

511 NORTHEAST 4th STREET, BOYNTON BEACH, FL. 33435

BOUNDARY SURVEY



SCALE: 1"=40'

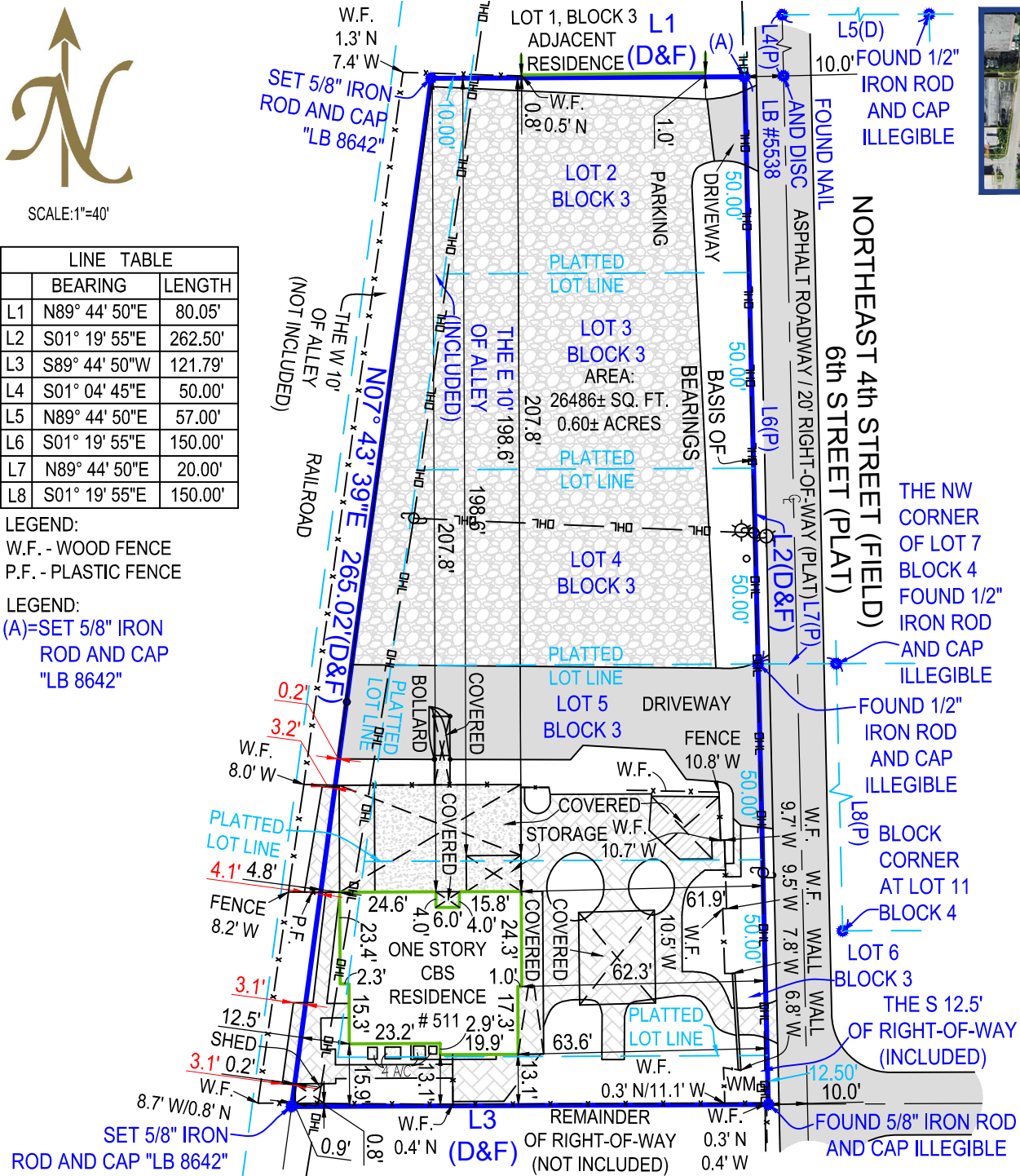
LINE TABLE		
	BEARING	LENGTH
L1	N89° 44' 50"E	80.05'
L2	S01° 19' 55"E	262.50'
L3	S89° 44' 50"W	121.79'
L4	S01° 04' 45"E	50.00'
L5	N89° 44' 50"E	57.00'
L6	S01° 19' 55"E	150.00'
L7	N89° 44' 50"E	20.00'
L8	S01° 19' 55"E	150.00'

