

SKETCH and LEGAL DESCRIPTION

Legal Description:

A portion of the South 53.50 feet of Lot 15, Block 121 of "**Highland Park Delray**", according to the plat thereof as recorded in Plat Book 2, Page 79, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Begin at the Southwest Corner of said Lot 15, Block 121; thence N.01°08'34"W., along the West Line of said Lot 15, Block 121, for a distance of 53.50 feet; thence N.89°28'28"E., for a distance of 5.00 feet; thence S.01°08'34"E., for a distance 28.82 feet to a point of curvature of a circular curve to the left, concave Northeasterly; thence Southerly, Southeasterly and Easterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 89°22'58", for an arc distance of 39.00 feet; thence S.89°28'28"W., along the South Line of said Lot 15, for a distance of 29.73 feet to the **Point of Beginning**.

Said Lands containing 398 square feet.

Bearing Note:

B Bearings are based upon Grid North, Transverse Mercator Florida East Zone #901 State Plane Coordinate System NAD83 (2011 adjustment), by survey and GPS observations. The centerline of NE 7th Avenue having a bearing of N.01°08'34"W.

Notes:

- 1.) The lands shown hereon have not been abstracted by this firm regarding matters of interest by other parties, such as easements, rights-of-ways, reservations, etc., such information should be obtained and verified by others through appropriate title verification.
- 2.) This drawing is the property of *HPA Surveyors, Inc.* and was prepared for and certified to the party and/or parties indicated hereon and is not transferable or assignable, it shall not be used or reproduced whole or in part without written authorization.
- 3.) All easements shown on the attached drawing are per the record plat (unless otherwise noted).
- 4.) This Sketch and Legal Description does not constitute a Survey.

Original Date:

03/05/2024

Last Revision Date:

03/05/2024

Project:

Highland Park Delray - R/W Legal

SURVEYOR'S CERTIFICATION; I hereby certify: that the attached "*Sketch and Legal Description*" complies with the "*Standards and Practices*" for surveyors as contained in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Thomas R. Palbicke, President

Professional Land Surveyor No. 5061, State of Florida

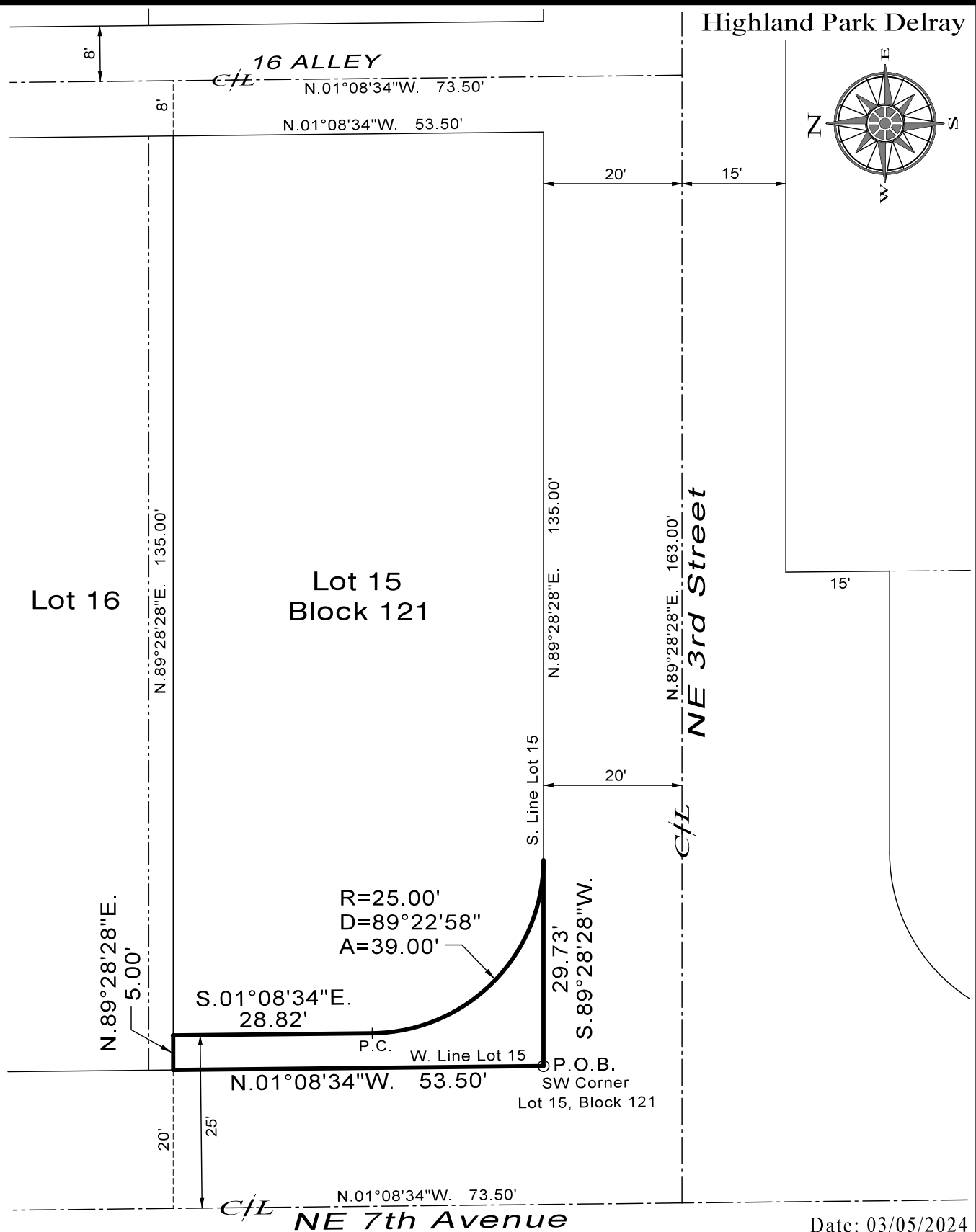
Certified copies issued on: **March 7, 2024**

*Not Valid Unless
Signed and Embossed
with the Raised Seal of
the Attesting Florida
Registered Professional
Land Surveyor*

Digital Signature When Used - Above ▲

Sheet 1 of 2 Sheets

GRAPHIC SCALE: 0 5 10 25 50 75 100 150



Date: 03/05/2024

Revisions: n/a

MAP of SURVEY: Sketch and Legal Description Scale: 1"=20', Sheet 2 of 2 Sheets

HPA

H P A , Surveyors, Inc.
Land Development Services



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