

LEGEND

CB CATCH BASIN
 DRNP DRAIN PIPE
 EO ELECTRIC OUTLET
 FND FOUND
 LB LICENSED BUSINESS
 LS LICENSED SURVEYOR
 ORB OFFICIAL RECORD BOOK
 PB PLAT BOOK
 PCN PARCEL CONTROL NUMBER

PG PAGE
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 PSM PROFESSIONAL SURVEYOR
 & MAPPER
 RNG RANGE
 SEC SECTION
 SQFT SQUARE FEET
 TWP TOWNSHIP

—— BPWR(B) ——— BURIED POWER QUALITY LEVEL B
 —— UNK(B) —— UNKNOWN UTILITY QUALITY LEVEL B

CLyde R Mason

II

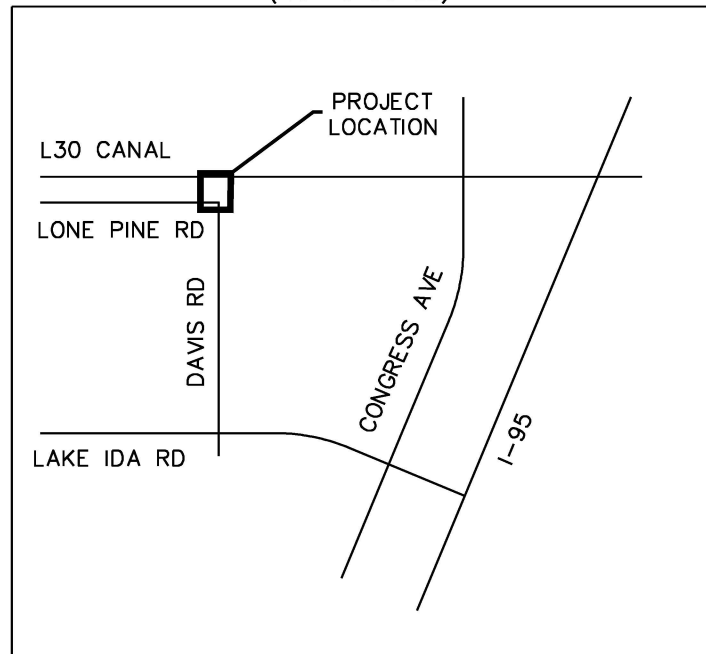
Digitally signed by: CLyde R Mason II
 DN: CN = CLyde R Mason II email = clyde@ritzel-mason.com C = US O = Ritzel-Mason, Inc OU = Survey
 Date: 2022.04.29 16:31:52 -04'00'

Sheet 1 of 3

DESN BY: CM
 DRWN BY: CM
 RVWD BY: DR
 FLD BK: _____
 BK PG: _____
 DATE: 8/30/21

CERTIFIED TO:
 CHAD & MAY SHOEMAKER

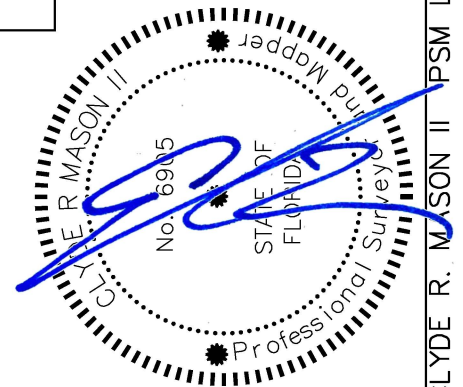
VICINITY MAP (NO TO SCALE)



4/29/2022

DATE

CLYDE R. MASON II PSM LS 6905



LWDD RECORD RI-21-0060

DAVIS ROAD ABANDONMENT

21-039

CHAD & MAY SHOEMAKER
 DAVIS RD - NORTH TERMINUS DELRAY BEACH
 PALM BEACH COUNTY, FLORIDA
 LOCATED IN SEC 7, TWP 46S, RNG 43E



LB-8265
 SUPPLYING SURVEY SOLUTIONS
 5119 BEECHWOOD RD,
 DELRAY BEACH, FL 33484
 PH: 561-634-6701
 www.ritzel-mason.com

