

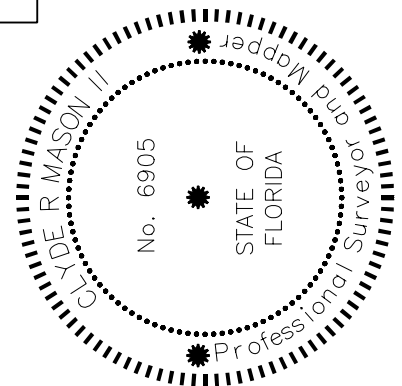
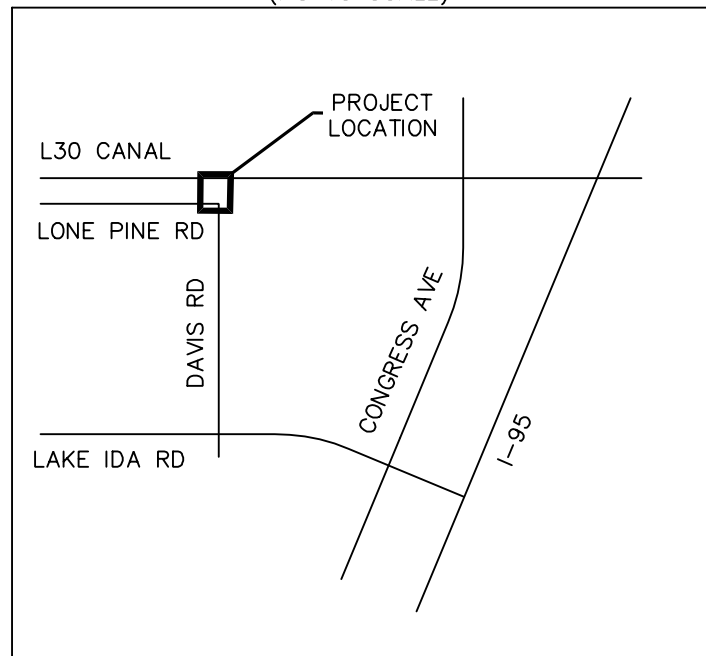
LEGEND

CB CATCH BASIN
 DRNP DRAIN PIPE
 EP EDGE OF PAVEMENT
 EO ELECTRIC OUTLET
 FND FOUND
 LB LICENSED BUSINESS
 LS LICENSED SURVEYOR
 ORB OFFICIAL RECORD BOOK
 PB PLAT BOOK
 PCN PARCEL CONTROL NUMBER

PG PAGE
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 PSM PROFESSIONAL SURVEYOR
 & MAPPER
 RNG RANGE
 SEC SECTION
 SQFT SQUARE FEET
 TWP TOWNSHIP

———— BPWR(B) ————— BURIED POWER QUALITY LEVEL B
 ———— UNK(B) ———— UNKNOWN UTILITY QUALITY LEVEL B

VICINITY MAP (NO TO SCALE)



CLYDE R. MASON II PSM LS 6905 DATE

Sheet 1 of 3

DESN BY: CM
 DRWN BY: CM
 RVWD BY: DR
 FLD BK: _____
 BK PG: _____
 DATE: 3/26/25

CERTIFIED TO:
 CHAD & MAY SHOEMAKER

LWDD RECORD RI-21-0060

DAVIS ROAD SKETCH & LEGAL

21-039

CHAD & MAY SHOEMAKER
 DAVIS RD – NORTH TERMINUS DELRAY BEACH
 PALM BEACH COUNTY, FLORIDA
 LOCATED IN SEC 7, TWP 46S, RNG 43E



LB-8265
 SUPPLYING SURVEY SOLUTIONS
 5119 BEECHWOOD RD,
 DELRAY BEACH, FL 33484
 PH: 561-634-6701
 www.ritzel-mason.com

LAND DESCRIPTION:

