

discriminate against handicapped persons. Blanket terms, covenants, conditions, restrictions and easements. Affects the subject property. Not plottable. Item 7: Terms, covenants, conditions and easements contained in the Easement Agreement among Lake Worth Corners, LLC, Lake Worth Business Park Condominium Association, Inc. and Lake Worth Warehouse, LLC, recorded in Official Records Book 22770, page 1663. Blanket easement agreement. Affects the subject property. Not

Item 8: Terms, covenants, conditions and other matters contained in the Fence/Gate Removal Agreement executed by Flying Colors Group, LP, in favor of the City of Lake Worth, recorded in Official Records Book 28390, page 2001. Affects the subject property. Condition. Not plottable.

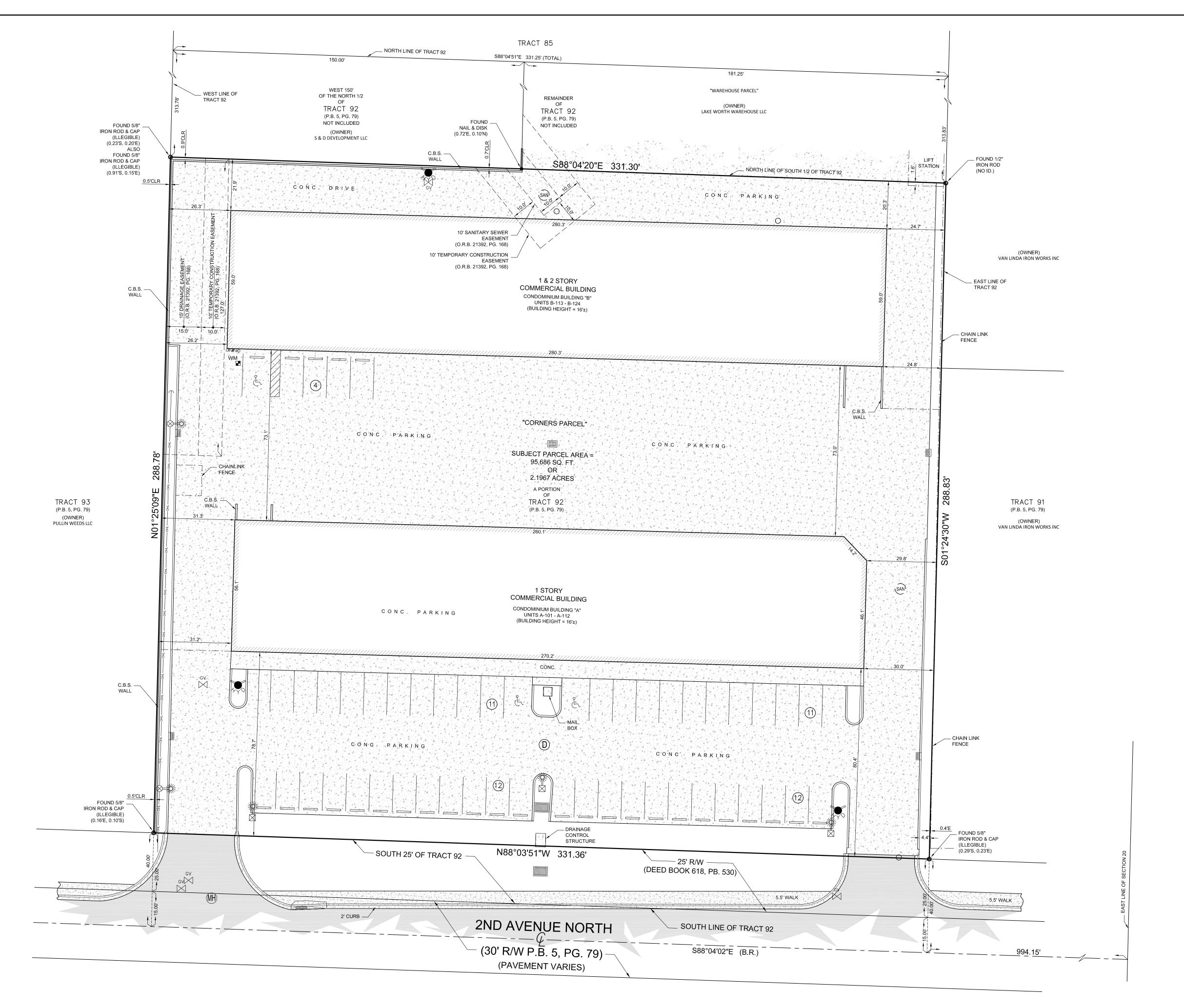
Item 9: Terms, covenants, conditions and other matters contained in the Fence/Gate Removal Agreement executed by Villa Gardens Investments, LLC and Flying Colors Group, LP, in favor of the City of Lake Worth, recorded in Official Records Book 30224, page 1374. Affects the subject property. Condition. Not plottable.