EXHIBIT A

LAND DESCRIPTION:

THAT PART OF DAVIS ROAD RIGHT-OF-WAY AS RECORDED IN ORB 370 PAGE 591 AND ORB 370 PAGE 593 IN SECTION SEVEN (7), TOWNSHIP FORTY-SIX (46) SOUTH, RANGE FORTY-THREE (43) EAST, OF PALM BEACH COUNTY, FLORIDA, SPANNING FORTY (40) EACH SIDE OF THE QUARTER (1/4) SECTION LINE; SAID RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF THE AFOREMENTIONED SECTION AS DESCRIBED IN THE PALM BEACH COUNTY SECTION CORNER HISTORY (MAY 2018) DOCUMENTS FILED WITH THE DEPARTMENT OF ENGINEERING AND PUBLIC WORKS; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION SEVEN (7) S 01° 00' 40"E, A DISTANCE OF 112.53 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY AND PARALLEL WITH THE NORTH LINE NE 1/4 OF SAID SECTION SEVEN (7) N 89° 03' 10"E, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY LINE OF A 25 FOOT BUFFER ZONE (TRACT "M") AS RECORDED IN PLAT BOOK 39, PAGE 108; THENCE SOUTHERLY AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION SEVEN (7) AND ALONG THE WESTERLY LINE OF SAID BUFFER ZONE S 01° 00' 40"E, A DISTANCE OF 213.24 FEET; THENCE WESTERLY AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION SEVEN (7) S 89° 02' 49"W, A DISTANCE OF 80.00 FEET; THENCE NORTHERLY AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION SEVEN (7) N 01° 00' 40"W, A DISTANCE OF 213.24 FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTH LINE OF SAID SECTION SEVEN (7) N 89° 02' 49"E, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 17,059.21 SQUARE FEET (0.3916 ACRES), MORE OR LESS. PROVIDED, HOWEVER, THIS ABANDONMENT IS SUBJECT TO RESERVING AN INGRESS-EGRESS EASEMENT IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT PROVIDING UNENCUMBERED ACCESS OVER THE EAST 40 FEET THEROF.

NOTES:

THIS IS NOT A BOUNDARY SURVEY.

ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 43 EAST, HAVING A BEARING OF N 01° 00' 40" W, AS BEING COMPUTED FROM COORDINATES OBTAINED FROM THE PALM BEACH COUNTY, FLORIDA, ENGINEERING AND PUBLIC WORKS DEPARTMENT DOCUMENT ENTITLED SECTION CORNER HISTORY (MAY 2018).

ALL DISTANCES SHOWN HERE ON ARE IN U.S. SURVEY FEET.

4/29/2022

ALL DIMENSIONS SHOWN HEREON ARE CALCULATED UNLESS OTHERWISE NOTED

NO ELEVATIONS ARE SHOWN HEREON.

UTILITY LINES SHOWN HAVE BEEN DESIGNATED BY RITZEL-MASON INC. UTILITIES WERE DESIGNATED BY ELECTRONIC METHODS. DESIGNATES CONFORM TO ASCE-38 STANDARDS FOR QUALITY LEVEL B.

Sheet 2 of 3

REPRODUCTIONS, ADDITIONS, OR DELETIONS ARE NOT VALID WITHOUT ORIGINAL SIGNATURE & RAISED SEAL OF THE FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECTION AND THAT SAID SKETCH AND LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS AND PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

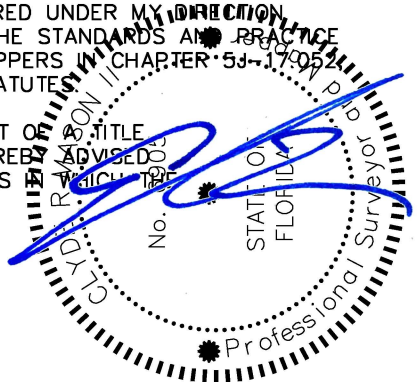
THIS SKETCH AND LEGAL DESCRIPTION WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION OR ABSTRACT BY THIS SURVEYOR OR ANY FORM. THE CLIENT IS HEREBY ADVISED THAT SUCH MATTERS OF RECORD MAY BE RECORDED IN THE PUBLIC RECORDS IN WHICH THE SUBJECT PARCEL IS SITUATE.

