

20250300695

MADISON TERRACE

BEING A REPLAT OF LOTS 1 THROUGH 5, AND PORTIONS OF LOTS 11 THROUGH 16, ALSO BEING A PORTION OF A 10 FOOT ALLEY WAY AND A PORTION OF 3RD AVENUE, BLOCK 253, THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING WITHIN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH BEACH, PALM BEACH COUNTY, FLORIDA.

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT MADISON TERRACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SP TRACT 4, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS MADISON TERRACE, BEING A REPLAT OF LOTS 1 THROUGH 5, AND PORTIONS OF LOTS 11 THROUGH 16, ALSO BEING A PORTION OF A 10 FOOT ALLEY WAY AND A PORTION OF 3RD AVENUE, BLOCK 253, THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH BEACH), PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY TAKING AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP STATE ROAD 805, SECTION 93050-2513, ALL LYING WITHIN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 11, BLOCK 253, THE PALM BEACH FARMS CO., PLAT NO. 2, THE TOWNSITE OF LUCERNE, (NOW KNOWN AS LAKE WORTH BEACH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.88°38'11"W. ALONG THE NORTH LOT LINE OF SAID LOT 11, A DISTANCE OF 2.30 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 1 STREET (NOW KNOWN AS SOUTH DIXIE HIGHWAY) ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 805, SECTION 93050-2513, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE BY THE FOLLOWING THIRTEEN (13) COURSES BEING ALONG SAID WESTERLY RIGHT-OF-WAY OF 1 STREET (NOW KNOWN AS SOUTH DIXIE HIGHWAY); 1) THENCE S.01°21'49"W., DEPARTING SAID NORTH LINE, A DISTANCE OF 50.00 FEET; 2) THENCE S.88°38'11"E., A DISTANCE OF 0.30 FEET; 3) THENCE S.01°21'49"W., A DISTANCE OF 50.00 FEET; 4) THENCE N.88°38'11"W., A DISTANCE OF 0.20 FEET; 5) THENCE S.01°21'49"W., A DISTANCE OF 52.84 FEET; 6) THENCE S.28°05'37"E., A DISTANCE OF 3.46 FEET; 7) THENCE S.01°21'49"W., A DISTANCE OF 27.16 FEET; 8) THENCE S.28°28'25"W., A DISTANCE OF 3.29 FEET; 9) THENCE S.01°21'49"W., A DISTANCE OF 64.06 FEET; 10) THENCE N.88°38'11"W., A DISTANCE OF 0.20 FEET; 11) THENCE S.01°21'49"W., A DISTANCE OF 50.00 FEET; 12) THENCE S.88°38'11"E., A DISTANCE OF 2.20 FEET; 13) THENCE S.01°21'49"W., A DISTANCE OF 20.00 FEET; THENCE N.88°38'11"W., DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 280.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH H STREET, OF SAID PLAT; THENCE N.01°21'49"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 270.00 FEET TO THE NORTHWEST CORNER OF LOT 5, OF SAID PLAT; THENCE S.88°38'11"E., DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID LOT 5 AND ITS EASTERLY EXTENSION THEREOF, A DISTANCE OF 140.00 FEET; THENCE N.01°21'49"E., A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 11; THENCE S.88°38'11"E., ALONG SAID NORTH LINE, A DISTANCE OF 137.70 FEET TO THE POINT OF BEGINNING.

TOTAL CONTAINING: 82,009 SQUARE FEET OR 1.883 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LOT 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR MADISON TERRACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF MADISON TERRACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH BEACH, FLORIDA.

LOT 2, AS SHOWN HEREON, IS HEREBY RESERVED FOR SP TRACT 4, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF MADISON TERRACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1 DAY OF July, 2025.

MADISON TERRACE, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: MOOL
PRINT NAME: MIKE OLIVER
ADDRESS: 558 W. NEW ENGLAND AVE
WINTER PARK FL 32789

WITNESS: S3

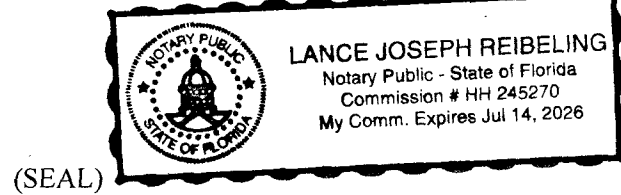
PRINT NAME: Stacy Banach
ADDRESS: 558 W. New England Ave
Winter Park FL 32789

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 1 DAY OF July, 2025, BY Patrick E. Law AS MANAGER FOR MADISON TERRACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED AS IDENTIFICATION.

