ORB 27036 PAGE 212:

LISA PARK, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 28, PAGE 74.

ALSO DESCRIBED AS A PARCEL OF LAND IN GOVERNMENT LOT 2, OF SECTION 28, TOWNSHIP 42 SOUTH. RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE SOUTH BY A LINE PARALLEL TO AND 185 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2. ON THE NORTH BY A LINE PARALLEL TO AND 285 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES,

THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2, ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #5 (FORMERLY STATE ROAD #4 AND DESCRIBED AS U.S. HIGHWAY #1)

AND ON THE EAST BY THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "A", AS SHOWN IN ROAD PLAT BOOK 1, PAGE 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS HOWEVER, THE EAST 250 FEET THEREOF.

### ORB 27692 PAGE 631:

BEGINNING A POINT 25 FEET NORTH OF AND 27 FEET EAST OF THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, WITH A LINE RUNNING WITH U.S. HIGHWAY #1 (BROADWAY OR S.R. #5) KNOWN AS THE POTTER LINE AND BEING 27 FEET WEST OF THE EASTERLY RIGHT-OF-WAY OF SAID U.S. #1;" THENCE EASTERLY FOR 664.23 FEET;

**LEGEND** 

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BENCHMARK

BACKFLOW PREVENTER

CATCH BASIN

CLEANOUT

CONCRETE LIGHT POLE

CONCRETE POWER POLE

ELECTRIC BOX

GUY ANCHOR

MANHOLE

MANHOLE SANITARY

MANHOLE UTILITY

TELEPHONE BOX

TRAFFIC SIGNAL BOX

WATER METER

WATER VALVE

WOOD POWER POLE

MANGO TREE

PALM TREE

SEAGRAPE TREE

UNKNOWN TREE

CONCRETE CURB

U.G. LOCATES AS SHOWN

OVERHEAD POWER LINES

ASPHALT

BRICK

TRAILER

CONCRETE

THENCE SOUTHERLY FOR 50 FEET; THENCE EASTERLY FOR 160.45 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AVENUE A; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 227.52 FEET; THENCE WESTERLY FOR 736.7 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1: THENCE SOUTHERLY WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. #1 FOR 160.14 FEET; TO THE POINT OF BEGINNING.

SAID LANDS BEING IN PALM BEACH COUNTY, FLORIDA.

**ABBREVIATIONS:** P.O.C. POINT OF COMMENCEMENT P.O.B. - POINT OF BEGINNING

P.B. - PLAT BOOK RPB - ROAD PLAT BOOK ORB - OFFICIAL RECORD BOOK

PG. – PAGE R/W - RIGHT-OF-WAY FDOT - FLORIDA DEPARTMENT

D.B. - DEED BOOK

OF TRANSPORTATION NAVD - NORTH AMERICAN VERTICAL DATUM R - RADIUS

Δ - CENTRAL ANGLE A - ARC LENGTH U.E. - UTILITY EASEMENT D.E. - DRAINAGE EASEMENT (P) - PLAT DIMENSION (D) - DEED DIMENSION

(M) - MEASURED DIMENSION € - CENTERLINE IR - IRON ROD IR/C - IRON ROD WITH CAP AS NOTED C.M. - CONCRETE MONUMENT

N/D - NAIL & DISK PK – PARKER KALON NAD - NORTH AMERICAN DATUM LB - LICENSED BUSINESS | INV - INVERT EL. — ELEVATION BTM — BOTTOM

# TRFF TARIF

IREE TABLE				
	TAG #	TYPE	SIZE	
	71	PALM	24"	
	72	PALM	14"	
	73	PALM	12"	
	74	PALM	16"	
	75	PALM	18"	
	76	PALM	22"	
	77	PALM	12"	
	78	UNKNOWN	24"	
	79	UNKNOWN	24"	
	80	UNKNOWN	24"	
	81	PALM	24"	
	82	PALM	16"	
	83	PALM	20"	
	84	PALM	12"	
	85	PALM	12"	
	86	PALM	18"	
	87	PALM	18"	
	88	MANGO	34"	
	89	PALM	24"	
	90	UNKNOWN	60"	
	91	PALM	20"	
	92	PALM	4"	
	93	SEAGRAPE	48"	
	94	PALM	12"	
	95	PALM	18"	
	96	PALM	20"	
	97	MANGO	6"	
	98	PALM	18"	
	99	PALM	20"	
	101	PALM	10"	
	102	PALM	10"	
	104	MANGO	4"	
	105	PALM	12"	

108

PALM

PALM

UNKNOWN

1. THIS IS A BOUNDARY SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE.

THE FIELD WORK WAS COMPLETED ON MARCH 4, 2020.

