



LEGAL DESCRIPTION:
A PARCEL OF LAND IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF THE NORTH HALF (N1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, SAID LINE BEING HEREINAFTER REFERRED TO AS LINE "A", WHERE SAID LINE INTERSECTS THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 723 FEET, WHEN MEASURED AT RIGHT ANGLES TO SAID LINE "A"; THENCE WESTERLY PARALLEL TO SAID LINE "A" A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTHERLY PARALLEL TO SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 171 FEET; THENCE WESTERLY A DISTANCE OF 441.18 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 174 FEET TO A POINT THAT IS 723 FEET NORTHERLY OF, WHEN MEASURED AT RIGHT ANGLES TO, SAID LINE "A"; THENCE EASTERLY PARALLEL TO SAID LINE "A" A DISTANCE OF 441.03 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CERTIFIED TO:
PLATINUM REAL EST HOLDING INC
FLOOD ZONE:
MAP NO. 12099C0979G
ZONE: X
EFFECTIVE: 12/20/2024

GENERAL NOTES:
1) THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, OR RESTRICTIONS OF RECORD WHICH MAY AFFECT TITLE OR USE OF THE LAND.
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 THIS OFFICE. THIS OFFICE, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3) NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN HEREON.
4) THE SURVEY SHOWN HEREON WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THIS PROPERTY.
5) THIS SURVEYOR DID NOT REVIEW THE COVENANTS AND RESTRICTIONS OF THE PLAT NAMED IN THE LEGAL DESCRIPTION NOTATED HEREON.
6) OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY. SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT. FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
7) SYMBOLS SHOWN HEREON ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
8) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
9) THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THE SURVEYOR OR SHOWN ON THIS SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
10) BASIS OF BEARINGS SHOWN HEREON IS BASED ON THE NORTH BOUNDARY LINE OF PROPERTY LOT, BEING N89°21'29"W, PER DEED.

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
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)
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

C.L.F.-CHAIN-LINK FENCE
NCF-NO CORNER FOUND

-LIGHT POLE

-NUMBER
-ASPHALT
-CONCRETE
-PAVER/BRICK
-WOOD

-WELL
-WATER VALVE
-CENTER LINE
-CATCH BASIN
-FIRE HYDRANT

-FENCE
-PLUS OR MINUS
-POLE
-MANHOLE
-TOPOGRAPHIC ELEVATION

- SURVEY NOTES:
- DRIVEWAY CROSSES THE BOUNDARY LINE ON EASTERN SIDE OF LOT AS SHOWN.
- COMMUNITY SIDEWALK CROSSES THE BOUNDARY LINE ON WESTERN SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- MONUMENTATION NOTE: AS SHOWN ON THE SURVEY, SEVERAL CORNERS WERE NOT SET & ARE DESIGNATED AS "PROPOSED".

FIELD DATE: 07/15/2026
DRAWN BY: O.K.
ORDER NO: 1000286608
REVISIONS:

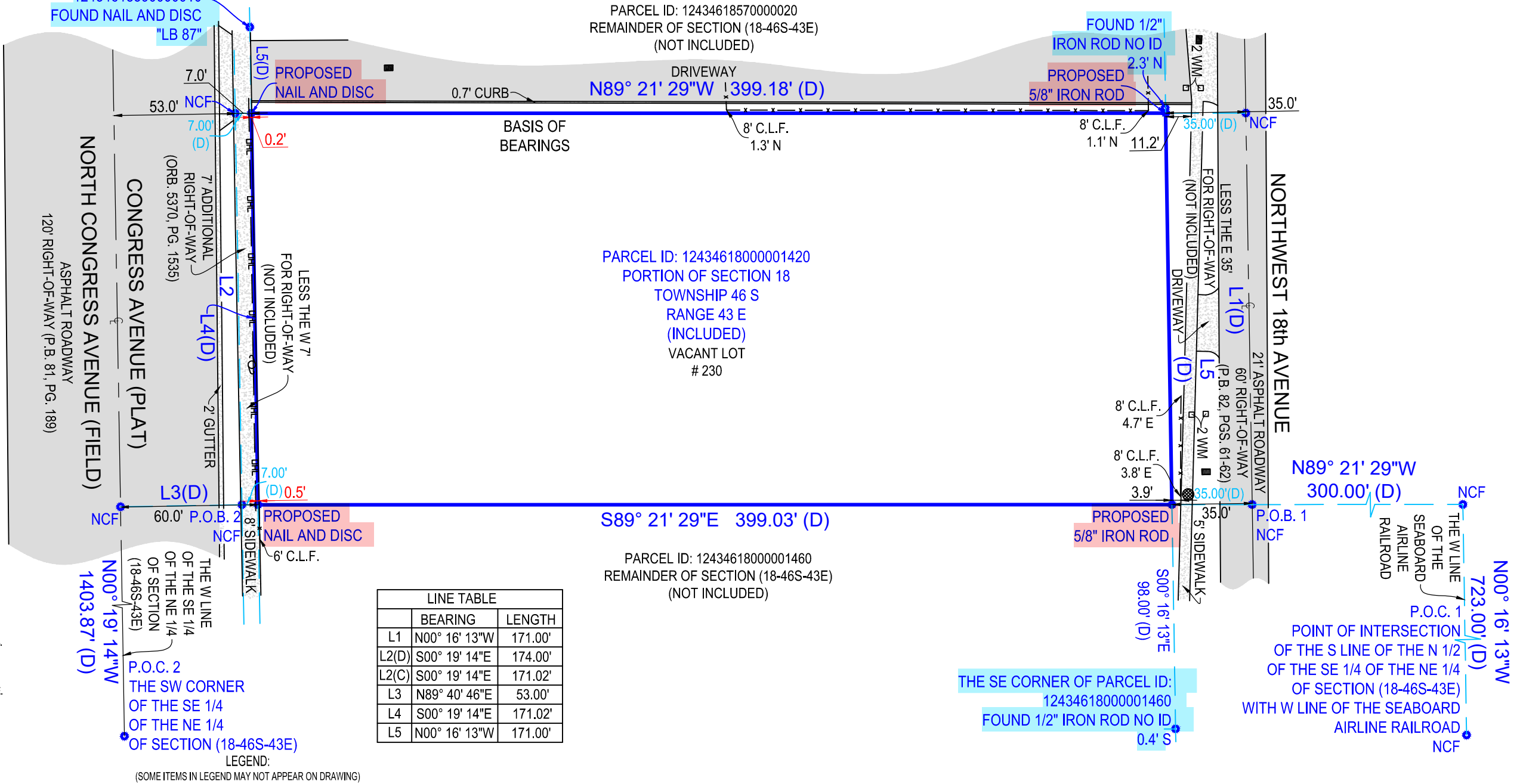
NEXGEN LAND SOLUTIONS, LLC
1547 PROSPERITY FARMS ROAD,
WEST PALM BEACH, FL 33403
NEXGENLOGIX.COM LB#8642
PHONE: 561.508.6272
FAX: 561.508.6309

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.
THOMAS LUBANOVIC PSM FLORIDA REGISTRATION NO. 6939
FOR THE LICENSED FIRM OF NEXGEN LAND SOLUTIONS, LLC LICENSED BUSINESS NO. 8642
THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR A SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BOUNDARY SURVEY

230 NORTHWEST 18th AVENUE, DELRAY BEACH, FL 33444



LINE TABLE		
	BEARING	LENGTH
L1	N00° 16' 13"W	171.00'
L2(D)	S00° 19' 14"E	174.00'
L2(C)	S00° 19' 14"E	171.02'
L3	N89° 40' 46"E	53.00'
L4	S00° 19' 14"E	171.02'
L5	N00° 16' 13"W	171.00'

LEGEND:
(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)