DESN BY: CM
DRWN BY: CM
RVWD BY: DR
FLD BK: _____
BK PG: _____
DATE: 8/30/21

DATE OF FIELD WORK: APRIL 29TH, 2021

CERTIFIED TO:
CHAD & MAY SHOEMAKER

LWDD RECORD RI-21-0060



DATE
CLYDE R. MASON II PSM LS 6905

DAVIS ROAD ABANDONMENT

21-039

CHAD & MAY SHOEMAKER

DAVIS RD - NORTH TERMINUS DELRAY BEACH

PALM BEACH COUNTY, FLORIDA

LOCATED IN SEC 7, TWP 46S, RNG 43E



LB-8265
SUPPLYING SURVEY SOLUTIONS
5119 BEECHWOOD RD,
DELRAY BEACH, FL 33484
PH: 561-634-6701
www.ritzel-mason.com

EXHIBIT A

SEC 6, TWP 46S, RNG 43E

SEC 7, TWP 46S, RNG 43E

POC
N = 782555.435
E = 951188.508
(NOT FOUND)

L-30
L.W.D.D. RIGHT-OF-WAY
WIDTH VARIES

FND BRASS DISK
PALM BEACH COUNTY

S. R/W LINE

LWDD L-30 CANAL
ORB 6495, PG. 761

N 89°02'49" E
40.00'

3523 LONE PINE RD
PCN
12-43-46-07-00-000-3030

W LINE OF E. 40' OF NW 1/4
OF SECTION 7

N 01°00'40" W
213.24'

ORB 370, PG 593

EAST LINE OF THE NW QUARTER
SECTION 7

BEARING BASIS
ORB 370, PG 591

S 01°00'40" E
213.24'

WEST LINE RAINBERRY LAKE
PHASE IV-B P.B. 39, PG. 108

RAINBERRY LAKE
PHASE IV-B
P.B. 39, PG. 108

4/29/2022

S. LINE OF N. 325.77'
OF NW 1/4, SECTION 7
S 89°02'49" W
80.00'

LONE PINE ACRE ESTATES
UNRECORDED PLAT
30' EASEMENT

LONE PINE ROAD
LONE PINE ACRE ESTATES
UNRECORDED PLAT
30' EASEMENT

FND NAIL & DISK
"DO NOT DISTURB"

DAVIS ROAD
60' RIGHT-OF-WAY
ORB 370, PG 593
ORB 370, PG 591

FND NAIL
IN BOX CUT

DRNP

CB

EO

25' BUFFER ZONE
TRACT "M" PB 39, PG 108

EASTLY EXTENSION II
S. LINE OF N. 325.77'
OF NW 1/4, SECTION 7

CLYDE R. MASON II

Professional Surveyor

STATE OF FLORIDA

Mapper

Professional Surveyor

STATE OF FLORIDA

Mapper

CLYDE R. MASON II PSM LS 6905 DATE

Sheet 3 of 3

DESN BY: CM
DRWN BY: CM
RVWD BY: DR
FLD BK:
BK PG:
DATE: 8/30/21

0' 25' 50' 100'
SCALE: 1"=50'

DAVIS ROAD ABANDONMENT

21-039

CHAD & MAY SHOEMAKER

DAVIS RD - NORTH TERMINUS DELRAY BEACH

PALM BEACH COUNTY, FLORIDA

LOCATED IN SEC 7, TWP 46S, RNG 43E

RITZEL-MASON
A SURVEYING & MAPPING FIRM

LB-8265
SUPPLYING SURVEY SOLUTIONS
5119 BEECHWOOD RD,
DELRAY BEACH, FL 33484
PH: 561-634-6701
www.ritzel-mason.com

