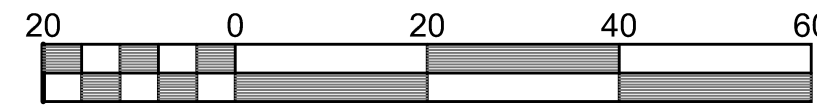
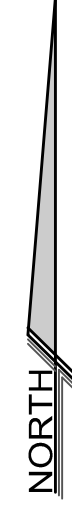


LOCATION MAP N.T.S.

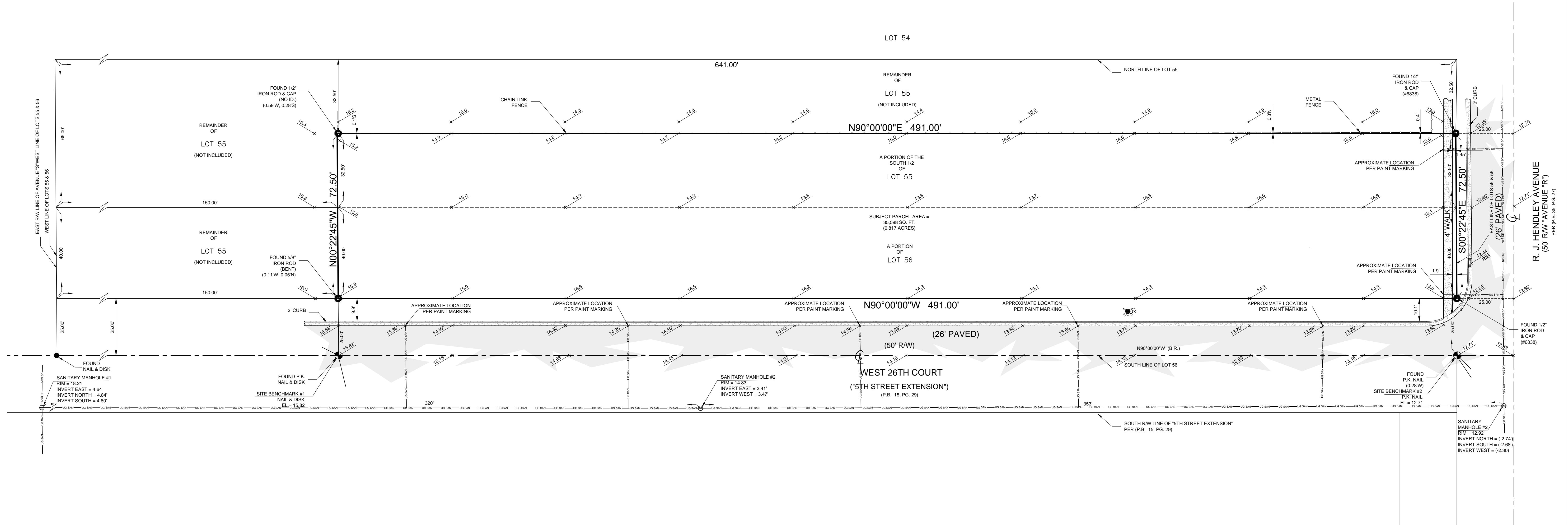


Scale 1" = 20'



# BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS:	
05/18/2021	add one paint location



**METES AND BOUNDS DESCRIPTION:**

THE SOUTH 1/2 OF LOT 55 (LESS THE WEST 150 FEET) AND LOT 56 (LESS THE WEST 150 FEET AND THE SOUTH 25 FEET FOR RIGHT-OF-WAY), ACREHOME PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 56, ACREHOME PARK, AS RECORDED IN PLAT BOOK 6, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 90°00'00"E ALONG THE SOUTH LINE OF LOT 56, A DISTANCE OF 150.00 FEET; THENCE N 00°22'45"W ALONG A LINE PARALLEL WITH AND 150 FEET EAST OF THE WEST LINE OF LOTS 56 AND 55, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°22'45"W A DISTANCE OF 72.50 FEET; THENCE N 90°00'00"E ALONG A LINE PARALLEL WITH AND 32.50 FEET SOUTH OF THE NORTH LINE OF LOT 55, A DISTANCE OF 491.00 FEET TO THE WEST RIGHT OF WAY LINE OF AVENUE "R" (NOW KNOWN AS "RJ HENDLEY AVENUE"); THENCE S 00°22'45"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 72.50 FEET; THENCE N 90°00'00"W ALONG THE NORTH RIGHT OF WAY LINE OF WEST 26TH COURT, BEING A LINE PARALLEL WITH AND 25 FEET NORTH OF THE SOUTH LINE OF LOT 56, A DISTANCE OF 491 FEET TO THE POINT OF BEGINNING.

