# **BOUNDARY SURVEY** GOLDEN ROAD APARTMENTS SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA

# LEGAL DESCRIPTION:

PARCEL NO. 1: (See Warranty Deed recorded in Official Records Book 8448, Page 874):

That part of Tract 26 and Tract 27, lying North of the 10th Avenue Right-of-Way, Model Land Company's Subdivision, according to the Plat thereof, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida.

LESS the East 220 feet of said Tract 27

AND LESS a parcel of land out of said Tract 26, described as follows:

Commence at the Southeast corner of Tract 27 of said Subdivision and go in a Westerly direction along the South line of said Tract 27 and Tract 26, a distance of 450.0 feet to a point; thence turn an angle of 90° from East to North and going a distance of 15.0 feet to a point in the North Right-of-Way of 10th Avenue North, said point being the POINT OF BEGINNING; thence continue along the same line a distance of 300.0 feet to a point; thence turning an angle of 90° South to West and going a distance of 278.0 feet to a point in the Easterly Right-of-Way line of Canal E-4 (Keller Canal); thence turn an angle of 111° 11' 07" from East to South and proceed along said Canal E-4 Right-of-Way, a distance of 321.74 feet to a point in the North Right-of-Way line of 10th Avenue North, a distance of 394.26 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT those portions of Tracts 26 and 27 lying within 10th Avenue North described in Official Records Book 367, Page 619 and in Official Records Book 1269, Page 272, both of the Public Records of Palm Beach County, Florida.

PARCEL NO. 2: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

A parcel of land located in Tract 4 of the Model Land Company's Subdivision of Section 20, Township 44 South, Range 43 East, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida, described as follows:

Begin at the Southeast corner of Tract 4; thence run Westerly along the South line of said Tract, a distance of 470 feet to a point; thence run North parallel with the East line of said Tract 4, a distance of 100 feet to the POINT OF BEGINNING and the Southeast corner of the Tract herein conveyed; thence continue North, a distance of 88.62 feet, more or less, to a point; thence run West on a line parallel with the North line of said Tract 4 to the intersection of the East Right-of-Way line of Lake Worth Drainage District Canal (also known as the Keller Canal); thence run in a Southwesterly direction along the Easterly Right-of-Way of said canal to a point, said point being the Northwest corner of a tract of land heretofore deeded to Max M. Foster and wife, from K.R. Barker and wife, as recorded in Deed Book 1076, Page 171, of the Public Records of Palm Beach County, Florida, dated December 8, 1954; thence run East along the North property line of the above described tract to the POINT OF BEGINNING of the tract herein conveyed.

TOGETHER WITH the West 20 feet of the East 490 feet of the South 100 feet of Tract 4. LESS the South 20 feet thereof.

PARCEL NO. 3: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

Beginning at a point 20 feet North of the South line of Tract 4 and 395 feet West of the East line of Tract 4, Section 20, Township 44 South, Range 43 East, for a POINT OF BEGINNING; thence run North on a line parallel to the East line of said Tract 4, a distance of 168 feet to a point; thence run West on a line parallel to the South line of said Tract 4, a distance of 75 feet to a point; thence run South on a line parallel to the East line of said Tract 4, a distance of 168 feet to a point; thence run East on a line parallel to the South line of said Tract 4, a distance of 75 feet to the POINT OF BEGINNING.

PARCEL NO. 4: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

BEGINNING at a point in the South line of Tract 4, Section 20, Township 44 South, Range 43 East, Palm Beach County, Florida, which point is 490 feet Westerly from the Southeast corner of said Tract 4; thence running Northerly parallel to the East line of said Tract 4, a distance of 100 feet to a point; thence Westerly parallel to the South line of Tract 4 to the East Right-of-Way line of Keller's Canal; thence Southwesterly along the said Easterly Right-of-Way line of said canal to an iron pipe in the South line of Tract 4; thence Easterly, a distance of 100.64 feet along said South line of Tract 4, to the POINT OF BEGINNING.

PARCEL NO. 5: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

The South 20 feet of the West 170 feet of the East 490 feet of Tract 4, of Model Land Company's Subdivision of Section 20, Township 44 South, Range 43 East, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida, being a portion of what is commonly known as Keast Lane.

PARCEL NO. 6: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

TOGETHER WITH a Right-of-Way easement over the South 20 feet of the remaining portion of Tract 4 to the County Road, along the East side of said Tract 4, said 20 foot roadway along the South side of Tract 4 being commonly known as Keast Lane.

PARCEL NO. 7: (See Warranty Deed recorded in Official Records Book 9493, Page 24):

A portion of Tract 4 of Model Land Company's Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

BEGINNING at a point 20 feet North of the South line of said Tract 4, and distant 313 feet West of the East line of said Tract 4, running thence North, a distance of 168 feet to a point; running West on a line parallel to the South line of said Tract 4, a distance of 84 feet to a point; thence running South on a line parallel to the East line of said Tract 4, a distance of 168 feet to a point in the North line of a 20 foot roadway; thence East along the North line of said roadway, a distance of 84 feet to the POINT OF BEGINNING.

PARCEL NO. 8:

All that part of Tract 4 MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, recorded in Plat Book 5, Page 79, as described as follows:

Beginning at a point 20 feet North of the South line of said Tract 4 and 220 feet West of the East line of said Tract 4, said point being the Southwest corner of the property conveyed to J. Floyd Pollock and wife, and running thence North a distance of 168 feet along the West line of the land so conveyed to Pollock and the West line of the land conveyed to Clinton Noble and wife by Deed recorded in Deed Book 821, Page 1, Palm Beach County, Florida records, to the Northwest corner of the land so conveyed to said Noble; thence running West on a line parallel to the South line of said Tract 4, a distance of 100 feet; thence running South on a line parallel to the East line of said Tract 4, a distance of 168 feet to the North line of roadway; thence East along the North line of said roadway, a distance of 100 feet to the Point of Beginning, less and excepting the West 9 feet thereof, using the East 9 feet of the property conveyed to Joseph Kanfoush and Rita M. Kanfoush, his wife by Deed recorded in Official Record Book 2857, Page 1123, together with an easement over the 20 foot roadway running along the South line of Tract 4 to the county road.