EXHIBIT B

LEGEND

CB CATCH BASIN
 DRNP DRAIN PIPE
 EO ELECTRIC OUTLET
 FND FOUND
 LB LICENSED BUSINESS
 LS LICENSED SURVEYOR
 ORB OFFICIAL RECORD BOOK
 PB PLAT BOOK
 PCN PARCEL CONTROL NUMBER

PG PAGE
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 PSM PROFESSIONAL SURVEYOR
 & MAPPER
 RNG RANGE
 SEC SECTION
 SQFT SQUARE FEET
 TWP TOWNSHIP

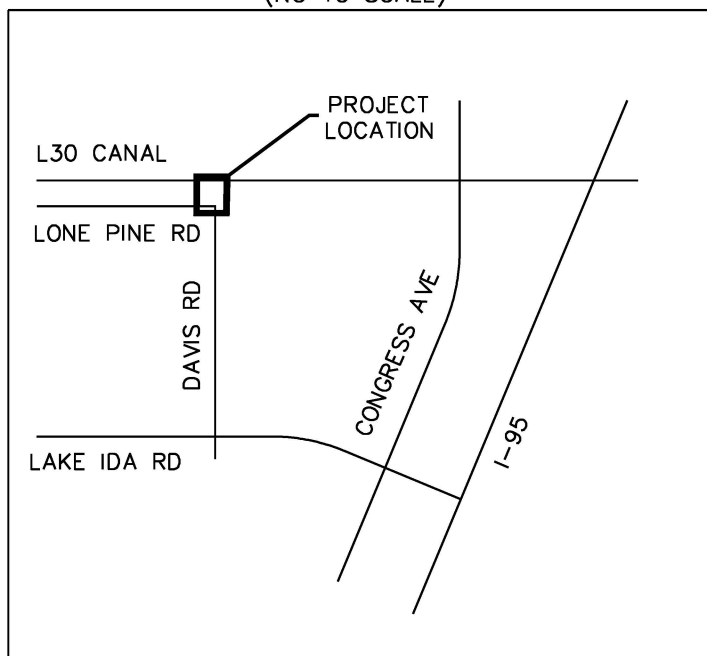
—— BPWR(B) ——— BURIED POWER QUALITY LEVEL B
 —— UNK(B) —— UNKNOWN UTILITY QUALITY LEVEL B

Clyde R Mason

II

Digitally signed by: Clyde R Mason II
 DN: CN = Clyde R Mason II email = clyde@ritzel-mason.com C = US O = Ritzel-Mason, Inc OU = Survey
 Date: 2022.04.29 16:29:30 -04'00'

VICINITY MAP
 (NO TO SCALE)



4/29/2022

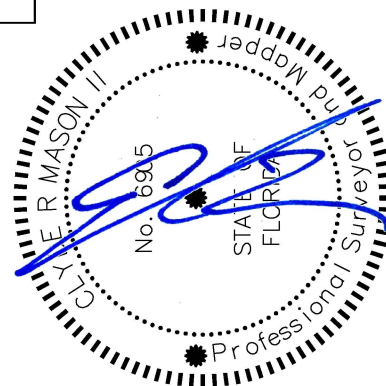
DATE

Sheet 1 of 3

DESN BY: CM
 DRWN BY: CM
 RVWD BY: DR
 FLD BK: _____
 BK PG: _____
 DATE: 8/30/21

CERTIFIED TO:
 CHAD & MAY SHOEMAKER

LWDD RECORD RI-21-0060



Clyde R. Mason II PSM LS 6905

DAVIS ROAD ABANDONMENT

21-039

CHAD & MAY SHOEMAKER

DAVIS RD - NORTH TERMINUS DELRAY BEACH

PALM BEACH COUNTY, FLORIDA

LOCATED IN SEC 7, TWP 46S, RNG 43E



LB-8265

SUPPLYING SURVEY SOLUTIONS

5119 BEECHWOOD RD,

DELRAY BEACH, FL 33484

PH: 561-634-6701

www.ritzel-mason.com

EXHIBIT B

LAND DESCRIPTION:

THAT PART OF DAVIS ROAD RIGHT-OF-WAY AS RECORDED IN ORB 370 PAGE 591 IN SECTION SEVEN (7), TOWNSHIP FORTY-SIX (46) SOUTH, RANGE FORTY-THREE (43) EAST, OF PALM BEACH COUNTY, FLORIDA, SPANNING FORTY (40) FEET ON THE EAST SIDE OF THE QUARTER (1/4) SECTION LINE; SAID RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF THE AFOREMENTIONED SECTION AS DESCRIBED IN THE PALM BEACH COUNTY SECTION CORNER HISTORY (MAY 2018) DOCUMENTS FILED WITH THE DEPARTMENT OF ENGINEERING AND PUBLIC WORKS; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION SEVEN (7) S 01° 00' 40"E, A DISTANCE OF 112.53 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY AND PARALLEL WITH THE NORTH LINE NE 1/4 OF SAID SECTION SEVEN (7) N 89° 03' 10"E, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY LINE OF A 25 FOOT BUFFER ZONE (TRACT "M") AS RECORDED IN PLAT BOOK 39, PAGE 108; THENCE SOUTHERLY AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION SEVEN (7) AND ALONG THE WESTERLY LINE OF SAID BUFFER ZONE S 01° 00' 40"E, A DISTANCE OF 213.24 FEET; THENCE WESTERLY AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION SEVEN (7) S 89° 02' 49"W, A DISTANCE OF 40.00 FEET; THENCE NORTHERLY ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION SEVEN (7) N 01° 00' 40"W, A DISTANCE OF 213.24 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 8,529.61 SQUARE FEET (0.1958 ACRES), MORE OR LESS. PROVIDED, HOWEVER, THIS ABANDONMENT IS SUBJECT TO RESERVING AN INGRESS-EGRESS EASEMENT IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT PROVIDING UNENCUMBERED ACCESS OVER SAID LANDS.

NOTES:

THIS IS NOT A BOUNDARY SURVEY.

ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 43 EAST, HAVING A BEARING OF N 01° 00' 40" W, AS BEING COMPUTED FROM COORDINATES OBTAINED FROM THE PALM BEACH COUNTY, FLORIDA, ENGINEERING AND PUBLIC WORKS DEPARTMENT DOCUMENT ENTITLED SECTION CORNER HISTORY (MAY 2018).

ALL DISTANCES SHOWN HERE ON ARE IN U.S. SURVEY FEET.

4/29/2022

ALL DIMENSIONS SHOWN HEREON ARE CALCULATED UNLESS OTHERWISE NOTED

NO ELEVATIONS ARE SHOWN HEREON.

UTILITY LINES SHOWN HAVE BEEN DESIGNATED BY RITZEL-MASON INC. UTILITIES WERE DESIGNATED BY ELECTRONIC METHODS. DESIGNATES CONFORM TO ASCE-38 STANDARDS FOR QUALITY LEVEL B.

REPRODUCTIONS, ADDITIONS, OR DELETIONS ARE NOT VALID WITHOUT ORIGINAL SIGNATURE & RAISED SEAL OF THE FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

Sheet 2 of 3

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECTION AND THAT SAID SKETCH AND LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS AND PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

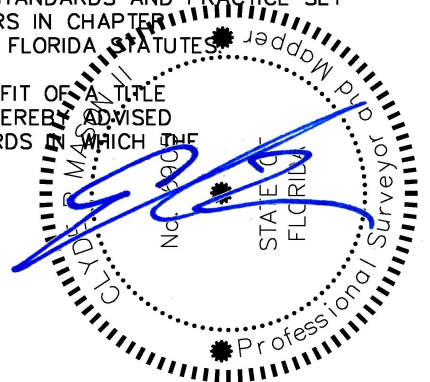
THIS SKETCH AND LEGAL DESCRIPTION WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION OR ABSTRACT BY THIS SURVEYOR OR ANY FORM. THE CLIENT IS HEREBY ADVISED THAT SUCH MATTERS OF RECORD MAY BE RECORDED IN THE PUBLIC RECORDS IN WHICH THE SUBJECT PARCEL IS SITUATE.

