

SKETCH AND DESCRIPTION

1600 S. FEDERAL HIGHWAY
SUITE 600
POMPANO BEACH, FLORIDA 33062

ACCURATE LAND SURVEYORS, INC.

TEL: (954) 782-1441
FAX: (954) 782-1442

L.B. #3635

SHEET 1 OF 2

EMAIL: INFO@ACCURATELANDSURVEYORS.COM

20' GENERAL UTILITY EASEMENT DESCRIPTION:

A portion of the 20 foot alley right of way lying South of and adjacent to Tract B of Gateway Shopping Center, according to the Plat thereof recorded in Plat Book 25, at page 76 of the Public Records of Palm Beach County, Florida, together with a portion of Block 38, Del-Raton Park, according to the Plat thereof as recorded in Plat Book 14, Pages 9 and 10 of the Public Records of Palm Beach County, Florida, all being more particularly described as follows;

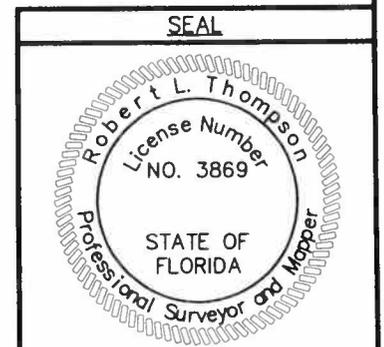
Beginning at the Northeast corner of Lot 13 Block 38, of the aforementioned Del Raton Park, thence North 02°51'08" West, basis of bearing, along the East line of the aforementioned Block 38, a distance of 7.28 feet; thence North 89°39'57" East, along the Easterly projection of the North line of the aforementioned Lot 13 Block 38, a distance of 23.26 feet; thence North 00°00'00" West, a distance of 12.74 feet; thence South 89°38'07" West, a distance of 285.13 feet to a point of the East right of way line of South Federal Highway being the point on a non-tangent 2942.93 foot radius curve to the South, concave to the West, a radial line at said point bears North 89°14'11" East, thence Southerly along the arc of said curve through a central angle of 00°23'22", for an arc distance of 20.00 feet; thence North 89°38'07" East, a distance of 262.03 feet to the Point of Beginning. Said described easement containing 5,533 square feet, more or less.

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.

Robert L. Thompson 04-16-2024

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



ORIGINAL DATE OF SKETCH 04-04-2024	DRAWN BY MLW	CHECKED BY MLW	FIELD BOOK 24-0468	SCALE 1"=30'	SKETCH NUMBER SU-24-0468
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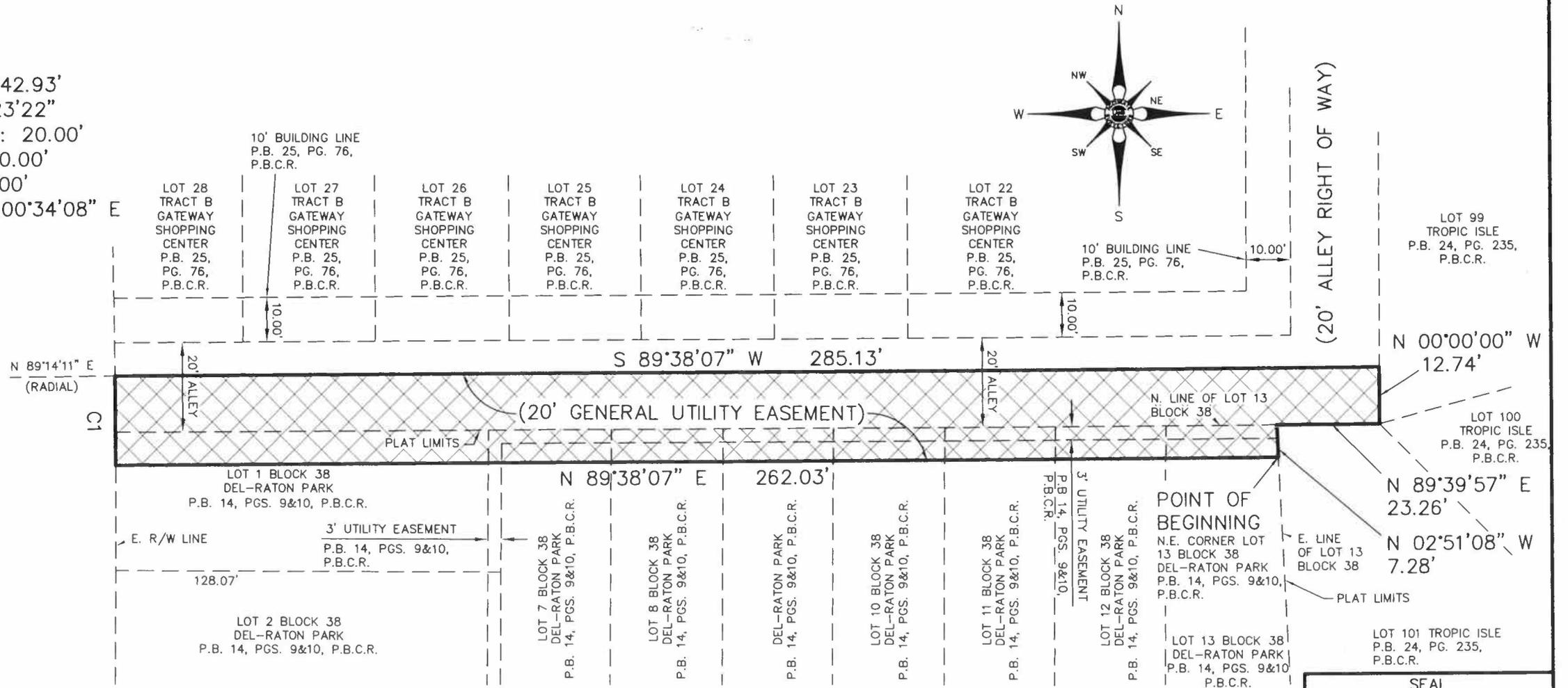
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SHEET 2 OF 2

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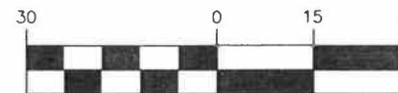
C1:
Radius: 2942.93'
Delta: 00°23'22"
Arc Length: 20.00'
Tangent: 10.00'
Chord: 20.00'
Course: S 00°34'08" E

SOUTH FEDERAL HIGHWAY
(120' RIGHT OF WAY)
PER F.D.O.T. R/W MAP SECTION 9301-204 (93100-2204)
SHEET 2 OF 3 LAST DATED 04-1954
MULTI-LANE DIVIDED HIGHWAY

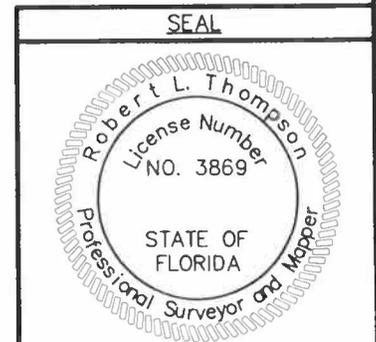


NOTES:

- Bearings shown hereon are based on an assumed bearing of South 89°39'57" West along the along the South plat limits of Plat Book 25, at page 76 of the Public Records of Palm Beach County, Florida.
- Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.



GRAPHIC SCALE
1" = 30'



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