# LOCATION MAP



# SHEET INDEX

## **COVER SHEET BOUNDARY SURVEY**

# LEGEND:

C 2 Fnd. -B -WDD VAD ORB 	<ul> <li>Calculated from Field Measurements</li> <li>Center Line</li> <li>Fence</li> <li>Found</li> <li>Licensed Surveying Business</li> <li>Lake Worth Drainage District</li> <li>North American Datum</li> <li>Official Records Book</li> <li>Plat</li> <li>Page</li> <li>Palm Beach County Records</li> <li>Professional Surveyor &amp; Mapper</li> <li>Plat Book</li> <li>Right-of-Way</li> <li>With</li> </ul>

# SURVEYOR NOTES:

1.	The last date of field
2.	This survey was prep
Ζ.	
	Surveyors and Mapp
3.	This survey map and
	signature of a Florida
4.	Additions or deletion
	consent of the signin
5.	The bearings shown
	zone, North America
	20, Township 44 Sou
6.	All distances shown
7.	Aerial imagery show
	acquired in 2019.
8.	This survey delineate
	property rights.
12.	This survey has the l
	8:00 AM.
13.	Interior improvement
14.	Symbols shown here
15.	The features shown
15.	
	redundancy of meas

16. Copyright © 2020 by WGI, Inc.

# SURVEYORS DESCRIPTION

FOLLOWS:

COMMENCE AT NORTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 88°08'52" WEST ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 1,006.39 FEET TO THE INTERSECTION OF THE EXTENDED EAST LINE OF TRACT 4 TO THE NORTH LINE OF SECTION 20; THENCE SOUTH 01°21'54" WEST ALONG THE EAST LINE OF SAID TRACT 4 EXTENDED, A DISTANCE OF 488.73 FEET; THENCE NORTH 88°08'01" WEST, FOR 220.00 FEET TO THE NORTHEAST CORNER OF PARCEL 8 AND THE POINT OF BEGINNING; THENCE SOUTH 01°21'54" WEST ALONG THE EAST LINE OF PARCEL 8, A DISTANCE OF 168.85 FEET TO THE SOUTHEAST CORNER OF PARCEL 8 AND THE NORTH LINE PARCEL 6; THENCE NORTH 87°57'52" WEST ALONG THE NORTH LINE PARCEL 6, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF PARCEL 6; THENCE SOUTH 01°21'54" WEST ALONG THE WEST LINE OF PARCEL 6, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF PARCEL 6 AND THE WEST LINE OF TRACT 27; THENCE SOUTH 87°57'52" EAST ALONG THE SOUTH LINE OF PARCEL 6 AND THE NORTH LINE OF TRACT 27, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF TRACT 27 (LESS THE EAST 220 FEET); THENCE SOUTH 01°21'54" WEST ALONG THE EAST LINE OF TRACT 27 (LESS THE EAST 220 FEET), A DISTANCE OF 632.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 10TH AVENUE NORTH; THENCE NORTH 88°07'39" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF 10TH AVENUE NORTH, A DISTANCE OF 230.00 FEET; THENCE NORTH 01°21'54" EAST DEPARTING NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 290.00 FEET; THENCE NORTH 88°07'39" WEST, A DISTANCE OF 277.81 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-4 CANAL; THENCE NORTH 22°59'34" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID E-4 CANAL, A DISTANCE OF 569.27 FEET; THENCE SOUTH 88°08'01" EAST DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 297.98 FEET TO THE POINT OF BEGINNING.

IF ANY.

SAID LANDS CONTAIN 278,644 SQUARE FEET OR 6.397 ACRES, MORE OR LESS.

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 3341 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055

CONSULTANTS:

PROJECT TITLE:

d survey was September 9, 2020.

epared in accordance with the "Standards of Practice", as set forth by the Florida Board of Professional pers in rule 5j-17.050 through 5j-17.053, of the Florida Administrative Code.

d/or report or the copies thereof are not valid without the signature and the original raised seal or digital la licensed surveyor and mapper.

ns to survey maps or reports by other than the signing party or parties is prohibited without written ng party or parties.

hereon are based on grid north, and are referenced to the Florida state plane coordinate system, east an Datum of 1983 (2007 adjustment). The basis of bearing for this survey is the North line of Section outh, Range 43 East having a bearing of N88°08'52"W. hereon are in U.S. Survey Feet.

In hereon was obtained from FDOT, and is shown for informational purposes. The imagery was

tes the boundary location according to the legal description, but does not determine ownership or

benefit of a Commitment by Chicago Title Insurance Company with an effective date of 08/21/2020 at

its, if any, were not located.

eon are not to scale. hereon were acquired using RTK GPS, Trigonometric methods and were verified through a surements for accuracy.

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AND BEING A PORTION OF TRACTS 26 AND 27 ACCORDING TO THE PLAT MODEL LAND CO., AS RECORDED IN PLAT BOOK 5, AT PAGE 79, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD,



### **BOUNDARY SURVEY**

SHEET #:



totler P:1210012156.03 Golden Rd Apartments EntISURVEYIDrawings\Survey\215603-SV-BNDRY.dwg ---- Plotted: 9/14/2020 12:55:55 PM Saved: 9/14/2020 10:10:24 AM