

**DESCRIPTION – NORTH ONE-HALF OF RIGHT-OF-WAY:**

A PORTION OF ESQUIRE SUBDIVISION, AS RECORDED IN PLAT BOOK 23, PAGE 43, A OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF WALLACE DRIVE/GERMANTOWN ROAD AND THE NORTH LINE OF LOT 30, SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE SAID ESQUIRE SUBDIVISION; THENCE N22°26'33"W, ALONG THE EAST RIGHT-OF-WAY LINE OF WALLACE DRIVE, A DISTANCE OF 27.42 FEET; THENCE N88°11'02"E, ALONG THE SOUTH LINE OF LOT 16 OF, ESQUIRE SUBDIVISION, A DISTANCE OF 167.41 FEET; THENCE S00°09'44"E, ALONG THE WEST RIGHT OF WAY LINE OF S.W. 10TH AVENUE, A DISTANCE OF 25.01 FEET; THENCE S88°11'02"W, ALONG THE CENTER LINE OF S.W. 11TH STREET AND THE SOUTH LINE OF SAID ESQUIRE SUBDIVISION (ALSO BEING THE NORTH LINE OF SAID LOT 30), A DISTANCE OF 177.95 FEET TO THE **POINT OF BEGINNING.**

SAID LANDS SITUATE IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA  
SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA  
CONTAINING 4316.95 SQUARE FEET, MORE OR LESS.

**NOTES:**

1. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE ARE BASED ON ASSUMED BEARING OF S22°26'33"W ALONG THE EAST RIGHT-OF-WAY LINE OF WALLACE DRIVE.
5. THE "DESCRIPTION" HEREON PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD 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 APRIL 14, 2023. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

**4853 NORTH RIGHT OF WAY**

**SHEET 1 OF 3**

**CAULFIELD & WHEELER, INC.**



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

JEFFREY R. WAGNER  
REGISTERED LAND  
SURVEYOR NO. 5302  
STATE OF FLORIDA  
L.B. 3591

DATE 12/07/2023

DRAWN BY DJH

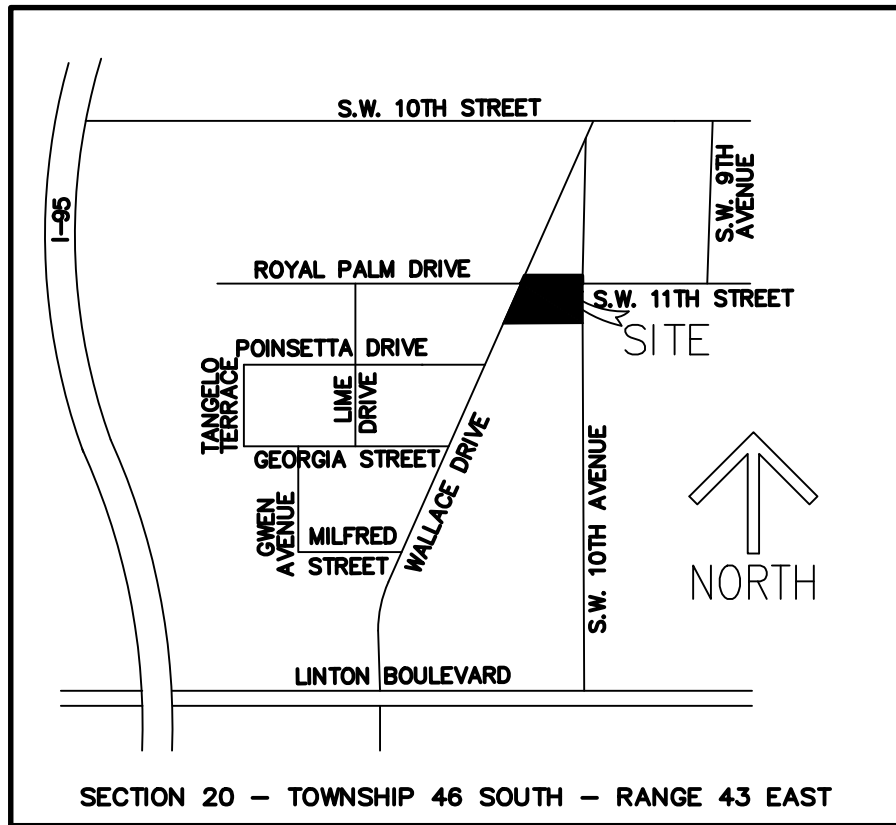
F.B./ PG. N/A

SCALE NONE

JOB: 4853-NORTH

**1103 SW 11TH STREET  
RIGHT OF WAY DESCRIPTION  
SKETCH OF DESCRIPTION**

EXHIBIT "B"



