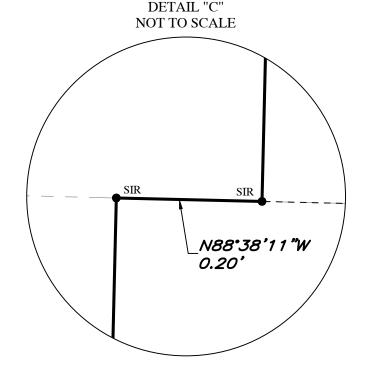
SEC ---- Section 28-44-43 ---- SECTION-TOWNSHIP-RANGE N/K/A ---- Now-Known-As

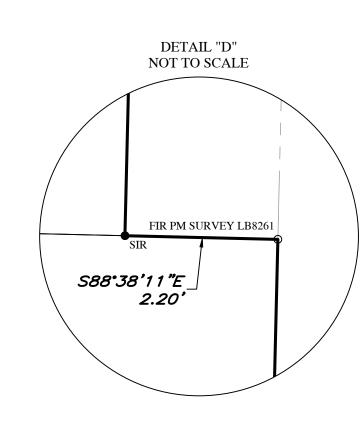
○ ---- Indicates Found Iron Rod

• ---- Indicates Found Mag Nail & Disc

---- Indicates Set 1/2" Iron Rod LB7768







PROPERTY ADDESS:

821 S. DIXIE, LAKE WORTH, FL 33460 818 S H ST, LAKE WORTH, FL 33460 824 S H ST, LAKE WORTH, FL 33460 826 S H ST, LAKE WORTH, FL 33460 832 S H ST, LAKE WORTH, FL 33460

FIELD BOOK: 2024-06W/11 DATE DESCRIPTION DRAWN P.CHIEF /15/24 Update Boundary DATA FILE: 01 MADISON TERR.-88_16 MJK CK CREW #2 PARTY CHIEF: --/16/25 Update Site Boundary To Include West 75' Of Lot 3 LJO N/A /11/25 Add Recorded UE To Survey FIELD BOOK: -DJS N/A Florida Statutes DATA FILE: --___ CREW #3 PARTY CHIEF: ---___ | ___ FIELD SURVEY DATE: FEBRUARY 2, 2024 | Luis J. Ortiz FIELD BOOK: -

Revisions

10' ALLEY WAY

(P.B. 2, PG(s). 29-40)

LOT 8

BLOCK 253

BLOCK 253

BHOJA CORPOR

S88°38'11"E 140.00'

PARCEL:38-43-44-21-15-253-0060

(P.B. 2, PG(s). 29-40)

BLOCK 253

PARCEL 3

LOT 2

BLOCK 253

PARCEL 5

BLOCK 253

PARCEL 1

9TH AVE. R/W\

ABANDONMENT (RESOLUTION

No. 51-2023)

LOT 8

BLOCK 255

(O.R.B. 6289, PG. 994)⁻

(O.R.B. 6289. PG. 994)

SOUTH LINE OF NORTH HALF (1/2)

OF SOUTHEAST QUARTER (1/4) OF

SEC 28-T, T-44S. R-43F

(O.R.B. 12690, BLOCK 253

10'R/W

PG. 195)

WEST 75' OF

(O.R.B. 35443,

PG. 823)

(O.R.B. 35414, PG. 1549)

-FIR 1/2"

(O.R.B. 6289, PG. 994)

BLOCK 253 NO1°21'49"E

NORTH LINE

OF LOT 5

60' U.E.

PARCEL 2

(O.R.B. 6289, \

PG. 994)

LOT 3

BLOCK 253

FIR 5/8"

9TH AVE S

(3RD AVE AS PLATTED)

40' RIGHT-OF-WAY

(P.B. 2, PG(s). 29-40)

─60.0'----<u>-</u>

รี (D.B. 943, PG. 85)

50.00'

20.0' 20.0'

NORTHWEST

LOT 5

CORNER OF-

NO1°21'49"E

EASTERLY

RIGHT-OF-WAY-

CREW #1 PARTY CHIEF: C. KUSUK

DATA FILE: ---

SOUTH H ST.

270.00'

S SURVEY IS VALID ONLY WITH A SIGNATURE & ORIGINAL SEAL, IN HAR Surveyor's Certification PY FORM, OR A DIGITAL SEAL IN ELECTRONIC FORM, PURSUANT TO RULE do hereby certify that this survey was made under my 7.060 AND 51-17.062. SECTION 472.027 OF THE FLORIDA STATUTES. supervision and meets the "Standards of Practice" set for by the Florida Board of Professional Surveyors and Mappe stated in Rules 5J-17.051, 5J-17.052, and 5J-17.053, Flori Administrative Code, pursuant to section 427.027 of the

FILE PATH: W:\MADISON TERRACE\SURVEY\MADDISON-TERRACE-BS(02-11-25).DWG PLOTTED BY: DENNIS SCHOLL ON: 2/12/2025 11:43 AM LAST SAVED BY: DSCHOLL ON: 2/12/2025 11:42 AN

LS7006

Survey is Certified To: MADISON TERRACE, LLC: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, and; ZIMMERMAN, KISER, SUTCLIFFE, P.A.

www.geopointsurvey.com Licensed Business No.: LB 7768

Surveying, Inc.



213 Hobbs Street

Tampa, Florida 33619

Fax: (813) 248-2266

Phone: (813) 248-8888

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

Boundary Survey

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

лов #: 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) OFC CHECK: LJO FLD CHECK: CK

SHEET: **01** of **01**

