

LEGAL DESCRIPTION: (PERPETUAL EASEMENT)

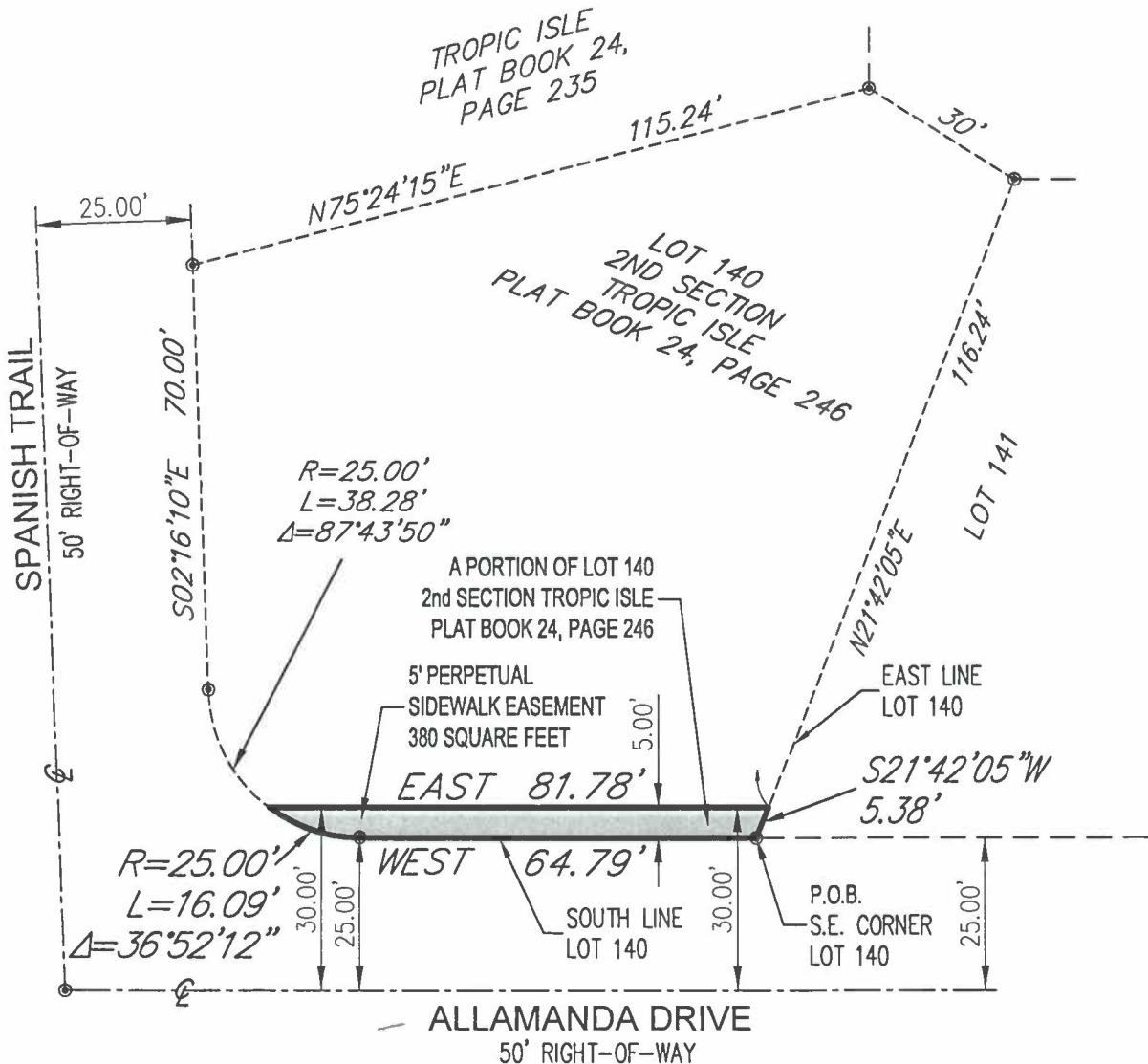
THE SOUTH FIVE FEET OF LOT 140, "TROPIC ISLE 2nd SECTION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 246, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 140; THENCE DUE WEST ON THE SOUTH LINE OF SAID LOT 140 AND THE NORTH RIGHT-OFF-WAY LINE OF ALLAMANDA DRIVE, A DISTANCE OF 64.79 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 36°52'12", A DISTANCE OF 16.09 FEET TO A POINT OF NON-TANGENCY; THENCE DUE EAST ON A LINE FIVE FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 81.78 FEET; THENCE SOUTH 21°42'05" WEST ON THE EAST LINE OF SAID LOT 140, A DISTANCE OF 5.38 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 380 SQUARE FEET, MORE OR LESS.

PROPERTY ADDRESS:

901 ALLAMANDA DRIVE, DELRAY BEACH, FL. 33483



THIS IS NOT A BOUNDARY SURVEY
SKETCH & DESCRIPTION

CERTIFICATION:

THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

John E. K.

Date: 02/19/2019

SCALE: 1" = 30'

DATE: 2/19/19

DRAWN BY: ELF

CHECKED BY: JEK

B

BASELINE LAND SURVEY LLC
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700 LB 8229

JOHN E. KUHAR, PSM, State of Florida
Professional Surveyor & Mapper No. 6711
NOT VALID, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.