



PROPOSED SIDEWALK EASEMENT

THE BELLOW DESCRIBED LANDS COMPRISE THE SIDEWALK EASEMENT DEDICATION OF A PART OF LOT 9, BLOCK 1 OF OSCEOLA PARK, DELRAY BEACH, FLORIDA ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 AT PAGE 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID LOT 9, TWENTY FEET WEST OF THE SOUTHERLY EXTENSION OF THE CENTER LINE OF SOUTHEAST SEVENTH AVENUE, AS SHOWN ON PLAT OF BLANK NICHOLS SUBDIVISION, RECORDED IN PLAT BOOK 13, PAGE 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°06'58" EAST, ALONG THE LINE PARALLEL TO THE WEST LINE OF SAID LOT 9, THE LINE PARALLEL TO THE WEST LINE OF SAID LOT 9 IS ASSUMED TO BEAR SOUTH 00°06'58" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO, A DISTANCE OF 152.45 FEET, TO THE SOUTH LINE OF SAID LOT 9; THENCE SOUTH 89°30'08" WEST, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE 5.0 FEET; TO THE POINT OF THE BEGINNING: THENCE SOUTH 89°30'08" WEST, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE 5.0 FEET; THENCE NORTH 00°06'58" WEST, A DISTANCE OF 122.38 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10.00 FEET, THENCE NORTHWESTERLY A DISTANCE OF 15.77 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°22'40" TO A POINT OF TANGENCY; THENCE SOUTH 89°30' 22" WEST, ALONG THE LINE PARALLEL TO THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 79.93 FEET, TO THE LINE PARALLEL TO THE WEST LINE OF SAID LOT 9; THENCE NORTH 00°06'58" WEST, ALONG THE LINE PARALLEL TO THE WEST LINE OF SAID LOT 9, A DISTANCE OF 5.00 FEET; TO THE LINE PARALLEL TO THE NORTH LINE OF SAID LOT 9; THENCE NORTH 89°30'22" EAST ALONG THE LINE PARALLEL TO THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 79.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 15.00 FEET, THENCE SOUTHEASTERLY A DISTANCE OF 23.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°22'40" TO A POINT OF TANGENCY, THENCE SOUTH 00°06'58" EAST, ALONG THE LINE PARALLEL TO THE WEST LINE OF SAID LOT 9, A DISTANCE OF 122.35 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,060 SQUARE FEET OR 0.02433 ACRES, MORE OR LESS

Clyde McNeal PSM 2883

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

**THIS SKETCH OF DESCRIPTION IS NOT A SURVEY
- TO ACCOMPANY DESCRIPTION ONLY**