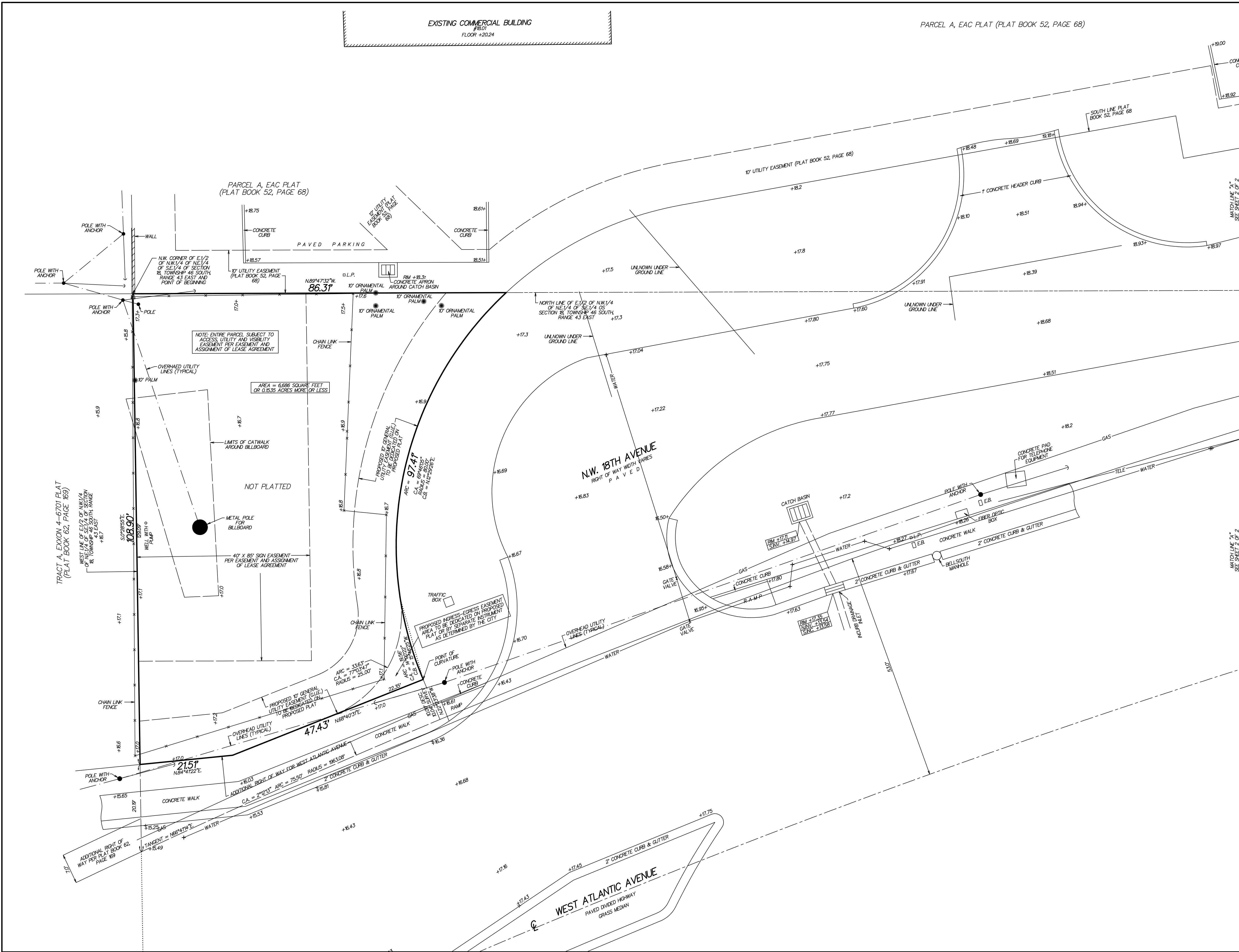




LEGEND:

- CL = CENTERLINE
- C.A. = CENTRAL ANGLE
- C.B. = CHORD BEARING
- L.P. = LIGHT POLE
- F.H. = FIRE HYDRANT
- C.O. = SANITARY SEWER CLEAN OUT
- W.M. = WATER METER
- E.B. = ELECTRIC BOX
- A/C = CONCRETE A/C PAD
- C.O. = SANITARY SEWER CLEAN OUT
- B.F.P. = BACK FLOW PREVENTER

FLOOD ZONE: X
COMMUNITY PANEL NO. 125102 0979
MAP NO.: 12099C09796
EFFECTIVE DATE: DECEMBER 20, 2024

NOTE: ALL BOUNDARY LINES AND ANGULAR DIMENSIONS ARE PLAT AND SURVEY UNLESS STATED OTHERWISE.

ALL DIMENSIONS SHOWN HEREON ARE BASED ON THE STANDARD U.S. FOOT.

THIS SURVEY HAS ACHIEVED A MINIMUM LEVEL OF CLOSURE OF 1 FOOT IN 10,000 FEET AS REQUIRED FOR COMMERCIAL/HIGH RISK PROPERTY CLOSURE WAS ACHIEVED BASED ON A REDUNDANCY OF MEASUREMENTS FOR VERTICAL, HORIZONTAL AND ANGULAR DIMENSIONS.

NO TITLE WAS REVIEWED OR SEARCH OF THE PUBLIC RECORDS WAS MADE IN REGARD TO EASEMENTS THAT MAY AFFECT SUBJECT PARCEL

NO SUBSURFACE SEARCH WAS MADE FOR UTILITIES OR UNDERGROUND FOOTERS

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 18; THENCE RUN S0°28'55"E, ALONG THE WEST LINE OF SAID EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 18, A DISTANCE OF 129.09 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST; THENCE RUN FROM THE SAID POINT ON THE CURVE WHOSE LOCAL TANGENT BEARS N66°47'44"E, GO NORTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 193.308 FEET AND A CENTRAL ANGLE OF 2°12'13", A DISTANCE OF 75.50 FEET; THENCE RUN N22°23'38"W, A DISTANCE OF 10.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 69°46'05", A DISTANCE OF 97.41 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 18; THENCE RUN N68°47'32"W, ALONG SAID NORTH LINE OF THE EAST (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 18, A DISTANCE OF 86.31 FEET TO THE POINT OF BEGINNING AFORESAID.

LESS THE ADDITIONAL RIGHT OF WAY FOR WEST ATLANTIC AVENUE.

MAP OF AS-BUILT SURVEY

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

PAUL D. ENGLE
SURVEYOR & MAPPER #5708

ENGLE LAND SURVEYING LLC

LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION #LB8447
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE
80333 STIRRUP CAY COURT, BOYNTON BEACH, FL 33436
(561) 441-4938

DATE OF SURVEY JUNE 30, 2026	PAGE NO. 25	SHEET 1 OF 1	SCALE: 1" = 10'
FIELD BOOK D.318		ORDER NO.: 18-56db	