THAT PART OF DAVIS ROAD RIGHT-OF-WAY AS RECORDED IN ORB 370 PAGE 593 IN SECTION SEVEN (7), TOWNSHIP FORTY-SIX (46) SOUTH, RANGE FORTY-THREE (43) EAST, OF PALM BEACH COUNTY, FLORIDA, SPANNING FORTY (40) FEET ON THE WEST SIDE OF THE QUARTER (1/4) SECTION LINE; SAID RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF THE AFOREMENTIONED SECTION AS DESCRIBED IN THE PALM BEACH COUNTY SECTION CORNER HISTORY (MAY 2018) DOCUMENTS FILED WITH THE DEPARTMENT OF ENGINEERING AND PUBLIC WORKS; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION SEVEN (7) S 01° 00' 40"E, A DISTANCE OF 112.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 01° 00' 40"E ALONG SAID EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 218.92 FEET; THENCE N 79°48'37" W, A DISTANCE OF 2.41 FEET; THENCE S 75°22'42" W, A DISTANCE OF 8.50 FEET; THENCE S 49°29'50" W, A DISTANCE OF 21.49 FEET; THENCE S 89°34'58" W, A DISTANCE OF 12.80 FEET TO A POINT ON THE WEST LINE OF THE EAST 40 FEET OF SAID NORTHWEST QUARTER; THENCE N 01° 00' 40"W ALONG SAID WEST LINE OF THE EAST 40 FEET OF SAID NORTHWEST QUARTER, A DISTANCE OF 234.03 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT (LWDD) L-30 CANAL; THENCE N 89° 02'49"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 9,094 SQUARE FEET (0.2087 ACRES), MORE OR LESS. PROVIDED, HOWEVER,

NOTES:

THIS IS NOT A BOUNDARY SURVEY.

ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 43 EAST, HAVING A BEARING OF S 01° 00' 40" E, AS BEING COMPUTED FROM COORDINATES OBTAINED FROM THE PALM BEACH COUNTY, FLORIDA, ENGINEERING AND PUBLIC WORKS DEPARTMENT DOCUMENT ENTITLED SECTION CORNER HISTORY (MAY 2018).

ALL DISTANCES SHOWN HERE ON ARE IN U.S. SURVEY FEET.

ALL DIMENSIONS SHOWN HEREON ARE CALCULATED UNLESS OTHERWISE NOTED

NO ELEVATIONS ARE SHOWN HEREON.

UTILITY LINES SHOWN HAVE BEEN DESIGNATED BY RITZEL-MASON INC. UTILITIES WERE DESIGNATED BY ELECTRONIC METHODS. DESIGNATES CONFORM TO ASCE-38 STANDARDS FOR QUALITY LEVEL B.

REPRODUCTIONS, ADDITIONS, OR DELETIONS ARE NOT VALID WITHOUT ORIGINAL SIGNATURE & RAISED SEAL OF THE FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

Sheet 2 of 3

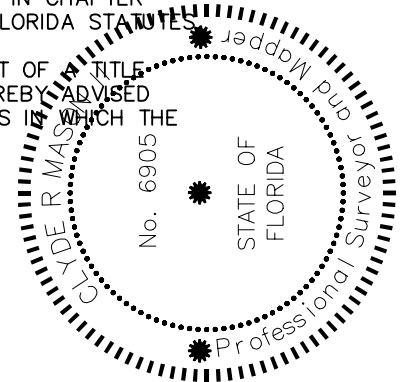
I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECTION AND THAT SAID SKETCH AND LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS AND PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

THIS SKETCH AND LEGAL DESCRIPTION WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION OR ABSTRACT BY THIS SURVEYOR OR ANY FORM. THE CLIENT IS HEREBY ADVISED THAT SUCH MATTERS OF RECORD MAY BE RECORDED IN THE PUBLIC RECORDS IN WHICH THE SUBJECT PARCEL IS SITUATE.

