

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.

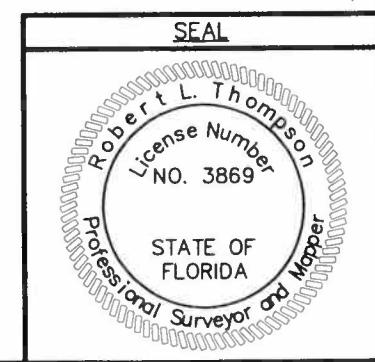
CERTIFICATION:

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.


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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SKETCH AND DESCRIPTION

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

ACCURATE LAND SURVEYORS, INC.

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L.B. #3635

SHEET 2 OF 2

C1:

Radius: 2942.93'

Delta: 00°23'22"

Arc Length: 20.00'

Tangent: 10.00'

Chord: 20.00'

Course: S 00°34'08" E

10' BUILDING LINE
P.B. 25, PG. 76.
P.B.C.R.

LOT 28
TRACT B
GATEWAY
SHOPPING
CENTER
P.B. 25,
PG. 76,
P.B.C.R.

LOT 27
TRACT B
GATEWAY
SHOPPING
CENTER
P.B. 25,
PG. 76,
P.B.C.R.

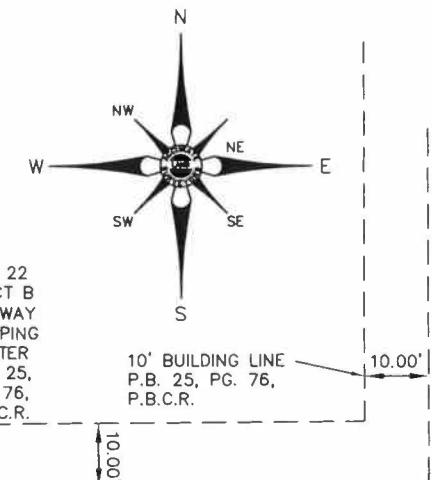
LOT 26
TRACT B
GATEWAY
SHOPPING
CENTER
P.B. 25,
PG. 76,
P.B.C.R.

LOT 25
TRACT B
GATEWAY
SHOPPING
CENTER
P.B. 25,
PG. 76,
P.B.C.R.

LOT 24
TRACT B
GATEWAY
SHOPPING
CENTER
P.B. 25,
PG. 76,
P.B.C.R.

LOT 23
TRACT B
GATEWAY
SHOPPING
CENTER
P.B. 25,
PG. 76,
P.B.C.R.

LOT 22
TRACT B
GATEWAY
SHOPPING
CENTER
P.B. 25,
PG. 76,
P.B.C.R.



(20' ALLEY RIGHT OF WAY)

LOT 99
TROPIC ISLE
P.B. 24, PG. 235,
P.B.C.R.

N 00°00.00' W
12.74'

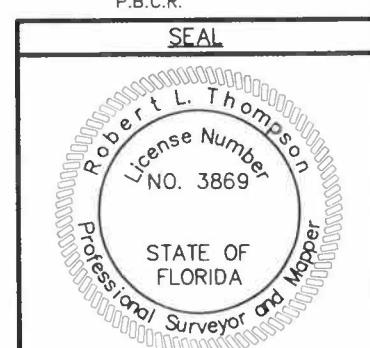
LOT 100
TROPIC ISLE
P.B. 24, PG. 235,
P.B.C.R.

N 89°39'57" E
23.26'

N 02°51'08" W
7.28'

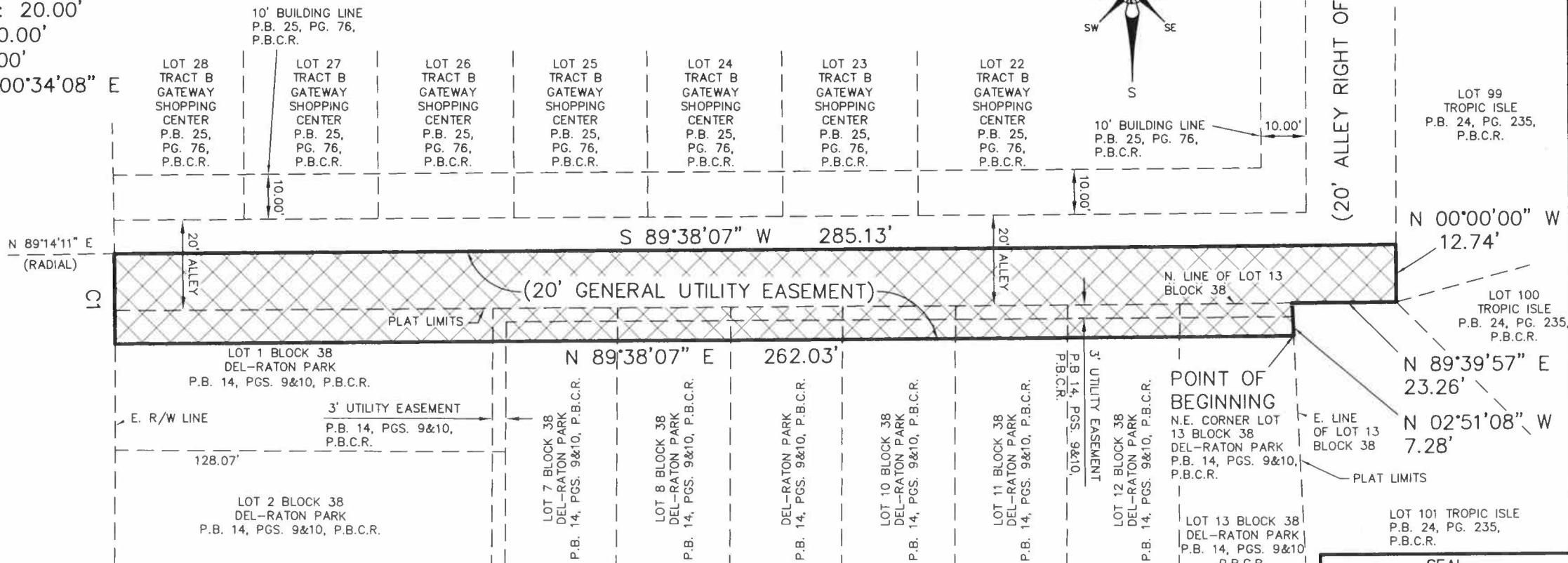
LOT 101 TROPIC ISLE
P.B. 24, PG. 235,
P.B.C.R.

SEAL



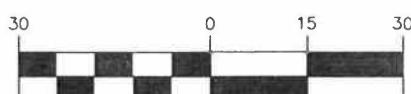
SOUTH FEDERAL HIGHWAY (120' RIGHT OF WAY)

PER F.D.O.T. R/W MAP SECTION 9301-00-204 (9301-00-204)
SHEET 2 OF 3 LAST DATED 04-1954
MULTI-LANE DIVIDED HIGHWAY



NOTES:

1. 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.
2. Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
3. 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'

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