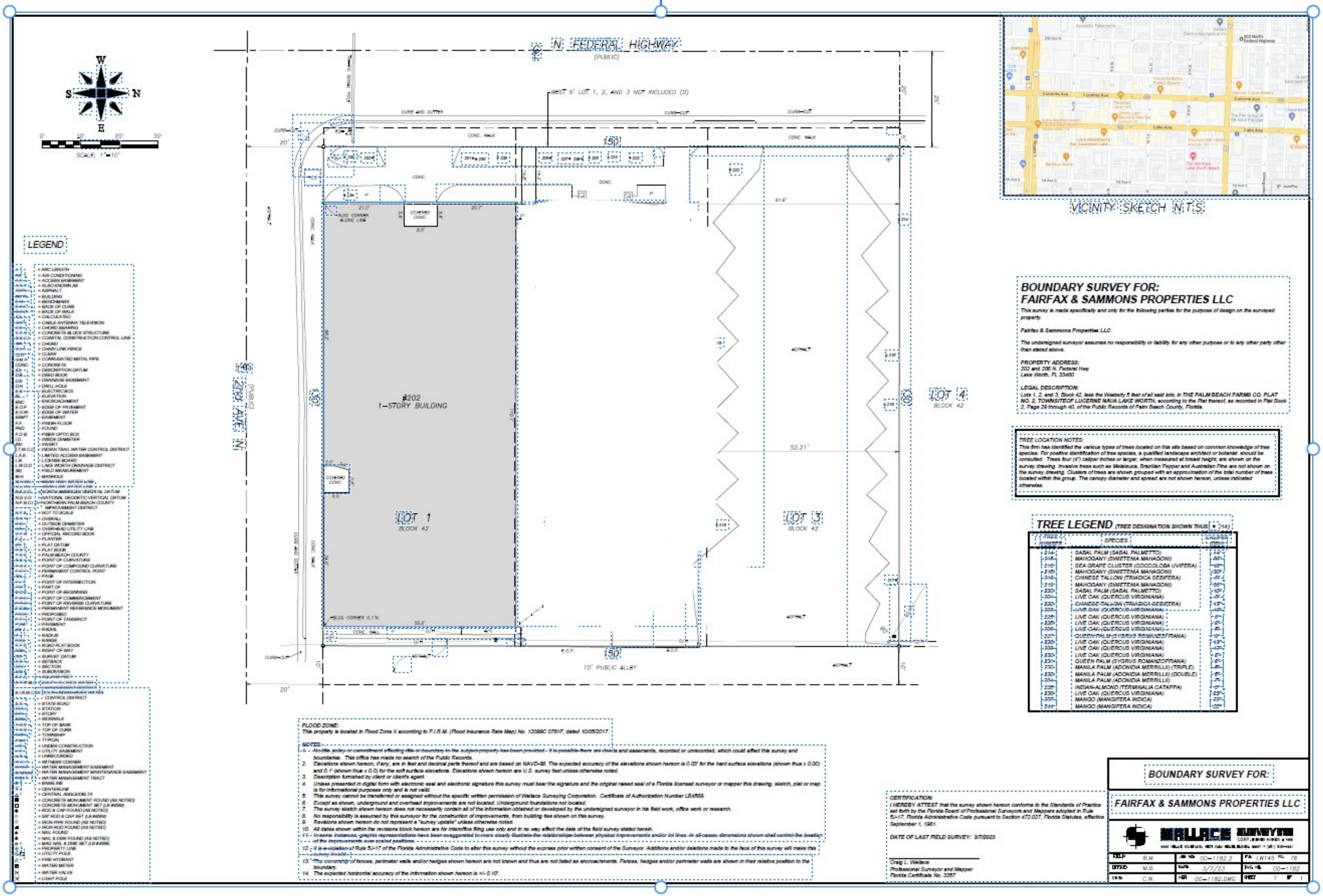
N. FEDERAL HIGHWAY
(PUBLIC)
WEST 5' LOT 1, 2, AND 3 NOT INCLUDED (D)
CURB AND GUTTER
CURB-CUT
CONC. WALK
CONC.
