

DESCRIPTION:

ALL OF THE STATE OF FLORIDA 40 FOOT RIGHT-OF-WAY RESERVATION AS RECORDED IN DEED BOOK 646, PAGE 303 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AS SHOWN ON PLAT OF DELRAY SQUARE II, AS RECORDED IN PLAT BOOK 82, AT PAGES 63 AND 64 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PLAT OF DELRAY SQUARE II; THENCE, ALONG THE NORTH LINE OF SAID PLAT, AND THE NORTH LINE OF SAID L.W.D.D. CANAL L-33 CANAL EASEMENT, NORTH 89°20'23" EAST, A DISTANCE OF 40.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SOUTH MILITARY TRAIL RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORD BOOK 5031, PAGE 70; THENCE, DEPARTING SAID NORTH LINE, ALONG SAID EAST LINE, SOUTH 01°23'41" EAST, A DISTANCE OF 697.48 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID PLAT OF DELRAY SQUARE II; THENCE, DEPARTING SAID EAST, ALONG SAID SOUTH PLAT LINE, SOUTH 89°20'38" WEST, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF SAID PLAT OF DELRAY SQUARE II; THENCE, ALONG THE WEST LINE OF SAID PLAT, NORTH 01°23'41" WEST, A DISTANCE OF 697.48 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 27,899 SQUARE FEET/ 0.6405 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 01°24'32"W. ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT).
3. LANDS SHOWN HEREON WERE ABSTRACTED BY STUART TITLE GUARANTY COMPANY; POLICY NO. C-72526-20160149; DATED: MARCH 8, 2017, 8:00 AM.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JULY 19, 2017. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 5

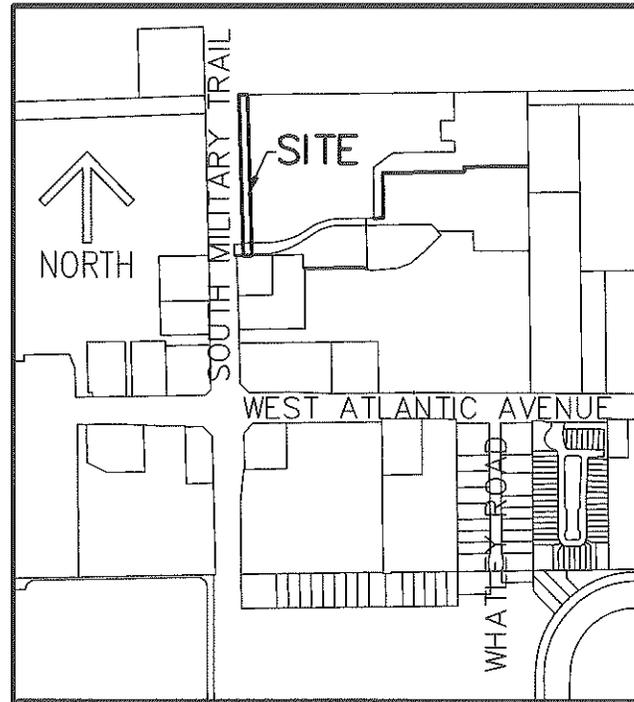
**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

DATE	07/19/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6900-RWR3

**DELRAY SQUARE II
RIGHT-OF-WAY RESERVATION RELEASE
SKETCH OF DESCRIPTION**



LOCATION MAP
NOT TO SCALE

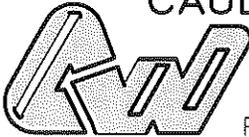
NOTES
COORDINATES, BEARINGS AND DISTANCES

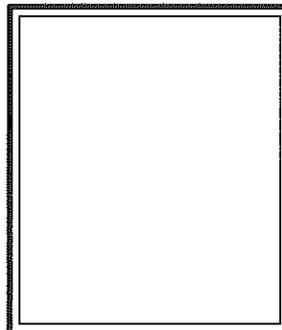
COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (90/98 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.00003562
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (90/98 ADJUSTMENT), FLORIDA EAST ZONE.

