BOUNDARY SURVEY
190 SOUTH COUNTY ROAD, PALM BEACH, FL 33480

LINE TABLE		
	BEARING	LENGTH
L1	S88° 53' 16"E	61.17'
L2	S14° 17' 14"E	127.06'
L3	S14° 17' 14"E	54.46'
L4	S14° 17' 14"E	127.06'

SCALE:1"=30'



LOCATION MAP
(NOT-TO-SCALE)

PRIMAVERA ESTATES
(MIDDLE SECTION)
(P.B. 7,PG. 39)

LOT 59

PROPOSED NAIL AND DISC

4' SIDEWALK

2' GUTTER

FOUND 1/2" IRON PIPE NO ID

LIMITS OF PLAT

50.00' (P) N88° 53' 16"W

THE NW CORNER OF LOT 148 FOUND 3/4" IRON PIPE NO ID

ASPHALT ROADWAY
15' ALLEY (P.B. 7, PG. 39)

L1(C)

TRANSFORMER

4' C.L.F. 0.5' E 3.0' S

4' C.L.F. 2.8' S

11.17' (C)

28.0'

0.6'

13.48' (C)

REMAINDER OF LOT 156 (NOT INCLUDED)

DRIVEWAY

A/C

29.5'

23.9'

5.8'

35.2'

27.2'

23.0'

C.W. COVERED

PORTION OF LOT 156 (INCLUDED)

LOT 152

LOT 154

LOT 150

N01° 06' 44"E 122.50' (P)

55.7'

ONE STORY MASONRY RESIDENCE # 190

3.7'

19.3'

PLANTER

3.3'

5.9'

27.2'

12.5'

19.5'

COVERED

PLATTED LOT LINE

6.3'

12.0'

12.0'

4' C.L.F. 2.3' E

36.1'

32.2'

THE SW CORNER OF LOT 148 FOUND 1/2" IRON PIPE NO ID

N88° 53' 16"W 50.00' (P)

FOUND 1/2" IRON PIPE NO ID

BASIS OF BEARINGS

25.4'

PLATTED LOT LINE

25.7'

PLATTED LOT LINE

PORTION OF LOT 158 (INCLUDED)

25.00' (P)

25.00' (P)

25.00' (P)

19.92' (C)

1.3'

15.0'

13.0'

13.48' (C)

BLOCK CORNER PROPOSED NAIL AND DISC

5' SIDEWALK

N88° 53' 16"W 94.92' (C)

WM

2' GUTTER

26.25'

0.2'

ASPHALT ROADWAY
52.5' RIGHT-OF-WAY (PLAT)

0.3'

29.25'

L3 (C)

SEABREEZZE AVENUE

BLOCK CORNER AT PARCEL ID: 50-43-43-22-06-000-1490 NCF

ASPHALT ROADWAY
56.1' RIGHT-OF-WAY (PLAT)

SOUTH COUNTY ROAD

REMAINDER OF LOT 158 (NOT INCLUDED)

THE E LINE OF LOT 158

L4 (C)

LEGEND:
C.L.F. -CHAIN LINK FENCE
NCF - NO CORNER FOUND
C.W. - CONCRETE WALL

- 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 : 10-09-2026
Drawn By: O. G.
Order #: 290642
Last Revision Date: 10-09-2026
Boundary Survey prepared by: LB8642
Nexgen Land Solutions, LLC
561-508-6272
1547 Prosperity Farms Rd Lake Park FL 33403-2025

NEXGEN
www.NexGenLogix.com

Thomas F. Lubanovic
LICENSE NUMBER
THIS SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
Thomas F. Lubanovic
LS6939
ON 10-09-2026
STATE OF FLORIDA
Professional Surveyor and Mapper

File #:

Order #: 290642

LEGAL DESCRIPTION OF: 190 S COUNTY RD, PALM BEACH, FL, 33480

LOTS 152. 154. 156 AND 158 OF POINCIANA PARK AN ADDITION TO THE TOWN OF PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 6, PAGE 1; EXCEPTING THEREFROM THAT PORTION OF LOTS 156 AND 158 LYING EAST OF A LINE WHICH IS 30 FEET WEST OF AND PARALLEL TO THE CENTER LINE OF COUNTY ROAD, WHICH WAS CONVEYED TO TOWN OF PALM BEACH BY DEED RECORDED IN DEED BOOK 255, PAGE 308, PALM BEACH COUNTY RECORDS.

CERTIFIED TO:

PALMCORP CONSTRUCTION SERVICES

FLOOD ZONE:

12099C0583G
ZONE: X500
EFF: 12/20/2024

SURVEY NOTES:

- DRIVEWAY CROSSES THE BOUNDARY LINE ON EASTERN AND NORTHERN SIDES OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- COMMUNITY CONCRETE SIDEWALK CROSSES THE BOUNDARY LINE ON EASTERN SIDE OF LOT AS SHOWN.

LEGEND

A/C	-AIR CONDITIONER
WM	-WATER MEATER
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/BRINCK
	-WOOD
	-LIGHT POLE
	-WELL
	-WATER VALVE
	-CENTER LINE
	-CATCH BASIN
	-FIRE HYDRANT
	-UTILITY POLE
	-MANHOLE
	-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. NOT ALL PROPERTY CORNERS HAVE BEEN FOUND OR SET AND MAY BE DESIGNATED AS "PROPOSED". 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.

Info@Nexgenlogix.com

561-508-6272

1547 Prosperity Farms Lake
Park FL 33403