

MADISON TERRACE

BEING A REPLAT OF LOTS 1 THROUGH 5, AND PORTIONS OF LOTS 11 THROUGH 16, ALSO BEING A PORTION OF A 10 FOOT ALLEY WAY AND A PORTION OF 3RD AVENUE, BLOCK 253, THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE, PALM BEACH COUNTY, FLORIDA, 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, ALL LYING WITHIN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH BEACH, PALM BEACH COUNTY, FLORIDA.

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT MADISON TERRACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SP TRACT 4, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS MADISON TERRACE, BEING A REPLAT OF LOTS 1 THROUGH 5, AND PORTIONS OF LOTS 11 THROUGH 16, ALSO BEING A PORTION OF A 10 FOOT ALLEY WAY AND A PORTION OF 3RD AVENUE, BLOCK 253, THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH BEACH), PALM BEACH COUNTY, FLORIDA, 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, ALL 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 N.88°38'11"W. 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 1 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 1 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 1.883 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LOT 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR MADISON TERRACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF MADISON TERRACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH BEACH, FLORIDA.

LOT 2, AS SHOWN HEREON, IS HEREBY RESERVED FOR SP TRACT 4, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF MADISON TERRACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 2025.

MADISON TERRACE, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____

PRINT NAME: _____, MANAGER

ADDRESS: _____

WITNESS: _____

PRINT NAME: _____

ADDRESS: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____ AS MANAGER FOR MADISON TERRACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ☐ PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

SIGNATURE

(PRINTED NAME) - NOTARY PUBLIC

(SEAL)

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 2025.

SP TRACT 4, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____

PRINT NAME: _____, MANAGER

ADDRESS: _____

WITNESS: _____

PRINT NAME: _____

ADDRESS: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____ AS MANAGER FOR SP TRACT 4, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ☐ PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

SIGNATURE

(PRINTED NAME) - NOTARY PUBLIC

(SEAL)

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, _____, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN MADISON TERRACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SP TRACT 4, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF LAKE WORTH BEACH, FLORIDA.

