

SKETCH AND DESCRIPTION

STREET ADDRESS:

2001 South Federal Highway Delray Beach, Florida 33483

LEGAL DESCRIPTION:

SIDEWALK EASEMENT "A"

A portion of Lot 30 and Tract "B", GATEWAY SHOPPING CENTER, according to the plat thereof as recorded in Plat Book 25, Page 76 of the Public Records of Palm Beach County, Florida, being more particularly described as follows;

COMMENCING at the Northwest corner of Lot 30, Thence South 02°51'10" East, along the West line of the aforementioned Lot 30, a distance of 29.01 feet to the intersection with the Easterly edge of an existing concrete walk and the POINT OF BEGINNING; thence continue along the aforementioned West line, a distance of 123.73 feet; thence North 12°40'22" East along the Easterly edge of an existing concrete walk, a distance of 1.88 feet; thence North 02°42'57" West along the aforementioned Easterly edge, a distance of 119.73 feet; thence North 22°44'52" West along the aforementioned Easterly edge, a distance of 2.32 feet to the Point of Beginning. Said described easement containing 79 square feet, more or less.

SIDEWALK EASEMENT "B"

A portion of the now vacated Avenue "A", together with a portion of Lots 1, 2, 3, 4, 5 and 6, Block 38, DEL-RATON PARK AT DELRAY, FLORIDA, according to the plat thereof as recorded in Plat Book 14, Page 9, of the Public Records of Palm Beach County, Florida, together with a portion of Lot 28, together with a portion of the now vacated alley lying South of the aforementioned Lot 28, GATEWAY SHOPPING CENTER, according to the plat thereof as recorded in Plat Book 25, Page 76 of the Public Records of Palm Beach County, Florida, being more particularly described as follows;

Commencing at the Southwest corner of the aforementioned Lot 6, Block 38; thence South 89°46'43" East (basis of bearing) along the South line of the aforementioned Lot 6, a distance of 21.87 feet to the Point of Beginning being the intersection with the Easterly edge of an existing concrete walk; thence North 02°22'20" East along the aforementioned Easterly edge of an existing concrete walk thence following 6 courses and distances 1. North 02°22'20" East, 36.86 feet; 2. North 01°14'29" East, 56.80 feet; 3. North 00°11'18" East, 32.89 feet; 4. North 00°01'26" West, 33.49 feet; 5. North 01°05'42" West, 51.82 feet; and 6. North 16°10'03" West, 3.67 feet to the intersection with the Easterly right of way line of South Federal Highway and now laid out and in use; being the Point of Curvature of a non-tangent 2942.93 foot radius curve concave to the West, a radial line at said point bearing North 88°19'34" East; thence Southwesterly along the arc of said curve through a central angle of 04°32'14" for an arc distance of 233.04 feet; thence South 76°57'19" East, a distance of 0.86 feet to the intersection with the Easterly edge of an existing concrete walk; thence North 02°22'20" East, a distance of 17.85 feet to the Point of Beginning. Said described easement containing 186 square feet, more or less.

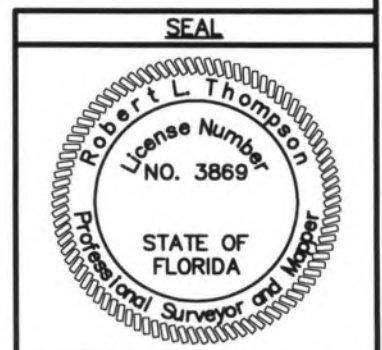
SIDEWALK EASEMENT "C"

A portion of the now vacated Avenue "A", DEL-RATON PARK AT DELRAY, FLORIDA, according to the plat thereof as recorded in Plat Book 14, Page 9, of the Public Records of Palm Beach County, Florida, being more particularly described as follows;

