



LEGEND:

CL = CENTERLINE
 T.P. = CONCRETE TRANSFORMER PAD
 FLOOD ZONE: AE (EL. 8)
 COMMUNITY PANEL NO. 125102
 MAP NO.: 12099C0979G
 EFFECTIVE DATE: DECEMBER 20, 2024

NOTE: ALL BOUNDARY LINES AND ANGULAR DIMENSIONS ARE FLAT AND SURVEY UNLESS STATED OTHERWISE.

ALL DIMENSIONS SHOWN HEREON ARE BASED ON THE STANDARD U.S. FOOT.

THIS SURVEY HAS ACHIEVED A MINIMUM LEVEL OF CLOSURE OF 1 FOOT IN 10,000 FEET AS REQUIRED FOR COMMERCIAL/HIGH RISK PROPERTY CLOSURE WAS ACHIEVED BASED ON A REDUNDANCY OF MEASUREMENTS FOR VERTICAL, HORIZONTAL AND ANGULAR DIMENSIONS.

NO SUBSURFACE SEARCH WAS MADE FOR UTILITIES OR UNDERGROUND FOOTERS

DESCRIPTION:

PARCEL "B", LAKE IDA SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND

A PARCEL OF LAND LYING WITHIN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LYING NORTH OF PARCEL "B", LAKE IDA SHORES AS RECORDED IN PLAT BOOK 25, PAGE 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND LYING SOUTH OF LOTS 12 AND 13, SAID LAKE IDA SHORES; LYING WEST OF N.W. 8TH AVENUE; AND LYING EAST OF DELRAY LAKES AS RECORDED IN PLAT BOOK 78, PAGE 184; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL "B"; THENCE N00°29'30"W, ALONG THE EAST LINE OF DELRAY LAKES AS RECORDED IN PLAT BOOK 78, PAGE 184, A DISTANCE OF 50.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE N90°00'00"E, ALONG THE SOUTH LINE OF SAID LOTS 12 AND 13, A DISTANCE OF 184.79 FEET TO A POINT OF CURVATURE OF A CURVE LYING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°29'30", A DISTANCE OF 39.48 FEET TO A POINT OF TANGENCY ON THE WEST RIGHT OF WAY OF SAID N.W. 8TH AVENUE HAVING A RIGHT OF WAY WIDTH OF 50.00 FEET; THENCE S00°29'30"E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE OF A CURVE LYING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 89°30'30", A DISTANCE OF 39.06 FEET TO A POINT OF TANGENCY; THENCE S90°00'00"W, ALONG THE NORTH LINE OF SAID PARCEL "B", A DISTANCE OF 185.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,911 SQUARE FEET OR 0.3882 ACRE MORE OR LESS.

MAP OF AS-BUILT SURVEY
 SITE ADDRESS: N.W. 8TH AVENUE
 DELRAY BEACH, FLORIDA 33444
 PARCEL ID. NO.: 12-43-46-08-18-004-0010

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

PAUL D. ENGLE
 SURVEYOR & MAPPER #5708

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ENGLE LAND SURVEYING LLC
 LAND SURVEYORS

CERTIFICATE OF AUTHORIZATION #LB447
 SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE
 8033 STIRRLUP CAY COURT, BOYNTON BEACH, FLORIDA 33436
 (561) 441-4938

DATE OF SURVEY SEPT. 9, 2025	SCALE: 1" = 20'
FIELD BOOK ELS D-4 69	ORDER NO.: 24-250b