DATE: _____

LUIS J. ORTIZ, P.S.M.
LICENSE NO. LS7006
STATE OF FLORIDA

MADISON TERRACE, LLC

SP TRACT 4, LLC

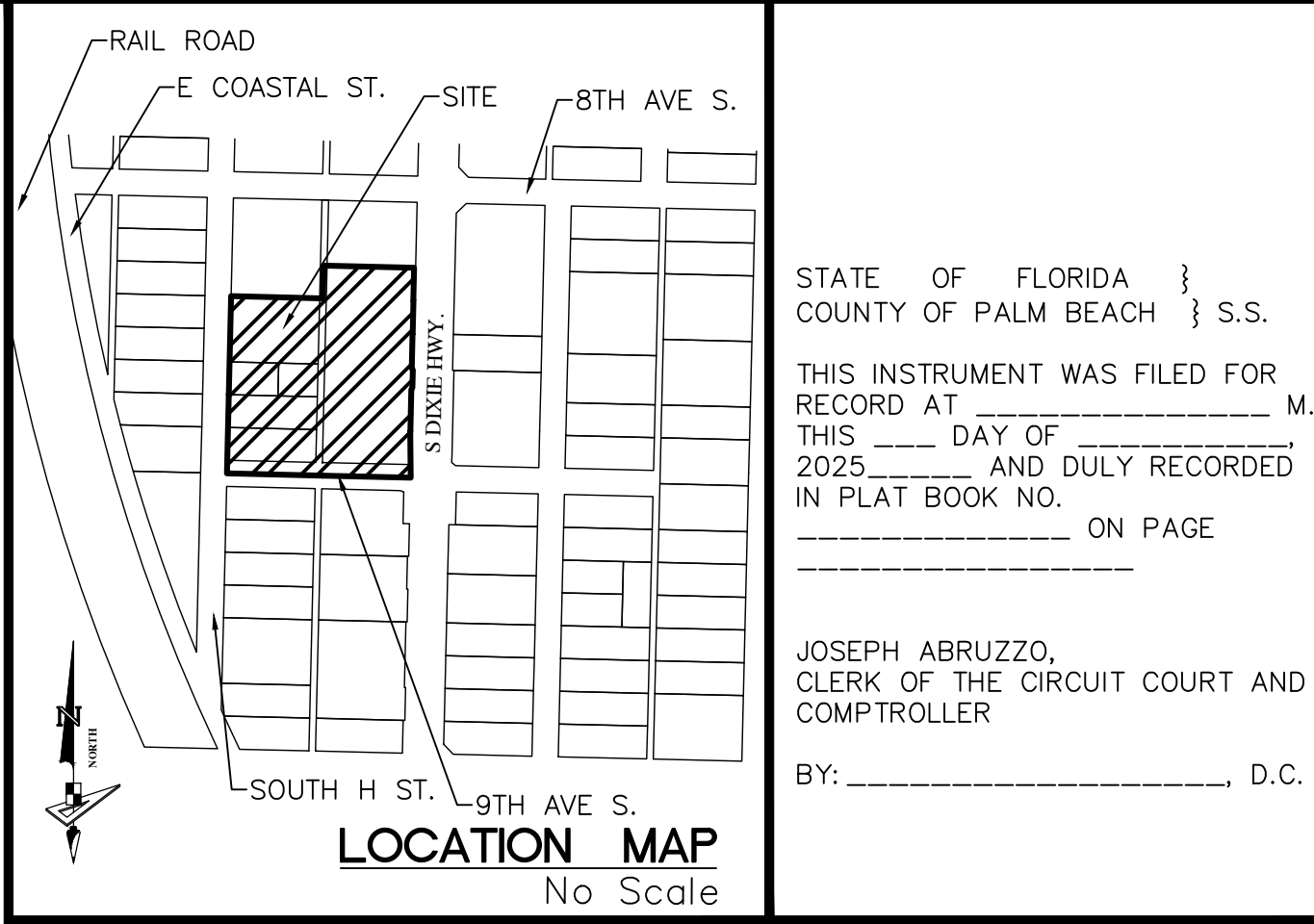
CITY OF LAKE WORTH BEACH

REVIEWING
PROFESSIONAL
SURVEYOR AND MAPPER

PROFESSIONAL SURVEYOR
AND MAPPER

THIS INSTRUMENT PREPARED BY
LUIS J. ORTIZ, P.S.M.
LS7006 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768

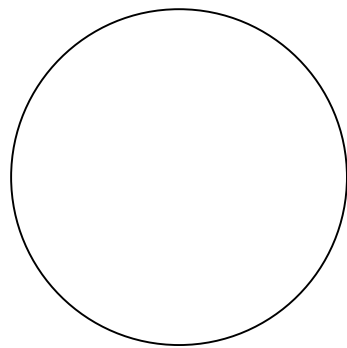
GeoPoint
Surveying, Inc.
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 106 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768
Sheet No. 1 of 3 Sheets



STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS ____ DAY OF _____
2025 _____ AND DULY RECORDED
IN PLAT BOOK NO. _____
ON PAGE _____

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT AND
COMPTROLLER

BY: _____, D.C.



CLERK OF THE CIRCUIT
COURT & COMPTROLLER
SEAL

SURVEYOR & MAPPER'S NOTES

1. NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF LAKE WORTH BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

2. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY. ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY. AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF LAKE WORTH BEACH LAND DEVELOPMENT REGULATIONS.

6. 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.

7. THE "UTILITY EASEMENTS" AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. ALL ELECTRONIC POWER LINES, TELECOMMUNICATIONS LINES, AND CABLE TELEVISION LINES SHALL BE BELOW INSTALLATIONS FOR WATER, EXFILTRATION, WASTEWATER, AND GAS LINES. AT A DEPTH OF APPROXIMATELY 6 FEET. EACH UTILITY SHALL BE LOCATED WITHIN THE UTILITY EASEMENT IN ACCORDANCE WITH A PERMIT FROM THE CITY OF LAKE WORTH BEACH. THE INSTALLATION OF CABLE TELEVISION SYSTEMS OR OTHER PRIVATE UTILITIES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY OR OTHER PRIVATE UTILITY DAMAGES THE FACILITIES OF ANOTHER UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

CITY APPROVAL AND ACCEPTANCE OF DEDICATION

CITY OF LAKE WORTH BEACH, FLORIDA, A MUNICIPAL CORPORATION

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ____ DAY OF _____, 2025.