LEGEND/ABBREVIATIONS

- | | |
|--|--|
| <ul style="list-style-type: none"> ℄ - CENTERLINE E - EASTING (WHEN USED WITH COORDINATES) FPL - FLORIDA POWER & LIGHT LB - LICENSED BUSINESS L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT N - NORTHING (WHEN USED WITH COORDINATES) O.R.B. - OFFICIAL RECORD BOOK | <ul style="list-style-type: none"> P.B. - PLAT BOOK P.B.C.R. - PALM BEACH COUNTY RECORDS P.B.C.S.S. - PALM BEACH SURVEY SECTION P.O.B. - POINT OF BEGINNING PG. - PAGE R/W - RIGHT-OF-WAY U.E. - UTILITY EASEMENT |
|--|--|

SHEET 2 OF 5

CAULFIELD & WHEELER, INC.

 CIVIL ENGINEERING - LAND SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	07/19/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6900-RWR3

DELRAY SQUARE II
RIGHT-OF-WAY RESERVATION RELEASE
SKETCH OF DESCRIPTION

WEST 1/4 CORNER SECTION 13
N 774450.09
E 943253.41
(P.B.C.S.S. DATA)

S89°20'23"W
25.38'

P.O.B.
N.W. CORNER PLAT OF DELRAY SQUARE II (P.B. 82, PAGES 63-64)
N 774450.38
E 943278.79
(P.B.C.R.)

N89°20'23"E
40.00'

N59°25'15"E
134.66'

CONTROL POINT "WALTER"
N 743381.874
E 943162.855

2741.72'(GRID) 2741.62'(GROUND)
SOUTH MILITARY TRAIL
(STATE ROAD 809)
(120' PUBLIC RIGHT OF WAY)
(O.R.B. 2611, PG. 1952) (P.B.C.R.)

S02°08'15"E
2789.86'(GRID)
2789.76'(GROUND)

CONTROL POINT "BLACK"
N 903736.717
E 950386.334

N00°24'32"W

WEST LINE OF N.W. 1/4 OF THE S.W. 1/4 SECTION 13,
TOWNSHIP 46 SOUTH, RANGE 42 EAST,
(BASIS OF BEARINGS)

697.48'

647.48'

647.48'

697.48'

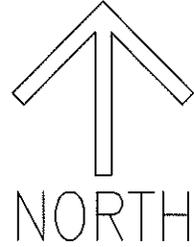
LAKE WORTH DRAINAGE DISTRICT
L-33 CANAL
60' CANAL EASEMENT
(O.R.B. 2520, PG. 211 AND 212)
(P.B.C.R.)

10' EASEMENT (O.R.B. 3400, PG. 1291)
(P.B.C.R.)

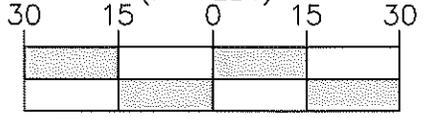
12' U.E. (P.B. 82, PG. 63)

CENTERLINE OF 10' FPL
EASEMENT (O.R.B. 4994, PG. 889)
(P.B.C.R.)

TRACT 1A
PLAT OF DELRAY SQUARE II
(P.B. 82, PAGES 63-64)
(P.B.C.R.)



GRAPHIC SCALE
(IN FEET)



INTENDED DISPLAY SCALE
1 INCH = 30 FEET

W. LINE DELRAY SQUARE II

15' FPL EASEMENT
(O.R.B. 2613, PG. 634)
(P.B.C.R.)

40' R/W
(O.R.B. 5031, PG. 70)
(P.B.C.R.)

40' R/W RESERVATION
(D.B. 646, PG. 303)
(P.B.C.R.)

W. LINE TRACT 1A

EAST R/W LINE OF MILITARY TRAIL
(O.R.B. 5031, PG. 70)

12' U.E.
(P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

12' U.E. (P.B. 82, PG. 63)
(P.B.C.R.)