2. THE SURVEY WAS BASED ON: THE LEGAL DESCRIPTIONS NOTED IN ITEM 4, BELOW; PLAT BOOK 28, PAGE 74 LISA PARK;

SURVEY REPORT:

PLAT BOOK 31, PAGE 181 SOUTHERN BELL - RIVIERA BEACH ROAD PLAT BOOK 1, PAGE 157;

- FDOT R/W MAP, PROJECT NO.93040-2108 STATE ROAD NO.5; 3. BEARINGS ARE BASED ON N21°07'29"W (ASSUMED) ALONG THE CENTERLINE OF LAKE SHORE DRIVE.
- 4. THE LEGAL DESCRIPTIONS ARE RECORDED IN OFFICIAL RECORD BOOK 27036. PAGE 212. AND OFFICIAL RECORD BOOK 27692, PAGE 631.
- 5. AREA = 174,637 SQUARE FEET (4.009 ACRES), MORE OR LESS.
- 6. EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD SHOWN ARE PER AN AMERICAN LAND TITLE ASSOCIATION COMMITMENT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE: 02/19/2021; PROPOSED INSURED: BERKELEY LANDING, LTD., A FLORIDA LIMITED PARTNERSHIP; ORDER NUMBER: 9278159.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC. THERE MAY BE ADDITIONAL EASEMENTS AND OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 7. ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.

ALL FIELD-MEASURED DIMENSIONS ALONG THE BOUNDARY WERE IN SIGNIFICANT AGREEMENT WITH THE PLAT, DEED, AND/OR CALCULATED VALUES.

- 8. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1:7,500.
- 9. THE EXPECTED HORIZONTAL AND VERTICAL ACCURACY OF ITEMS SHOWN ON THIS SURVEY ARE AS FOLLOWS:
- 1) BOUNDARY LINES 0.10' 2) TOPOGRAPHIC FEATURES - 0.20'
- 3) ELEVATIONS ON CONSTRUCTED HARD SURFACES (PAVEMENT, CONCRETE, ETC.) 0.05'
- 4) ELEVATIONS ON NATURAL SURFACES (GROUND, DIRT, ETC.) 0.10'
- 10. THE SUBJECT PROPERTY IS VACANT AS OF THE DATE OF SURVEY, MARCH 4, 2021.

- 11. THE CONTRACTED PURPOSE OF THIS SURVEY IS THE PREPARATION OF A RECORD PLAT. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
- 12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY
- OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. 13. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:
- -BERKELEY LANDING. LTD.. A FLORIDA LIMITED PARTNERSHIP -FIDELITY NATIONAL TITLE INSURANCE COMPANY
- 14. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=40', ON A 24"x 36" SHEET.
- 15. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
- 16. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY.
- 17. ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE REFERENCED TO PALM BEACH COUNTY BENCHMARK "ASIAGO". ELEVATION=6.456.
- 18. ODENOTES SPOT ELEVATION, REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988. 19. FLOOD ZONE INFORMATION OBTAINED FROM PALM BEACH COUNTY WEBSITE:
- "http://maps.co.palm-beach.fl.us/cwgis/?app=floodzones"; CURRENT FLOOD ZONE: "2% ANNUAL CHANCE FLOOD HAZARD"/PENDING FLOOD ZONE: "X" & CURRENT FLOOD ZONE: "AE", BASE FLOOD ELEVATION=5' NAVD/PENDING FLOOD ZONE: "AE",

BASE FLOOD ELEVATION=6' NAVD 20. © COPYRIGHT 2021 BY BROWN & PHILLIPS, INC. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED

SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.



### VICINITY MAP NOT TO SCALE

## PROPERTY CORNER SYMBOL LEGEND:

- - SET PRM. 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB6473"
- - SET 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP

1.4'N., 0.2'W. 9.33 × 6.7 × 6.		
W W SO' SO' W SO'	#72 #73 *** *** *** *** *** *** *** *** *** *	#80 #82 RIM: 4.53 ALSO FOUND AT X AT X C.M. O.S'W.  ****  ****  ****  ****  ****  ****  ****
UNICTION BOX X 9 TRAILER X 9 (typical)  TRACT B: PARCEL "B" (ORB 30685 PG.1464)	FENCE CROSSES PROPERTY LINE PROPERTY LINE SOUTH LINE OF THE NORTH 1/2 OF GOVER  TRACT B: PARCEL "A" SCALE:1"=10'  TRAILER  TRAILE	FENCE CROSSES PROPERTY LINE INV NE: -1.95 BTM: -2.21  #93  FOUND TRACT B: PARCEL "A" (ORB 30685 PG.1464)  RIM: 2.78  RIM: 2.78 RIM: 3.40 RIM: 3.40 RIM: 3.40 RIM: 3.40 RIM: 3.40 RIM: 2.62 RIM: 2.63 RIM: 2.62 RIM: 2.63
SCALE: $1" = 40'$		

& PHILLIPS, INC. **PROFESSIONAL** SURVEYING SERVICES

CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988 REVISIONS

SKETCH OF **BOUNDARY SURVEY**  3124 BROADWAY AVE. RIVIERA BEACH, **FLORIDA** 

DRAWN: MB/AB PROJ. No.21-009 CHECKED: JEP SCALE: 1"=40' RIVIERA BCH F.B. RIVIERA BCH DATE: MARCH 2021 76-77 PAGES: 5-7

SHEET 1 OF 1

JOHN E. PHILLIPS III PROFESSIONAL LAND SURVEYOR STATE OF FLORIDA No. 4826