

#### 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
P.O.B. ----	Point of Beginning
P.O.C. ----	Point of Commencement
R.O.W./R/W ----	Right-of-Way
U.E. ----	Utility Easement
F.D.O.T. ----	Florida Department of Transportation
@ ----	At
INV ----	Invert
EP ----	Edge of Pavement
RCP ----	Reinforced Concrete Pipe
VCP ----	Vitrified Clay Pipe
PVC ----	Polyvinyl Chloride Pipe
YD ----	Yard Drain
℄ ----	Center-Line
HWY. ----	Highway
ST. ----	Street
Ⓢ ----	Storm Drainage Manhole
Ⓢ ----	Sanitary Sewer Manhole
S.R. ----	State Road
LB ----	Licensed Business
SEC ----	Section
28-44-43	SECTION-TOWNSHIP-RANGE
N/K/A ----	Now-Known-As
■/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

#### SURVEYOR'S NOTES:

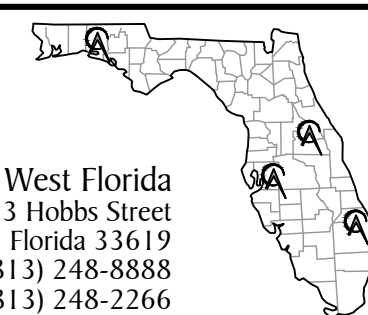
- EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS, AND OTHER SIMILAR MATTERS TAKEN FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, FILE NUMBER: 24005579 MF3 WITH AN EFFECTIVE DATE OF NOVEMBER 27, 2024, AT 3:01 PM.
- NO BUILDING OR IMPROVEMENTS LOCATED.
- 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.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NGS BENCHMARK "P 233", PID: "AD2758" HAVING A PUBLISHED ELEVATION OF 14.98 FEET, RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- 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](https://msc.fema.gov)). THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MAP.
- 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.
- NO OBSERVED EVIDENCE OF SITE USE OF PROPERTY AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL, WETLANDS OR CEMETERIES.
- THE SUBJECT PREMISES IS INTERNALLY CONTIGUOUS WITH NO GAPS OR GORES AND THE LEGAL DESCRIPTION FORMS A MATHEMATICALLY ENCLOSED FIGURE.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS, OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISE.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM SOUTH DIXIE HIGHWAY A PUBLIC RIGHT-OF-WAY AND SOUTH H STREET ALSO BEING A PUBLIC RIGHT-OF-WAY.
- THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO DOCUMENT PROVIDED.
- NO WATERCOURSES OR WATER FEATURES ARE LOCATED ON WITHIN 5 FEET OF THE PROPERTY.
- THIS SURVEY WAS MADE IN PURSUANT TO RULES 5J-17.060 AND 5J-17.062, SECTION 472.027 OF THE FLORIDA STATUTES.
- THERE ARE NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THE SURVEY WAS MADE ON THE GROUND BETWEEN FEBRUARY 02, 2024 - NOVEMBER 14, 2024 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.

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



Central Florida  
528 Northlake Blvd, Suite 1040  
Altamonte Springs, Florida 32701  
Phone: (321) 270-0440