BY: _____
BETTY RESCH - MAYOR

BY: _____
JAMIE BROWN - INTERIM CITY MANAGER

BY: _____

BY: _____
MELISSA ANN COYNE - CITY CLERK

PLANNING & ZONING CHAIR

BY: _____
VAUGHN HAYDUK, P.E. - CITY ENGINEER

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO SEC. 177.081 (1), F.S. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS AT LOT CORNERS.

DATE: _____ BY: _____
DAVID A. BOWER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. LS5888

MADISON TERRACE

BEING A REPLAT OF LOTS 1 THROUGH 5, AND PORTIONS OF LOTS 11 THROUGH 16, ALSO BEING A PORTION OF A 10 FOOT ALLEY WAY AND A PORTION OF 3RD AVENUE, BLOCK 253, THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE, PALM BEACH COUNTY, FLORIDA, 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, ALL LYING WITHIN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH BEACH, PALM BEACH COUNTY, FLORIDA.

MORTGAGEE'S JOINDER AND CONSENT

STATE OF _____
COUNTY OF _____

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 35480, PAGE 1470, CFN 20250006634, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ENTITY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ (TITLE) AND ITS CORPORATE SEAL TO BE AFFIXED HEREON THIS _____ DAY OF _____, 20____.

WELLS FARGO BANK, NATIONAL ASSOCIATION

WITNESS: _____

BY: _____

PRINT NAME: _____

(PRINTED NAME, TITLE)

ADDRESS: _____

ACKNOWLEDGMENTS

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____, AS _____ OF WELLS FARGO BANK, NATIONAL ASSOCIATION, ON BEHALF OF SAID ENTITY, HE / SHE ☐ IS PERSONALLY KNOWN TO ME OR ☐ WHO PROVIDED _____ AS IDENTIFICATION.

COMMISSION NO.:

MY COMMISSION EXPIRES: _____

SIGNATURE

(SEAL)

(PRINTED NAME) - NOTARY PUBLIC

MORTGAGEE'S JOINDER AND CONSENT

STATE OF _____
COUNTY OF _____

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 35480, PAGE 1524, CFN 20250006638, AS ASSIGNED BY THAT CERTAIN ASSIGNMENT OF SECURITY INSTRUMENT WHICH IS RECORDED IN OFFICIAL RECORD BOOK 35480, PAGE 1547, CFN 20250006639, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ENTITY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ (TITLE) AND ITS CORPORATE SEAL TO BE AFFIXED HEREON THIS _____ DAY OF _____, 20____.

WITNESS: _____

FEDERAL HOME LOAN MORTGAGE CORPORATION, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES

PRINT NAME: _____

ADDRESS: _____

BY: _____

WITNESS: _____

(PRINTED NAME, TITLE)

PRINT NAME: _____

ADDRESS: _____

ACKNOWLEDGMENTS

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____, AS _____ OF FEDERAL HOME LOAN MORTGAGE CORPORATION, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES, ON BEHALF OF SAID COMPANY. HE / SHE ☐ IS PERSONALLY KNOWN TO ME OR ☐ WHO PROVIDED _____ AS IDENTIFICATION.

COMMISSION NO.:

MY COMMISSION EXPIRES: _____

SIGNATURE

(SEAL)

(PRINTED NAME) - NOTARY PUBLIC

MORTGAGEE'S JOINDER AND CONSENT

STATE OF _____
COUNTY OF _____

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 35480, PAGE 1495, CFN 20250006636, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

IN WITNESS WHEREOF, THE SAID ENTITY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ (TITLE) AND ITS CORPORATE SEAL TO BE AFFIXED HEREON THIS _____ DAY OF _____, 20____.