Commence at the Northwest corner of Block 37 of the aforementioned DEL-RATON PARK AT DELRAY, FLORIDA, thence North 89°46'43" West basis of bearing, along the Westerly projection of the North line of the aforementioned Block 37, a distance of 21.32 feet to the Point of Beginning being the intersection with the Easterly edge of an existing concrete walk; thence North 03°33'05" East, along the aforementioned Easterly edge, a distance of 5.92 feet; thence South 87°28'07" West, a distance of 0.96 feet to the Easterly right of way line of South Federal Highway and now laid out and in use; being the Point of Curvature of a non-tangent 2942.93 foot radius curve concave to the West, a radial line at said point bearing South 86°37'13" East; thence Southwesterly along the arc of said curve through a central angle of 00°06'52" for an arc distance of 5.88 feet; thence South 89°46'43" East, a distance of 0.94 feet to the Point of Beginning. Said described easement containing 6 square feet, more or less.

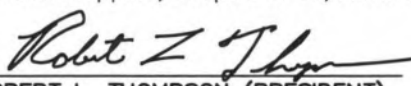
NOTES:

1. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
2. Ownership of fences and walls if any are not determined.
3. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
4. Accuracy statement: This survey meets or exceeds the horizontal accuracy for COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET.
5. Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
6. PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.



CERTIFICATION:

This is to certify that this sketch was made under my responsible charge and is accurate and correct to the best of my knowledge and belief and does not constitute a field survey as such. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