COMMISSION NO. HH 845270

MY COMMISSION EXPIRES: July 14th, 2026



MADISON TERRACE, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: MOOL
PRINT NAME: MIKE OLIVER
ADDRESS: 558 W. NEW ENGLAND AVE
WINTER PARK FL 32789

WITNESS: S3

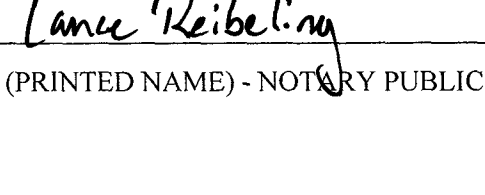
PRINT NAME: Stacy Banach
ADDRESS: 558 W. New England Ave
Winter Park FL 32789

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 1 DAY OF July, 2025, BY Patrick E. Law AS MANAGER FOR MADISON TERRACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED AS IDENTIFICATION.

COMMISSION NO. HH 845270

MY COMMISSION EXPIRES: July 14th, 2026



IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1 DAY OF July, 2025.

SP TRACT 4, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: MOOL
PRINT NAME: MIKE OLIVER
ADDRESS: 558 W. NEW ENGLAND AVE
WINTER PARK FL 32789

WITNESS: S3

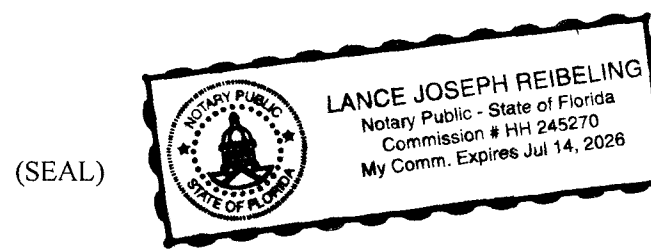
PRINT NAME: Stacy Banach
ADDRESS: 558 W. New England Ave
Winter Park, FL 32789

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 1 DAY OF July, 2025, BY Lindsey Sultman AS MANAGER FOR SP TRACT 4, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED AS IDENTIFICATION.

COMMISSION NO. HH 245270

MY COMMISSION EXPIRES: July 14th, 2026



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Matthew G. Petra, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN MADISON TERRACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SP TRACT 4, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: August 8, 2025
Matthew G. Petra 11163
ATTORNEY-AT-LAW LICENSED IN FLORIDA

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF LAKE WORTH BEACH, FLORIDA.