FLORIDA NEIGHBORS FOUNDATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: _____

BY: _____

PRINT NAME: _____

(PRINTED NAME, TITLE)

ADDRESS: _____

ACKNOWLEDGMENTS

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____, AS _____ OF FLORIDA NEIGHBORS FOUNDATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF SAID ENTITY, HE / SHE ☐ IS PERSONALLY KNOWN TO ME OR ☐ WHO PROVIDED _____ AS IDENTIFICATION.

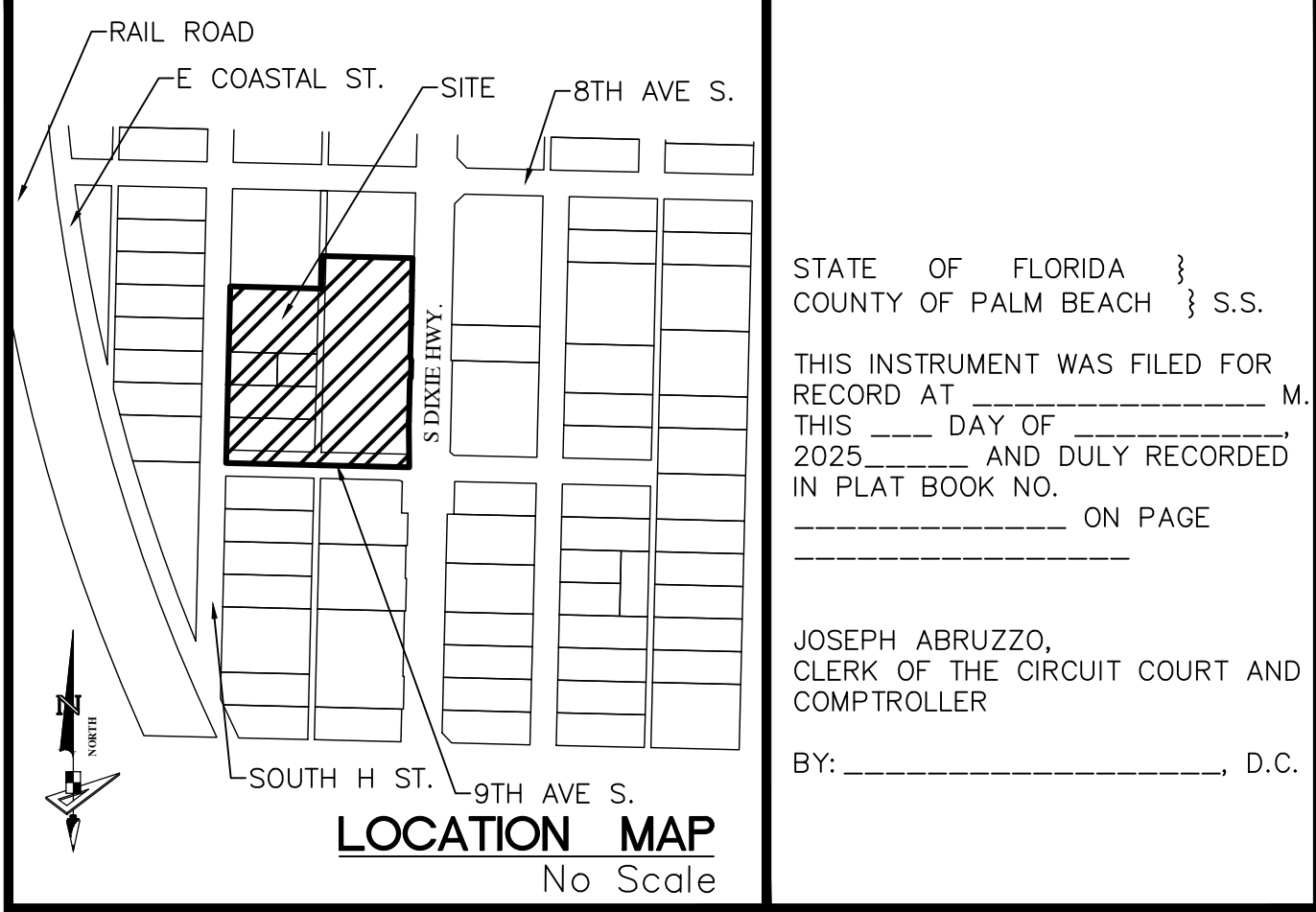
COMMISSION NO.:

MY COMMISSION EXPIRES: _____

SIGNATURE

(SEAL)

(PRINTED NAME) - NOTARY PUBLIC



STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
2025 _____ AND DULY RECORDED
IN PLAT BOOK NO. _____
ON PAGE _____

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT AND
COMPTROLLER

BY: _____, D.C.

