

SKETCH AND DESCRIPTION

(COVER & LEGAL DESCRIPTION)

PROPERTY ADDRESS:
1300 CORMORANT ROAD
DELRAY BEACH, FL 33444

THE PURPOSE OF THIS SKETCH AND DESCRIPTION
IS TO SHOW PROPERTY LYING BETWEEN SOUTHERLY
PROPERTY LINE AND WET FACE OF SEAWALL.



LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION:

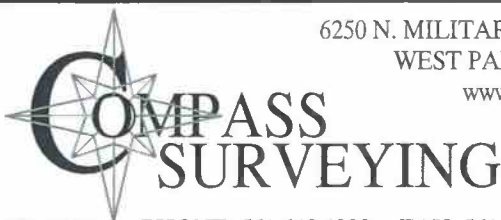
A PARCEL OF LAND LYING SOUTH OF THE SOUTHERLY LINE OF LOT 14, REPLAT OF TROPIC PALM PLAT NO. 2, AS RECORDED IN PLAT BOOK 33, PAGES 144 THROUGH 146, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE WET FACE OF SEAWALL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 14; THENCE SOUTHWESTERLY ALONG A CURVE WITH A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 14°00'00" WITH AN ARC DISTANCE OF 136.96 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF SAID LOT 14; THENCE SOUTH 14°00'00" EAST ALONG A RADIAL LINE AND THE WESTERLY PROPERTY LINE EXTENDED, A DISTANCE OF 6.28 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE C-15 CANAL AS LAID OUT AND IN USE; THENCE RUN NORTH 90°00'00" EAST, ALONG THE NORTH RIGHT OF WAY OF THE C-15 CANAL, A DISTANCE OF 30.8 FEET MORE OR LESS TO THE WET FACE OF THE EXISTING SEAWALL; THENCE NORTHEASTERLY ALONG SAID WET FACE OF SEAWALL, A DISTANCE OF 130 FEET MORE OR LESS TO A POINT ON THE EASTERLY PROPERTY LINE EXTENDED; THENCE NORTH 52°00'00" WEST ALONG A RADIAL LINE, A DISTANCE OF 50.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,849 SQUARE FEET MORE OR LESS

Kenneth J. Osborne PSM #6415

THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER



6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
www.compasssurveying.net

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

PROJECT: C-16901
SHEET 1 OF 2

PREPARED FOR
ROBIN BIRD

SKETCH AND DESCRIPTION

(SKETCH OF DESCRIPTION)



CURVE DATA

C-1

R=205.00'

$\Delta=14^{\circ}00'00''$

L=135.96'

LOT 14

LOT 15

POINT OF BEGINNING
S.E. CORNER OF LOT 14
EASTERLY
PROPERTY
LINE - LOT 14

BEARING BASIS
(RADIAL)
N52°00'00"W 50.63'

EASTERLY LINE
EXTENDED

LOT 13

WESTERLY
PROPERTY
LINE - LOT 14

SOUTHERLY
PROPERTY
LINE - LOT 14

C-1

3,849 sq. ft.

1.3' WIDE CONCRETE
SEAWALL

WET FACE
OF SEAWALL

130'±

CANAL

WESTERLY LINE
EXTENDED

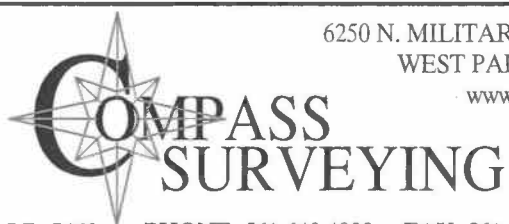
N90°00'00"E
30.8'±
6.28'
S14°00'00"E
(RADIAL)

NORTH RIGHT OF WAY LINE OF THE C-15 CANAL

ABBREVIATION DESCRIPTION:

LB	LICENSED BUSINESS
C.B.	CHORD BEARING
PSM	PROFESSIONAL SURVEYOR MAPPER
R	RADIUS
Δ	DELTA / CENTRAL ANGLE
L	LENGTH

Keith M. Stone

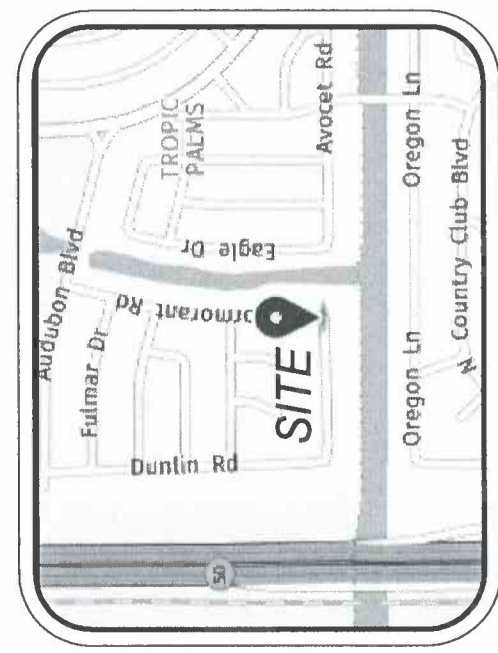


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PROJECT: C-16901
SHEET 2 OF 2

PREPARED FOR
ROBIN BIRD



LOCATION MAP NOT TO SCALE

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
C/L	CENTERLINE
I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
N.A. V.D.	NORTH AMERICAN VERTICAL DATUM
P.T.	POINT OF TANGENCY
PSM	PROFESSIONAL SURVEYOR MAPPER
RW	RIGHT OF WAY
R	RADIUS
Δ	DELTA
L	LENGTH

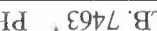
FLOOD ZONE: X/AE
COMMUNITY NUMBER: 125012
PANEL: 12099C0987
SUFFIX: F
BASE FLOOD ELEVATION: 10 (N.A.V.D. 88)
FIRM DATE: 10-05-2017

LEGAL DESCRIPTION:

LOT 14, REPLAT TROPIC PALM PLAT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGES 144 THROUGH 146, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Kenneth J. Osborne PSM #6415

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THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY OF 1300 CORMORANT ROAD DELRAY BEACH, FL 33444 PREPARED FOR ROBIN BIRD	Sheet 1 OF 1	 6250 N. MILITARY TRAIL, SUITE 102 WEST PALM BEACH, FL 33407 www.compasssurveying.net LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576
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