DATE OF FIELD WORK: APRIL 29TH, 2021

DESN BY: CM
DRWN BY: CM
RVWD BY: DR
FLD BK: _____
BK PG: _____
DATE: 3/26/25

CERTIFIED TO:
CHAD & MAY SHOEMAKER



LWDD RECORD RI-21-0060

DAVIS ROAD SKETCH & LEGAL

21-039

CHAD & MAY SHOEMAKER

DAVIS RD - NORTH TERMINUS DELRAY BEACH

PALM BEACH COUNTY, FLORIDA

LOCATED IN SEC 7, TWP 46S, RNG 43E



LB-8265
SUPPLYING SURVEY SOLUTIONS
5119 BEECHWOOD RD,
DELRAY BEACH, FL 33484
PH: 561-634-6701
www.ritzel-mason.com

CLYDE R. MASON II PSM LS 6905 DATE

SEC 6, TWP 46S , RNG 43E

SEC 7, TWP 46S , RNG 43E

POC
N = 782555.435
E = 951188.508
(NOT FOUND)

L-30
L.W.D.D. RIGHT-OF-WAY
WIDTH VARIES

FND BRASS DISK
PALM BEACH COUNTY

S. R/W LINE

LWDD L-30 CANAL
ORB 6495, PG. 761

N 89°02'49" E
40.00'

3523 LONE PINE RD
PCN
12-43-46-07-00-000-3030

LINE TABLE

No.	BEARING	DISTANCE
L1	N 79°48'37" W	2.41'
L2	S 75°22'42" W	8.50'
L3	S 49°29'50" W	21.49'
L4	S 89°34'58" W	12.80'

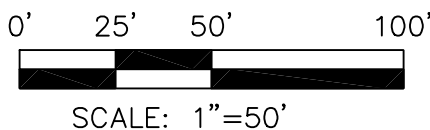
S. LINE OF N. 325.77'
OF NW 1/4, SECTION 7

LONE PINE ACRE ESTATES
UNRECORDED PLAT
30' EASEMENT

LONE PINE ROAD
LONE PINE ACRE ESTATES
UNRECORDED PLAT
30' EASEMENT

FND NAIL & DISK
"DO NOT DISTURB"

DESIGN BY: CM
DRAWN BY: CM
REVISED BY: DR
FIELD BOOK: _____
BOOK PAGE: _____
DATE: 3/26/25



DAVIS ROAD SKETCH & LEGAL

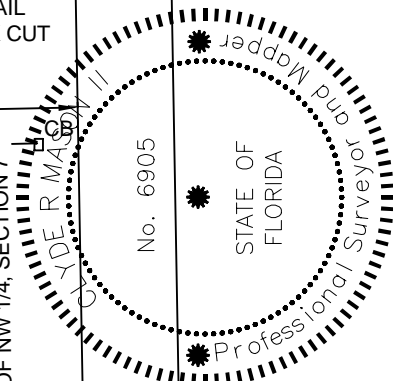
21-039

CHAD & MAY SHOEMAKER
DAVIS RD - NORTH TERMINUS DELRAY BEACH
PALM BEACH COUNTY, FLORIDA
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WEST LINE RAINBERRY LAKE
PHASE IV-B P.B. 39, PG. 108

RAINBERRY LAKE
PHASE IV-B
P.B. 39, PG. 108

25' BUFFER ZONE
TRACT "M" PB 39, PG 108

S 01°00'40" E
112.53'

ORB 370, PG 593

EAST LINE OF THE NW QUARTER
SECTION 7

ORB 370, PG 591

DAVIS ROAD
80' RIGHT-OF-WAY
ORB 370, PG 593
ORB 370, PG 591

EASTLY EXTENSION
S. LINE OF N. 325.77'
OF NW 1/4, SECTION 7

CLYDE R. MASON II
No. 6905
Professional Surveyor



LWDD RW
ORB 6495, PG. 761
112.53

355.77

213.24

30.00

30.00

DRNP

CB

UNK(B)

UNK(B)

POB

ORB 370, PG 593

ORB 370, PG 591

9,094 SQFT
(0.2087 ACRES)

GRASS

UNK(B)

L4

EP

L3

EP

ASPHALT

80.00

CB

DRNP

80.00

80.00

80.00

80.00

80.00

80.00

80.00

80.00