LEGEND:
 W.F. - WOOD FENCE
 P.F. - PLASTIC FENCE

LEGEND:
 (A)=SET 5/8" IRON
 ROD AND CAP
 "LB 8642"



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 01-16-2025
 Drawn By: Oleg
 Order #: 256953
 Last Revision Date:
 Boundary Survey prepared by: LB8642
 Nexgen Land Solutions, LLC
 5615086272
 1547 Prosperity Farms
 Lake Park FL,33403



LEGAL DESCRIPTION OF: 511 NE 4 STREET, BOYNTON BEACH, FL, 33435

PARCEL B LOT 2, 3, 4, AND 5, BLOCK 3, AND EAST 10 FEET OF ABANDONED ALLEY LYING WEST OF AND ADJACENT THERETO, ROBERT ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 51, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. PARCEL C LOT 6, BLOCK 3 AND THE NORTH 12.5 FEET OF THE ABANDONED ROAD ADJACENT TO THE SOUTH LOT LINE, TOGETHER WITH THE EAST 10 FEET OF ABANDONED ALLEY ADJACENT THERETO, ROBERT ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 51 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFIED TO:

THE MEADOWCROFT REVOCABLE LIVING TRUS
NAUTICA TITLE USA, INC
WFG NATIONAL TITLE INSURANCE COMPANY

FLOOD ZONE:

12099C0793G
ZONE: X500
EFF: 12/20/2024

SURVEY NOTES:

- DRIVEWAY CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.
- PAVER SURFACE AND GRAVEL PARKING CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES CROSS THE BOUNDARY LINES ON SOUTHERLY AND WESTERLY SIDES OF LOT AS SHOWN.

LEGEND

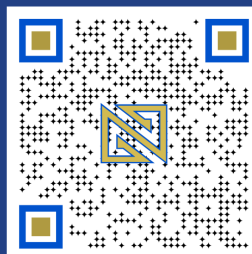
- A/C -AIR CONDITIONER
- WM -WATER METER
- AL -ARC LENGTH
- (C) -CALCULATED
- (M) -MEASURED
- P.O.B. -POINT OF BEGINNING
- P.O.C. -POINT OF COMMENCEMENT
- & -AND
- P.B. -PLAT BOOK
- PG -PAGE
- U.E. -UTILITY EASEMENT
- D.E. -DRAINAGE EASEMENT
- P.U.E. -PUBLIC UTILITY EASEMENT
- L.A.E. -LIMITED ACCESS EASEMENT
- L.M.E. -LAKE MAINTENANCE EASEMENT
- O.H.E. -OVERHEAD EASEMENT
- R -RADIUS
- (R) -RECORD
- O.R.B. -OFFICIAL RECORDS BOOK
- Sq.Ft. -SQUARE FEET
- Ac. -ACRES
- DB -DEED BOOK
- (D) -DEED
- (P) -PLAT
- EOW -EDGE OF WATER
- TOB -TOP OF BANK
- OHL -OVERHEAD LINE
- C/O -CLEAN OUT
- ELEV -ELEVATION
- FF -FINISHED FLOOR
- LS -LICENSED SURVEYOR
- LB -LICENSED BUSINESS
- PSM -PROFESSIONAL SURVEYOR & MAPPER
- x - -FENCE
- # -NUMBER
- ± -PLUS OR MINUS
- -ASPHALT
- -CONCRETE
- -PAVER/BRICK
- -WOOD
- ☀ -LIGHT POLE
- ⊙ -WELL
- ⊗ -WATER VALVE
- ⊕ -CENTER LINE
- -CATCH BASIN
- ⊕ -FIRE HYDRANT
- ⊕ -UTILITY POLE
- ⊕ -MANHOLE
- XXX -ELEVATION

SOME ITEMS IN LEGEND MAY NOT
APPEAR ON DRAWING.

GENERAL NOTES:

1) THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED. 2) **IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM THE SURVEYOR. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.** 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES. 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS- DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS. 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988). 7) **ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.** 8) **CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LB (LICENSED BUSINESS) UNLESS OTHERWISE SHOWN.**

LB8642



5615086272

1547 Prosperity Farms
Lake Park
FL,33403