

**DESCRIPTION & SKETCH
PREPARED FOR:
EZ-WELD GROUP, LLC**

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33 WITH THE WEST RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY, AN 80.00 FOOT RIGHT-OF-WAY, AS SHOWN IN ROAD PLAT BOOK 3, PAGES 190 THROUGH 199, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, NORTH 88°30'27" WEST, A DISTANCE OF 552.32 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 38°53'24" EAST, A DISTANCE OF 643.11 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF WEST 13TH STREET AS LAID OUT AND IN USE, A 50.00 FOOT RIGHT-OF-WAY, SAID RIGHT-OF-WAY AS ALSO REFERENCED AND SHOWN ON THE PLAT OF FUTURA INDUSTRIAL SUBDIVISION, AS RECORDED IN PLAT BOOK 31, PAGE 175, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 88°30'27" EAST, A DISTANCE OF 45.25 FEET TO AN ANGLE POINT IN SAID NORTH RIGHT-OF-WAY LINE; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 70°59'33" EAST, A DISTANCE OF 270.89 FEET TO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 20°58'19" WEST, A DISTANCE OF 427.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.689 ACRES OR 204,232 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTES:

1. THIS DRAWING IS NOT A SURVEY.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.
4. THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.
5. DATE OF LEGAL DESCRIPTION: FEBRUARY 10, 2016

ABBREVIATIONS:

- E. = EAST
- N. = NORTH
- N.W. = NORTHWEST
- PG = PAGE
- POB = POINT OF BEGINNING
- RGE = RANGE
- RPB = ROAD PLAT BOOK
- R/W = RIGHT-OF-WAY
- S. = SOUTH
- S.W. = SOUTHWEST
- TWP = TOWNSHIP
- W. = WEST

LIDBERG LAND SURVEYING, INC.

BY: DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3613

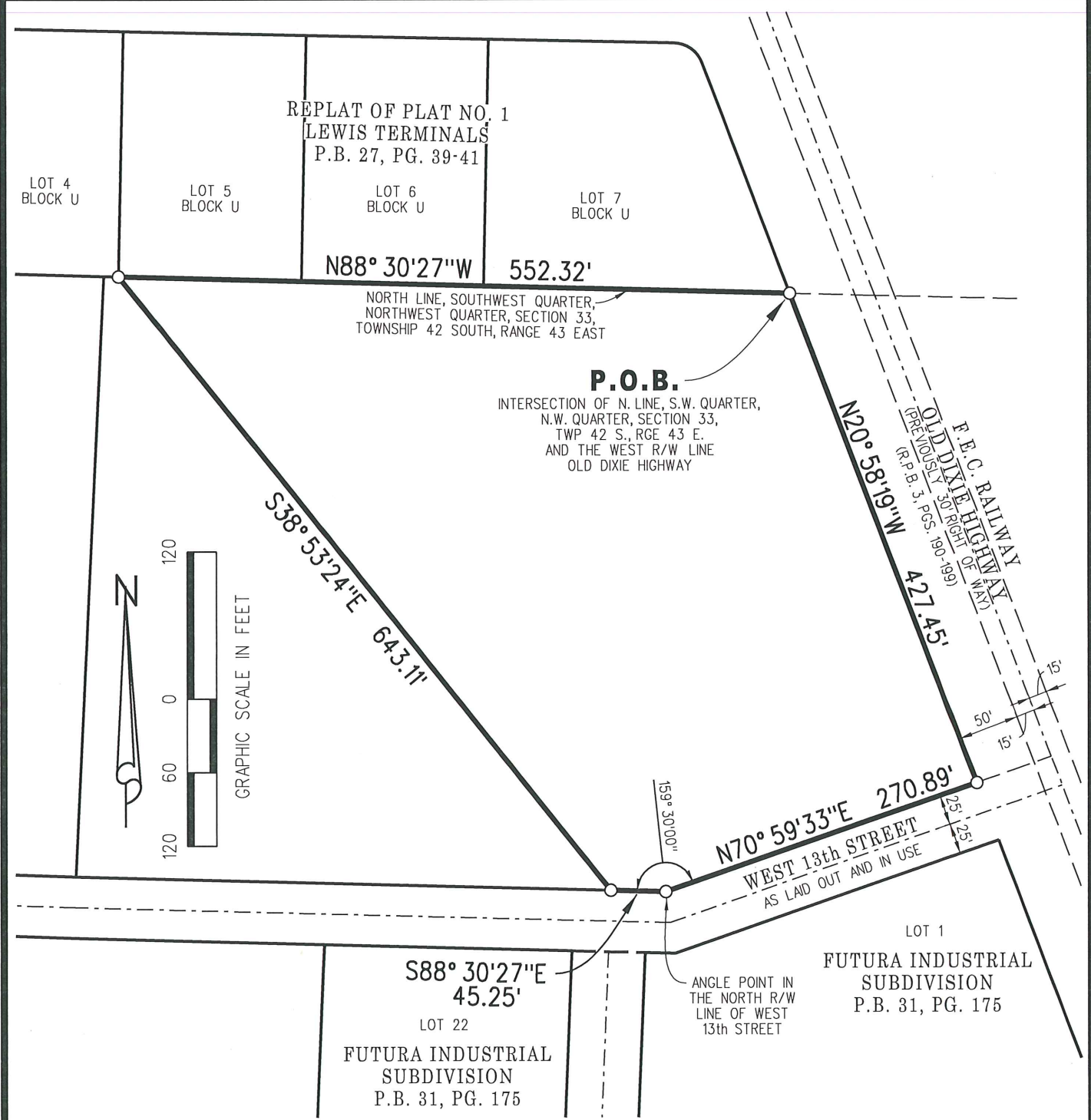
02/11/2016 REVISE BOUNDARY •15-109-303 R.J.W.



LB4431 675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

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OFF. R.J.W.	DATE 02/10/2016
CKD. D.C.L.	SHEET 1 OF 2 DWG. A15-109

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