MATCHLINE SEE SHEET 4 OF 5

SHEET 3 OF 5



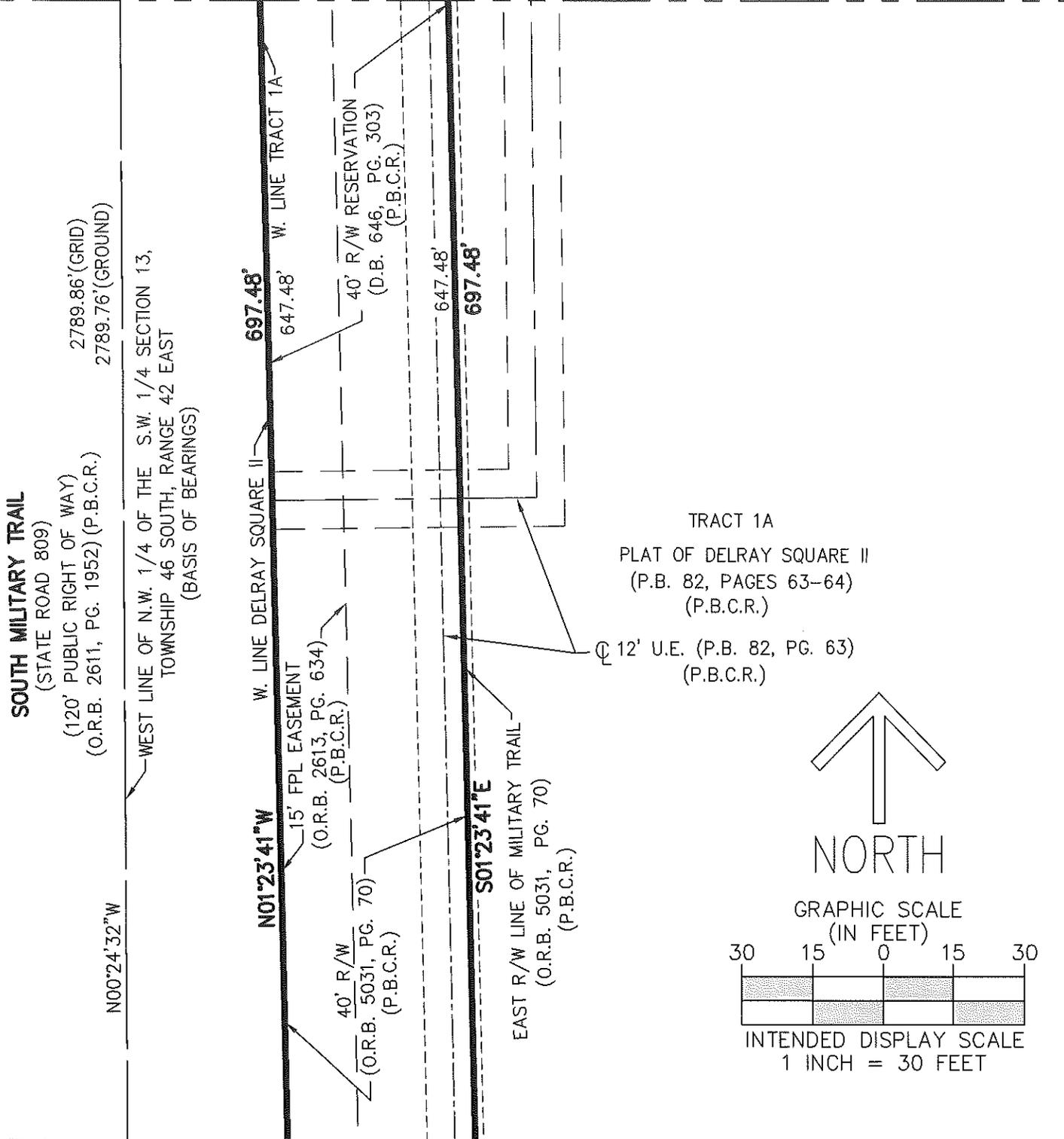
CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