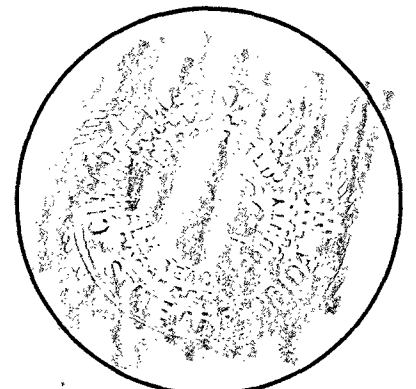
DATE: June 16, 2025

Luis J. Ortiz P.S.M.
LICENSE NO. LS7006
STATE OF FLORIDA

MADISON TERRACE, LLC

SP TRACT 4, LLC

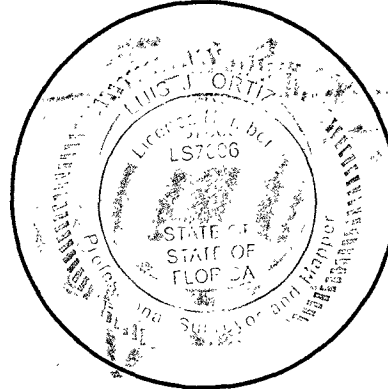
CITY OF LAKE WORTH BEACH



REVIEWING
PROFESSIONAL
SURVEYOR AND MAPPER



PROFESSIONAL SURVEYOR
AND MAPPER

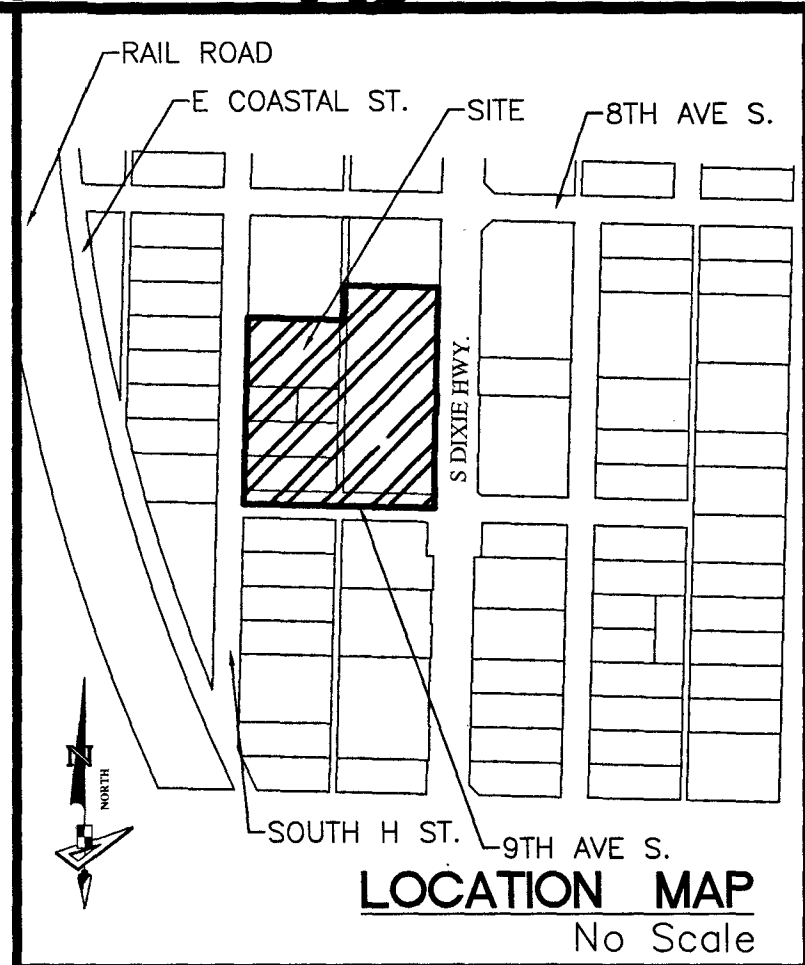


THIS INSTRUMENT PREPARED BY
LUIS J. ORTIZ, P.S.M.
LS7006 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768

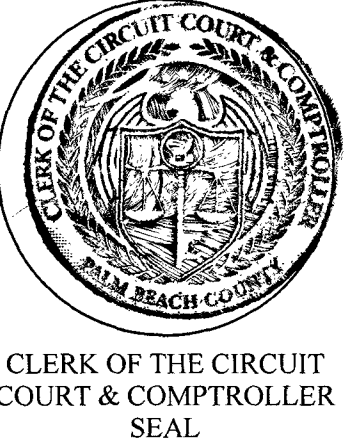
GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 106 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Sheet No. 1 of 3 Sheets



198
STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT 2:15 P.M.
THIS 21 DAY OF August,
2025, AND DULY RECORDED
IN PLAT BOOK NO.
198-200 ON PAGE
JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT AND
COMPTROLLER
BY: [Signature] D.C.



SURVEYOR & MAPPER'S NOTES

1. NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF LAKE WORTH BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

2. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF LAKE WORTH BEACH LAND DEVELOPMENT REGULATIONS.

6. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF S01°21'49"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

7. THE "UTILITY EASEMENTS" AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. ALL ELECTRONIC POWER LINES, TELECOMMUNICATIONS LINES, AND CABLE TELEVISION LINES SHALL BE BELOW INSTALLATIONS FOR WATER, EXPLORATION, WASTEWATER, AND GAS LINES. AT A DEPTH OF APPROXIMATELY 6 FEET, EACH UTILITY SHALL BE LOCATED WITHIN THE UTILITY EASEMENT IN ACCORDANCE WITH A PERMIT FROM THE CITY OF LAKE WORTH BEACH. THE INSTALLATION OF CABLE TELEVISION SYSTEMS OR OTHER PRIVATE UTILITIES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY OR OTHER PRIVATE UTILITY DAMAGES THE FACILITIES OF ANOTHER UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

CITY APPROVAL AND ACCEPTANCE OF DEDICATION CITY OF LAKE WORTH BEACH, FLORIDA, A MUNICIPAL CORPORATION

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21st DAY OF August, 2025.

BY: [Signature] BETTY RESCH - MAYOR
BY: [Signature] JAMIE BROWN - INTERIM CITY MANAGER

BY: [Signature] JUAN C. CONTIN
PLANNING & ZONING CHAIR
BY: [Signature] MELISSA ANN COYNE - CITY CLERK

BY: [Signature] VAUGHN HAYDUK, P.E. - CITY ENGINEER

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO SEC. 177.081 (1), F.S. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS AT LOT CORNERS.

DATE: 6-20-25 BY: [Signature]
DAVID A. BOWER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. LS5888