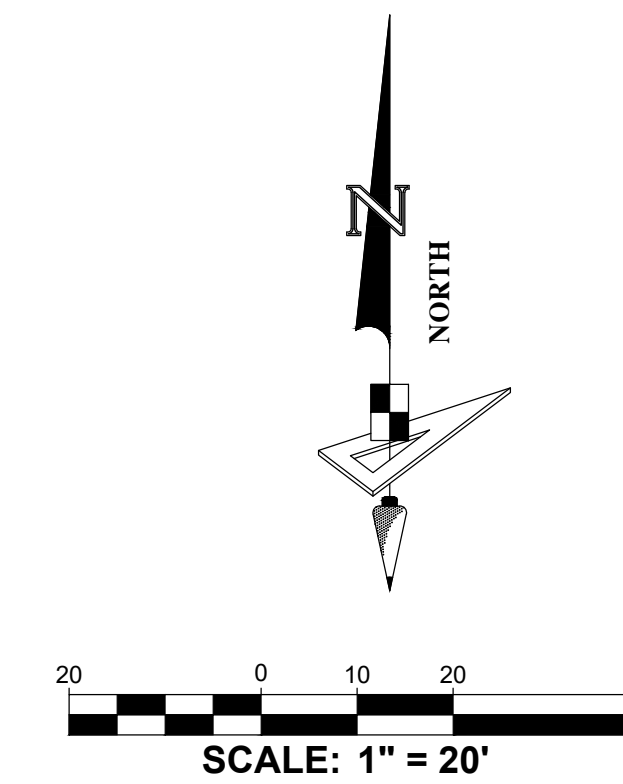
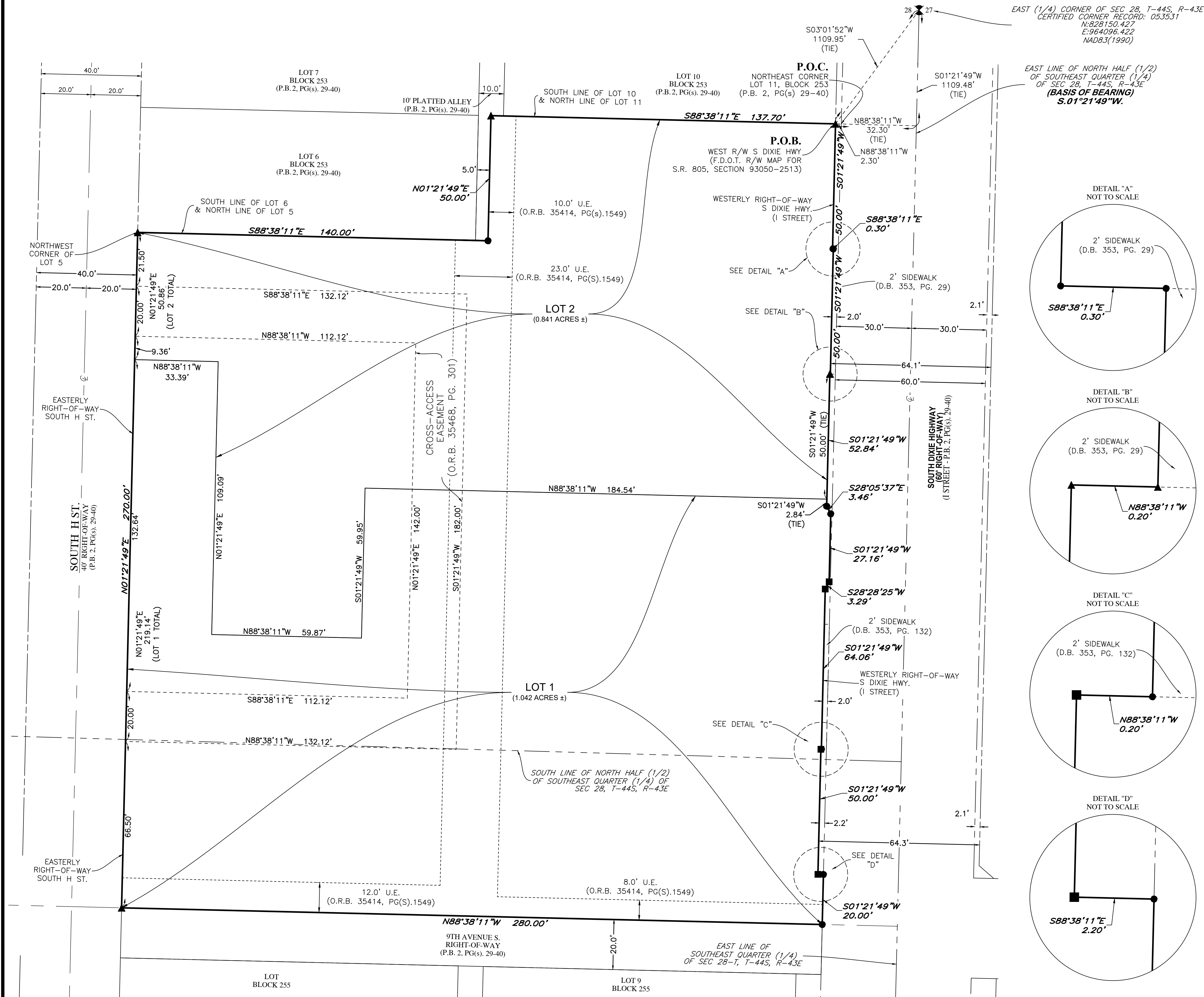
THIS INSTRUMENT PREPARED BY
LUIS J. ORTIZ, F.S.M.
LS7006 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768