## SITE SPECIFIC LEGEND:



## **SURVEY NOTES:**

- 1.) Lands shown hereon reflect all pertinent easements and/or rights of way contained in Fidelity National Title Insurance Company, Title commitment: Order No.:7516158; Commitment Date: 03/04/2019 at: 8:00 PM. See "Notes on Schedule B2 Title Exceptions".
- 2.) Total area of subject property = 95,686 square feet (2.1967 acres). 3.) No underground improvements located.
- 4.) All bearings and distances shown hereon are plat and measured unless otherwise
- 5.) This firms "Certificate of Authorization" number is "LB 6838".



## recorded in Official Records Book 22770, page 1658, all of the public records of Palm Beach County, Florida.

Together with the land described as follows:

ALTA / NSPS

CERTIFIED TO: Mindful Management L.L.C. Fidelity National Title Insurance Company;

PROPERTY ADDRESS: 2211-2233 2nd Ave.

**DESCRIPTION**: Condominium Parcels A-101

through A-112, Building A, and B-113 through

according to the Declaration of Condominium recorded in Official Records Book 21689, page 486, as modified by the Amended and

Restated Declaration of Condominium recorded in Official Records Book 22770,

Memorandum of Release of Real Property

from the Condominium Form of Ownership

page 1595, and as affected by the

B-124, Building B, of LAKE WORTH

BUSINESS PARK, a Condominium,

LAND TITLE

SURVEY

Law Office of Kyle Felty, P.A.

N., Lake Worth, FL 33460 FLOOD ZONE: X (FIRM 120213 -

12099C0777F 10/5/2017)

**REVISIONS:** 

The South 1/2 of Tract 92, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, according to the plat thereof, recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida, less the right of way filed in Deed Book 618, Page

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a)(c), 8, 9, 11 (observed evidence), 13 14, 16, 17 and 19 of Table A thereof. The fieldwork was completed on 04/05/2019.

Date of Plat or Map: 04/05/2019

This survey is invalid without embossed surveyor's

L	EGENE	):						
	C.B.S.	= CALCULATED = CONCRETE BLOCK STRUCTURE = CONCRETE MONUMENT	(P) R	= PLAT = RADIUS = CENTRAL "DELTA" ANGLE	P.I. = POINT OF INTERSECTION P.O.C. = POINT OF COMMENCEMEN P.O.B. = POINT OF BEGINNING	T	= ASPHALT PAVEMENT	SCALE:
	D.E.	= CONCRETE = DRAINAGE EASEMENT = UTILITY EASEMENT	CH.B. N.G.V.D.	= ARC LENGTH = CHORD BEARING = NATIONAL GEODETIC VERTICAL DATUM	R/W = RIGHT OF WAY  x x = CHAIN LINK FENCE		= CONCRETE FLATWORK = PAVER BRICK FLATWORK	DRAWN B
	F.F.EL.	POOL EQUIPMENT FINISHED FLOOR ELEVATION ELEVATION	O.R.B. P.B. P.C.	= OFFICIAL RECORD BOOK = PLAT BOOK = POINT OF CURVATURE		₩M	= WOOD POWER POLE = WATER METER = FIRE HYDRANT	FIELD WK
	(D)	= BEARING REFERENCE = DEED = MEASURED	P.T. P.R.C. P.C.C.	= POINT OF TANGENCY = POINT OF REVERSE CURVATURE = POINT OF COMPOUND CURVATURE	COVERED		= CATCH BASIN = SANITARY MANHOLE	DATE:

SCALE:	1" = 20'	MILLER LAND SURVEYI
DRAWN BY:	PICARD	1121 LAKE AVENUE LAKE WORTH, FLORIDA 33460
FIELD WK:	M.M. / B.M.	PHONE: (561) 586-2669 - FAX: (561) 582-0151
DATE:	04/05/2019	www.millersurveying.com e-mail: millersurveying@aol.com

VEYING Y130949 JOB NO'S. JOB NO. Y190247 L - 1879 - A