COVERED CONC.
#202
1-STORY BUILDING
LOT 1
BLOCK 42
LOT 3
BLOCK 42
LOT 4
BLOCK 42
ASPHALT
52.21'
10' PUBLIC ALLEY
22ND AVE. N.
(PUBLIC)
SCALE: 1"=10'
VICINITY SKETCH N.T.S.
LEGEND
BOUNDARY SURVEY FOR:
FAIRFAX & SAMMONS PROPERTIES LLC
This survey is made specifically and only for the following parties for the purpose of design on the surveyed property.
Fairfax & Sammons Properties LLC
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.
PROPERTY ADDRESS:
202 and 206 N. Federal Hwy
Lake Worth, FL 33460
LEGAL DESCRIPTION:
Lots 1, 2, and 3, Block 42, less the Westerly 5 feet of all said lots, in THE PALM BEACH FARMS CO. PLAT NO. 2, TOWNSITE OF LUCERNE NKA LAKE WORTH, according to the Plat thereof, as recorded in Plat Book 2, Page 29 through 40, of the Public Records of Palm Beach County, Florida.
TREE LOCATION NOTES:
This firm has identified the various types of trees located on this site based on common knowledge of tree species. For positive identification of tree species, a qualified landscape architect or botanist should be consulted. Trees four (4") caliper inches or larger, when measured at breast height, are shown on the survey drawing. Invasive trees such as Melaleuca, Brazilian Pepper and Australian Pine are not shown on the survey drawing. Clusters of trees are shown grouped with an approximation of the total number of trees located within the group. The canopy diameter and spread are not shown hereon, unless indicated otherwise.
TREE LEGEND (TREE DESIGNATION SHOWN THUS (*) (14))
TREE NUMBER
SPECIES
CALIPER
SABAL PALM (SABAL PALMETTO)
MAHOGANY (SWIETENIA MAHAGONI)
SEA GRAPE CLUSTER (COCCOLOBA UVIFERA)
MAHOGANY (SWIETENIA MAHAGONI)
CHINESE TALLOW (TRIADICA SEBIFERA)
MAHOGANY (SWIETENIA MAHAGONI)
SABAL PALM (SABAL PALMETTO)
LIVE OAK (QUERCUS VIRGINIANA)
CHINESE TALLOW (TRIADICA SEBIFERA)
LIVE OAK (QUERCUS VIRGINIANA)
LIVE OAK (QUERCUS VIRGINIANA)
LIVE OAK (QUERCUS VIRGINIANA)
QUEEN PALM (SYGRUS ROMANZOFFIANA)
LIVE OAK (QUERCUS VIRGINIANA)
LIVE OAK (QUERCUS VIRGINIANA)
LIVE OAK (QUERCUS VIRGINIANA)
QUEEN PALM (SYGRUS ROMANZOFFIANA)
MANILA PALM (ADONIDIA MERRILLII) (TRIPLE)
MANILA PALM (ADONIDIA MERRILLII) (DOUBLE)
MANILA PALM (ADONIDIA MERRILLII)
INDIAN-ALMOND (TERMINALIA CATAPPA)
LIVE OAK (QUERCUS VIRGINIANA)
MANGO (MANGIFERA INDICA)
MANGO (MANGIFERA INDICA)
FLOOD ZONE:
This property is located in Flood Zone X according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0701F, dated 10/05/2017.
NOTES:
1. No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
2. Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.07 for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
3. Description furnished by client or client's agent.
4. Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
5. This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.
7. The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
10. All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
11. In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
12. It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this document invalid.
13. The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.
CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.
DATE OF LAST FIELD SURVEY: 3/7/2023
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357
BOUNDARY SURVEY FOR:
FAIRFAX & SAMMONS PROPERTIES LLC
WALLACE SURVEYING
FIELD B.M.
DRAWN M.B.
CHKD C.W.
JOB NO. 00-1182.2
DATE 3/7/23
SCALE 00-1182.DWG
F.B. LW145 PG. 76
DWG NO. 00-1182
SHEET 1 OF 1