4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 106 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

MADISON TERRACE

BEING A REPLAT OF LOTS 1 THROUGH 5, AND PORTIONS OF LOTS 11 THROUGH 16, ALSO BEING A PORTION OF A 10 FOOT ALLEY WAY AND A PORTION OF 3RD AVENUE, BLOCK 253, THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE, PALM BEACH COUNTY, FLORIDA, 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, ALL LYING WITHIN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH BEACH, PALM BEACH COUNTY, FLORIDA.



LEGEND	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.B.	PLAT BOOK
P.B.C.	PALM BEACH COUNTY
NAD	NORTH AMERICAN DATUM
D.B.	DEED BOOK
O.R./O.R.B.	OFFICIAL RECORDS BOOK
PG./PG(s)	PAGE(S)
S.R.	STATE ROAD
WMT	WATER MANAGEMENT TRACT
R.P.B.	ROAD PLAT BOOK
P.B.C.	PALM BEACH COUNTY
U.E.	UTILITY EASEMENT
O/S	OFFSET
LB	LICENSED BUSINESS
12-43-40	SECTION-TOWNSHIP-RANGE
R/W	RIGHT-OF-WAY
■/PRM	SET PERMANENT REFERENCE MONUMENT - A 1 1/2" BRASS DISK STAMPED "PRM LB7768" IN A 4"x4" CONCRETE MONUMENT.
●	INDICATES (SIR) SET IRON ROD WITH CAP (PRM LB7768)
▲	INDICATES (SPKD) SET NAIL & DISK LB7768
31 32 6 5	INDICATES SECTION CORNER
✕	INDICATES QUARTER SECTION CORNER

STATE PLANE COORDINATE NOTES:
A. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
B. SCALE FACTOR= 1.0000429
C. COORDINATE SYSTEM= 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
D. COORDINATES SHOWN ARE GRID COORDINATES
E. ZONE= FLORIDA EAST ZONE
F. DATUM= NAD 83-1990 ADJUSTMENT
G. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
H. LINEAR UNIT = U.S. SURVEY FEET
I. ALL BEARINGS ARE GRID

THIS INSTRUMENT PREPARED BY
LUIS J. ORTIZ, F.S.M.
LS7006 STATE OF FLORIDA
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768