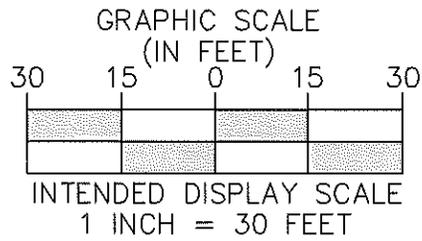
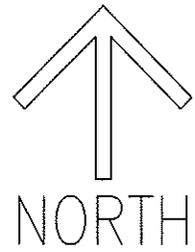
DATE	07/19/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6900-RWR3

DELRAY SQUARE II
RIGHT-OF-WAY RESERVATION RELEASE
SKETCH OF DESCRIPTION

MATCHLINE SEE SHEET 3 OF 5



TRACT 1A
 PLAT OF DELRAY SQUARE II
 (P.B. 82, PAGES 63-64)
 (P.B.C.R.)

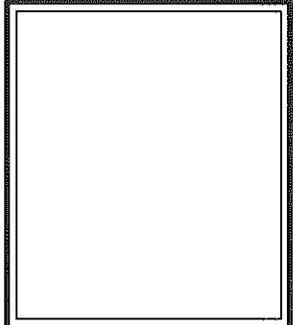


MATCHLINE SEE SHEET 5 OF 5

SHEET 4 OF 5

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

**DELRAY SQUARE II
 RIGHT-OF-WAY RESERVATION RELEASE
 SKETCH OF DESCRIPTION**



DATE	07/19/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6900-RWR3

SOUTH MILITARY TRAIL

(STATE ROAD 809)

(120' PUBLIC RIGHT OF WAY)

(O.R.B. 2611, PG. 1952) (P.B.C.R.)

2789.86'

WEST LINE OF N.W. 1/4 OF THE S.W. 1/4 SECTION 13,
TOWNSHIP 46 SOUTH, RANGE 42 EAST,
(BASIS OF BEARINGS)

N00°24'32"W

697.48'

W. LINE DELRAY SQUARE II

N01°23'41"W

15' FPL EASEMENT W. LINE TRACT 1A
(O.R.B. 2613, PG. 634)
(P.B.C.R.)

647.48'

W. LINE TRACT 4

50.00'

40' R/W RESERVATION
(D.B. 646, PG. 303)
(P.B.C.R.)

40' R/W
(O.R.B. 5031, PG. 70)
(P.B.C.R.)

40' R/W RESERVATION
(D.B. 646, PG. 303)
(P.B.C.R.)

S89°20'38"W 40.00'

W. LINE TRACT 3

647.48'

697.48'

S01°23'41"E

EAST R/W LINE OF MILITARY TRAIL

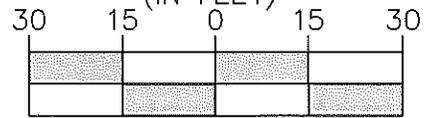
(O.R.B. 5031, PG. 70)

12' U.E. (P.B. 82, PG. 63)

TRACT 1A
PLAT OF DELRAY SQUARE II
(P.B. 82, PAGES 63-64)
(P.B.C.R.)



GRAPHIC SCALE
(IN FEET)



INTENDED DISPLAY SCALE
1 INCH = 30 FEET

TRACT 4
(INGRESS AND EGRESS
ACCESS PER PLAT)
PLAT OF DELRAY SQUARE II
P.B. 82, PAGES 63-64
(P.B.C.R.)

TRACT 3

A.C.H. #3
P.B. 69, PAGE 37
(P.B.C.R.)

SOUTHWEST CORNER SECTION 13
N 771660.299
E 943273.324
(P.B.C.S.S. DATA)



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**DELRAY SQUARE II
RIGHT-OF-WAY RESERVATION RELEASE
SKETCH OF DESCRIPTION**

DATE	07/19/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6900-RWR3