SECTION 20 - TOWNSHIP 46 SOUTH - RANGE 43 EAST

VICINITY MAP  
NOT TO SCALE

LEGEND/ABBREVIATIONS

- E - EASTING (AS USED WITH COORDINATES)
- LB - LICENSED BUSINESS
- N - NORTHING (AS USED WITH COORDINATES)
- ORB. - OFFICIAL RECORD BOOK
- PB. - PLAT BOOK
- PBCUE - PALM BEACH COUNTY UTILITY EASEMENT
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT

SHEET 2 OF 3

**CAULFIELD & WHEELER, INC.**



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1103 SW 11TH STREET  
RIGHT OF WAY DESCRIPTION  
SKETCH OF DESCRIPTION

DATE 12/07/2023

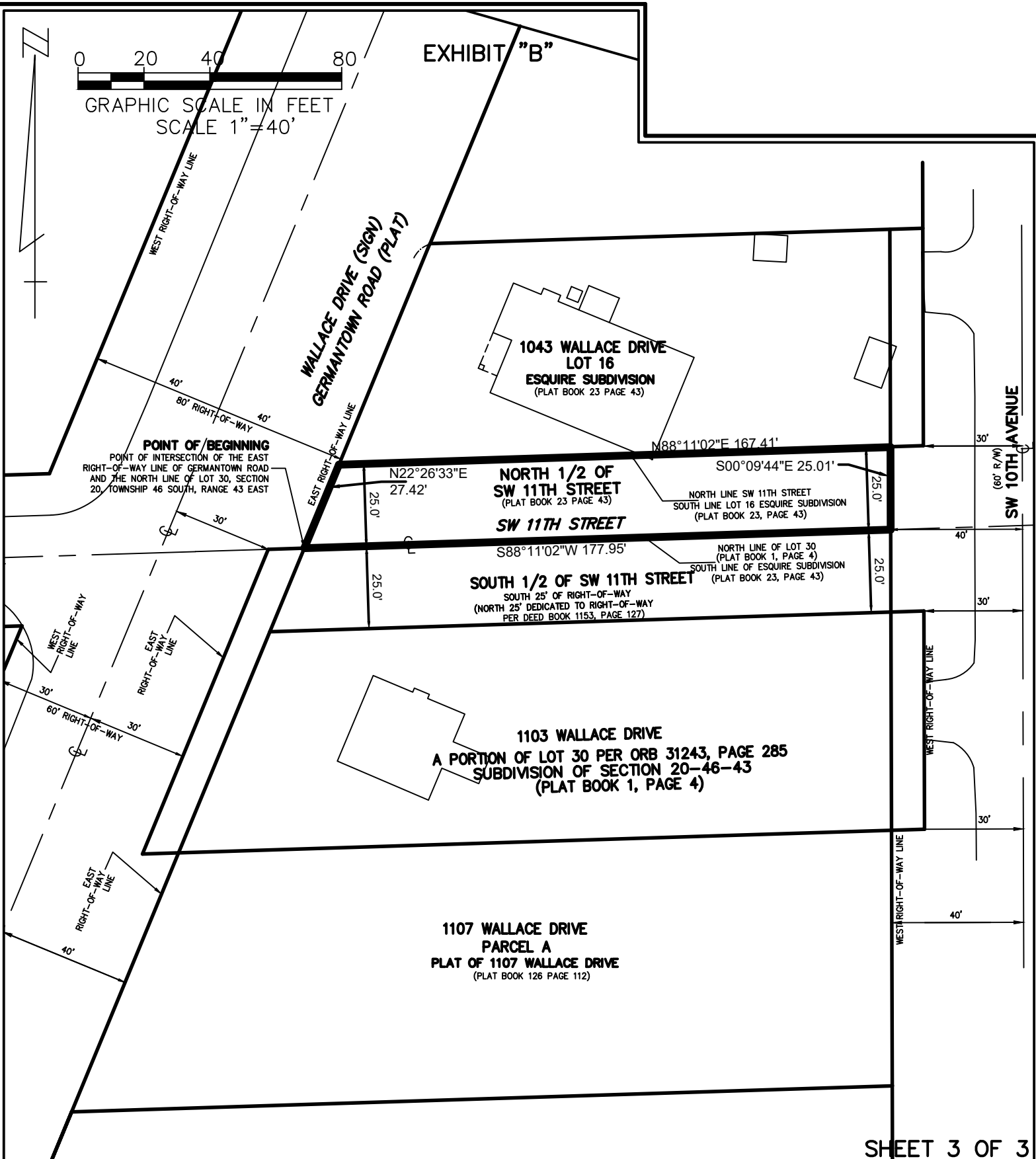
DRAWN BY DJH

F.B./ PG. N/A

SCALE NONE

JOB: 4853-NORTH

EXHIBIT "B"



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DATE	12/07/2023
DRAWN BY	DJH
F.B./ PG.	N/A
SCALE	1" = 40'
JOB:	4853-NORTH

**1103 SW 11TH STREET  
RIGHT OF WAY DESCRIPTION  
SKETCH OF DESCRIPTION**