CONTAINING 35,598 SQUARE FEET (0.817 ACRES).

**OWNER:** Elite Capital & Development, Inc.  
**PROPERTY ADDRESS:** Vacant parcel, Avenue "S", Riviera Beach, FL 33404  
**FLOOD ZONE:** X (FIRM 125142-12099C0387F 10/05/2017)  
**DESCRIPTION (FROM TITLE OPINION):** The South 1/2 of Lot 55 (Less the West 150 feet) and Lot 56 (Less the West 150 feet and the South 25 feet for right-of-way), Acrehome Park, according to the map or plat thereof, as recorded in Plat Book 6, Page 46, Public Records of Palm Beach County, Florida.

- SURVEY NOTES:**
- Lands shown hereon reflect all pertinent easements and/or rights of way contained in Chicago Title Insurance Company, title commitment; issuing office file no.: 20-6421; issuing office: Champagne Title Services, Inc.; Commitment date: 12/16/2019 at 11:00 AM. AND IN UPDATED OPINION OF TITLE DATED NOVEMBER 1, 2020 AT 11:00 AM.
  - Elevations shown hereon are based on North Atlantic Vertical Datum of 1988 (NAVD 88).
    - Originating benchmark = Leica Global Positioning System.
    - existing elevation (NAVD 88 typical).
  - No underground improvements located.
  - All bearings and distances shown hereon are plat and measured unless otherwise noted.
  - This firm's "Certificate of Authorization" number is "LB 6838".

LEGEND:	
CALC.	= CALCULATED
C.B.S.	= CONCRETE BLOCK STRUCTURE
CONC. MON.	= CONCRETE MONUMENT
CONC.	= CONCRETE
D.E.	= DRAINAGE EASEMENT
U.E.	= UTILITY EASEMENT
P.F.	= FINISHED FLOOR ELEVATION
P.F. EL.	= FINISHED FLOOR ELEVATION
EL.	= ELEVATION
(B.M.)	= BENCHMARK REFERENCE
(D)	= DEED
M	= MEASURED
(P)	= PLAT
R	= RADIUS
A	= CENTRAL ANGLE
L	= ARC LENGTH
Q.R.S.	= QUADRANT BEARING
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	= OFFICIAL RECORD BOOK
P.B.	= PLAT BOOK
P.C.	= POINT OF CURVATURE
P.T.	= POINT OF TANGENCY
P.R.C.	= POINT OF REVERSE CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.I.	= POINT OF INTERSECTION
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
R.W.	= RIGHT OF WAY
CL	= CHAINLINK FENCE
WF	= WOOD FENCE
MF	= METAL FENCE
AS	= ASPHALT SURFACE
CS	= CONCRETE SLABWORK
PS	= PAVER BLOCK SLABWORK
WP	= WOOD POWER POLE
WM	= WATER METER
PR	= PRE-PURCHASE
CB	= CATCH BASIN
SM	= SANITARY MANHOLE

SCALE: 1" = 20'  
 DRAWN BY: PICARD  
 FIELD WK: M.M. / B.M.  
 DATE: 05/13/2021

**MILLER LAND SURVEYING**  
 1121 LAKE AVENUE  
 LAKE WORTH BEACH, FLORIDA 33460  
 PHONE: (561) 586-2669 - FAX: (561) 582-0151  
 www.millersurveying.com  
 e-mail: orders@millersurveying.com

REF: E4278 G46/68  
 PREV: Y191107  
 JOB NO. S: Y2101559  
 JOB NO.: Y210541  
 L-2218-A

This survey is not valid without embossed surveyor's seal and/or an authorized electronic signature and authenticated electronic seal.  
 Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034  
 CRD. FILE Y191107-A