DATE OF FIELD WORK: APRIL 29TH, 2021

DESN BY: CM
DRWN BY: CM
RVWD BY: DR
FLD BK: _____
BK PG: _____
DATE: 8/30/21

CERTIFIED TO:
CHAD & MAY SHOEMAKER

LWDD RECORD RI-21-0060



DATE
CLYDE R. MASON II PSM LS 6905

DAVIS ROAD ABANDONMENT

21-039

CHAD & MAY SHOEMAKER

DAVIS RD - NORTH TERMINUS DELRAY BEACH

PALM BEACH COUNTY, FLORIDA

LOCATED IN SEC 7, TWP 46S, RNG 43E



LB-8265
SUPPLYING SURVEY SOLUTIONS
5119 BEECHWOOD RD,
DELRAY BEACH, FL 33484
PH: 561-634-6701
www.ritzel-mason.com

EXHIBIT B

SEC 6, TWP 46S , RNG 43E

SEC 7, TWP 46S , RNG 43E

N 89°02'49" E

POC
N = 782555.435
E = 951188.508
(NOT FOUND)

N 89°03'10" E



LWDD RW
ORB 6495, PG. 761
112.53

L-30
L.W.D.D. RIGHT-OF-WAY
WIDTH VARIES

FND BRASS DISK
PALM BEACH COUNTY

DRNP
CB

S 01°00'40" E
112.53'

90.00

S. R/W LINE

LWDD L-30 CANAL
ORB 6495, PG. 761

UNK(B) UNK(B)
POB

TRACT N
20' LWDD R/W

N 89°03'10" E
40.00'

355.77

3523 LONE PINE RD
PCN
12-43-46-07-00-000-3030

213.24

W LINE OF E. 40' OF NW 1/4
OF SECTION 7

40' R/W

ORB 370, PG 593

EAST LINE OF THE NW QUARTER
SECTION 7

BEARING BASIS
ORB 370, PG 591

40' R/W

213.24'

S 01°00'40" E
213.24'

WEST LINE RAINBERRY LAKE
PHASE IV-B P.B. 39, PG. 108

RAINBERRY LAKE
PHASE IV-B
P.B. 39, PG. 108

4/29/2022

S. LINE OF N. 325.77'
OF NW 1/4, SECTION 7

LONE PINE ACRE ESTATES
UNRECORDED PLAT
30' EASEMENT

30.00

LONE PINE ROAD
LONE PINE ACRE ESTATES
UNRECORDED PLAT
30' EASEMENT

30.00

FND NAIL & DISK
"DO NOT DISTURB"

DAVIS ROAD
60' RIGHT-OF-WAY
ORB 370, PG 593
ORB 370, PG 591

FND NAIL
IN BOX CUT

DRNP

EO

80.00

UNK(B)

BPWR(B)

BPWR(B)

BPWR(B)

BPWR(B)

BPWR(B)

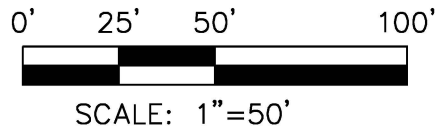
BPWR(B)

BPWR(B)

BPWR(B)

Sheet 3 of 3

DESN BY: CM
DRWN BY: CM
RVWD BY: DR
FLD BK:
BK PG:
DATE: 8/30/21



DAVIS ROAD ABANDONMENT

21-039

CHAD & MAY SHOEMAKER

DAVIS RD - NORTH TERMINUS DELRAY BEACH

PALM BEACH COUNTY, FLORIDA

LOCATED IN SEC 7, TWP 46S, RNG 43E



LB-8265
SUPPLYING SURVEY SOLUTIONS
5119 BEECHWOOD RD,
DELRAY BEACH, FL 33484
PH: 561-634-6701
www.ritzel-mason.com

CLYDE R. MASON II PSM LS 6905 DATE