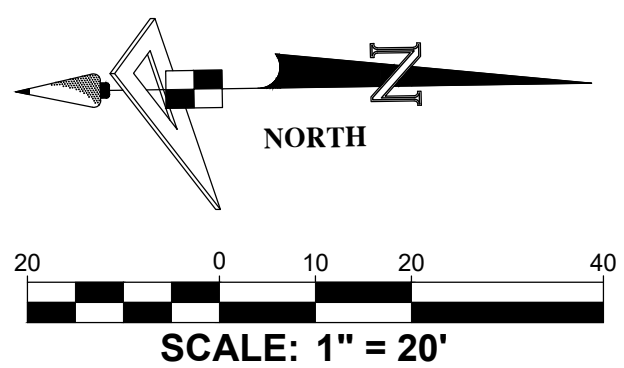
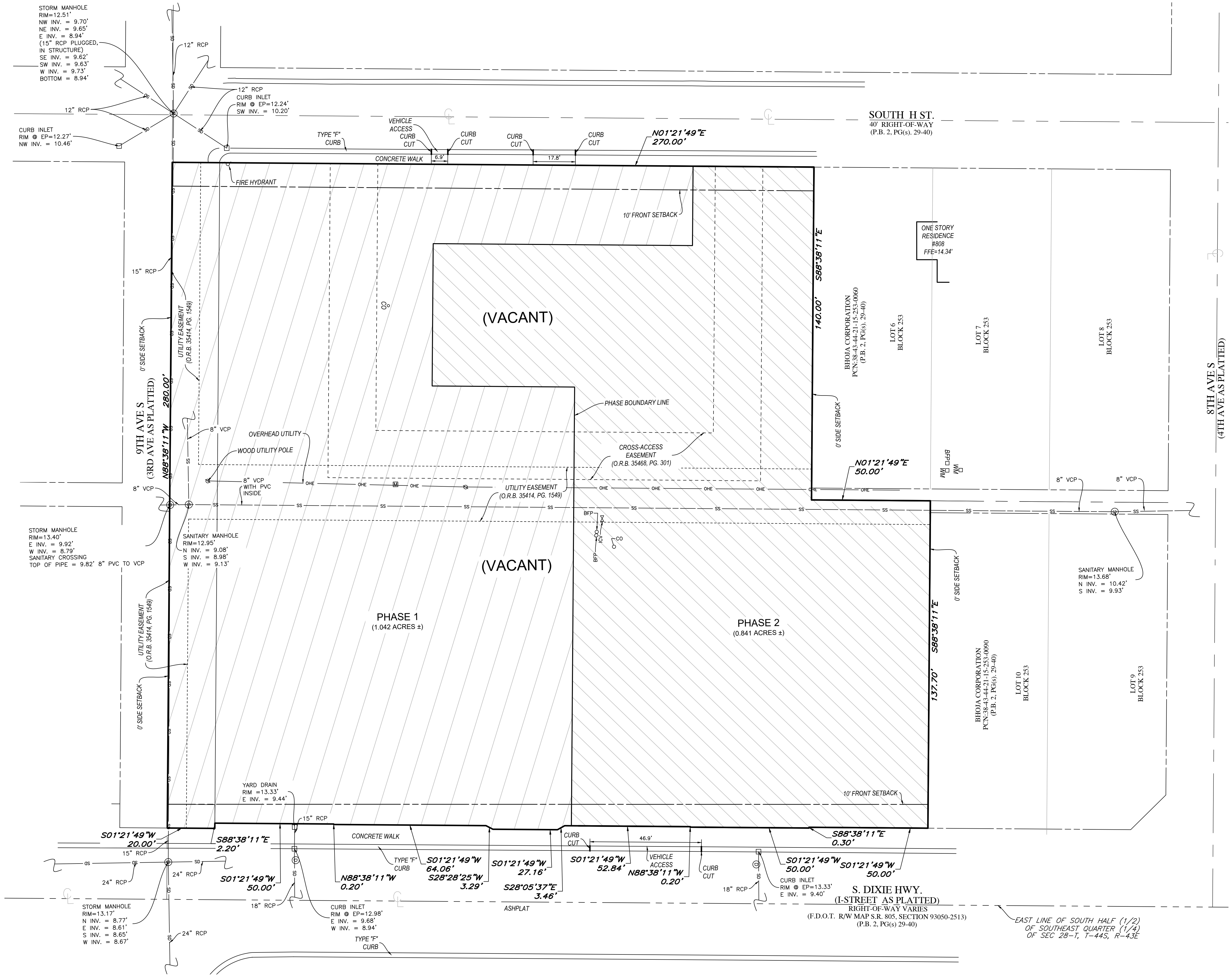
East Florida  
4152 West Blue Heron Blvd  
Suite 105  
Riviera Beach, Florida 33404  
Phone: (561) 444-2720

#### 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 03**



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BFP ----	Backflow Preventer
ICV ----	Irrigation Control Valve
WM ----	Water Meter
DM ----	Storm Drainage Manhole
SM ----	Sanitary Sewer Manhole
SD ----	Buried Storm Main
SS ----	Buried Sewer Main
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N/K/A ----	Now-Known-As

**NOTE:**

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

2.) SEE SHEET 1 FOR DETAIL OF SURVEY

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

**GeoPoint**  
Surveying, Inc.

North Florida  
327 S. County Hwy 393  
Santa Rosa Beach, Florida 32459  
Phone: (850) 740-0650

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