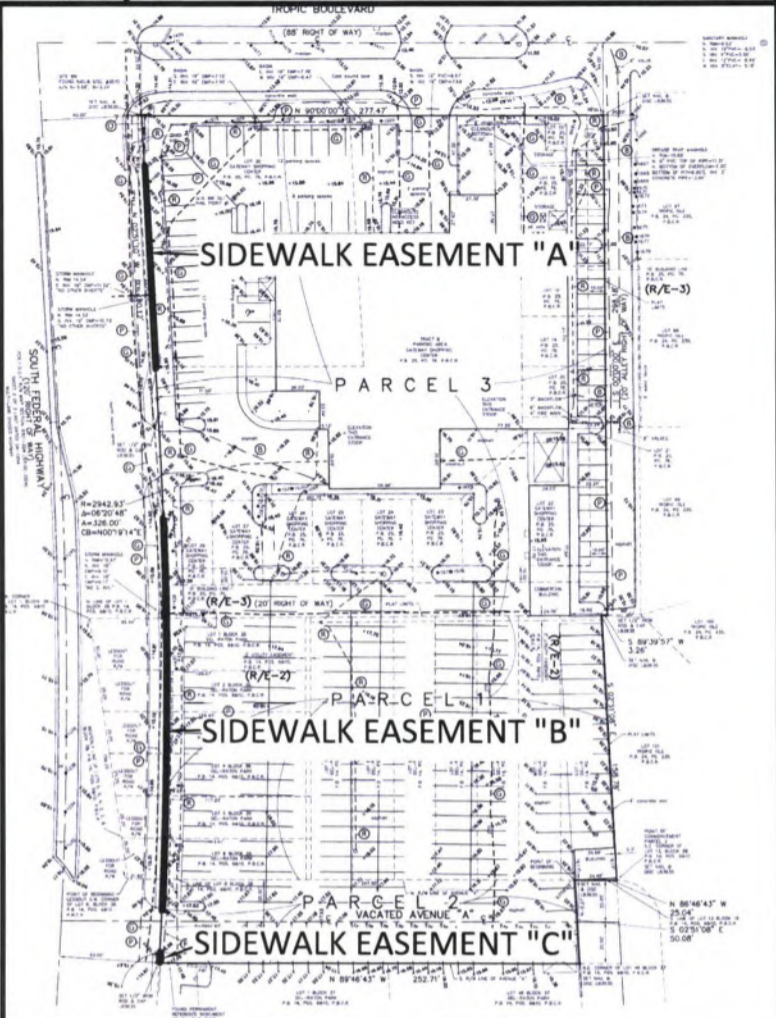
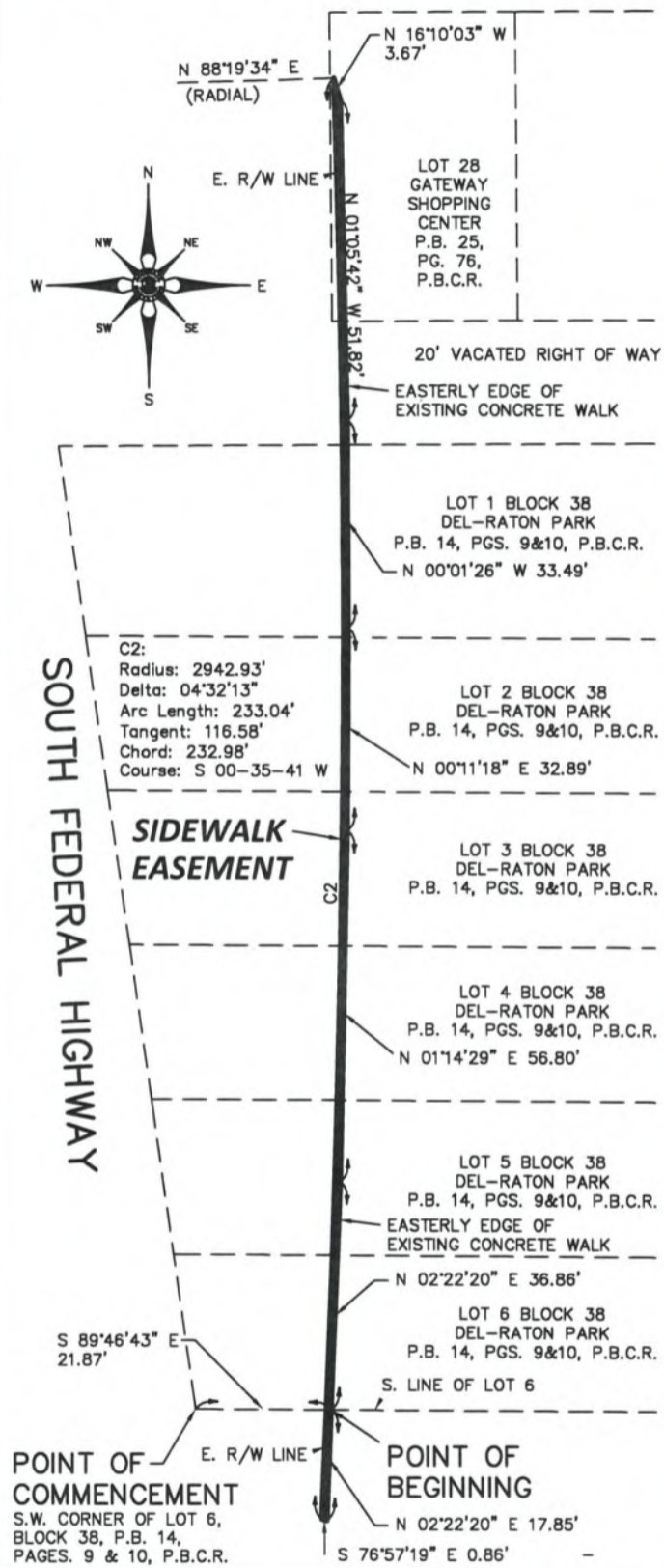

 08-11-2023
ROBERT L. THOMPSON (PRESIDENT)
 PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

ORIGINAL DATE OF SKETCH 08-07-2023	DRAWN BY MLW	CHECKED BY MLW	FIELD BOOK 23-1115	SCALE 1" = 30'	SKETCH NUMBER SU-23-1115
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SKETCH AND DESCRIPTION

SIDEWALK EASEMENT "B"



LOCATION SKETCH NOT TO SCALE

SIDEWALK EASEMENT "A"

