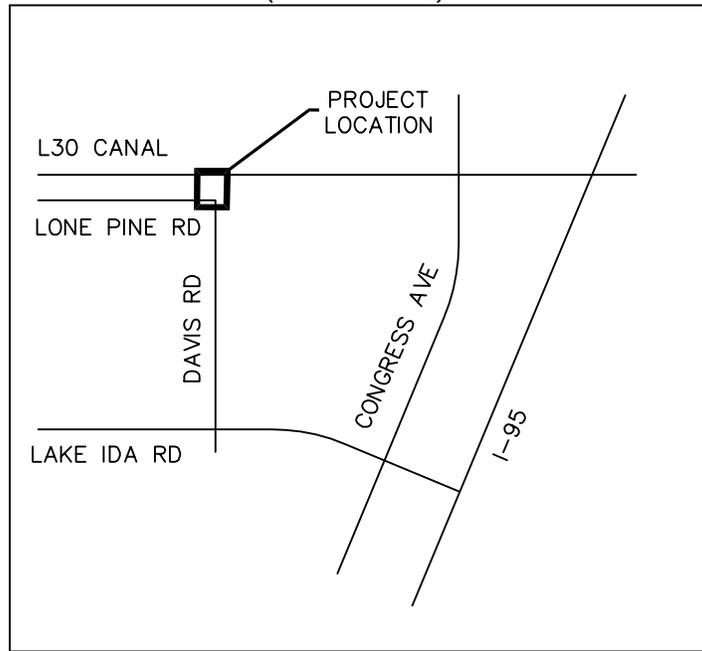


LEGEND

CB	CATCH BASIN	PG	PAGE
DRNP	DRAIN PIPE	POB	POINT OF BEGINNING
EP	EDGE OF PAVEMENT	POC	POINT OF COMMENCEMENT
EO	ELECTRIC OUTLET	PSM	PROFESSIONAL SURVEYOR & MAPPER
FND	FOUND	RNG	RANGE
LB	LICENSED BUSINESS	SEC	SECTION
LS	LICENSED SURVEYOR	SQFT	SQUARE FEET
ORB	OFFICIAL RECORD BOOK	TWP	TOWNSHIP
PB	PLAT BOOK		
PCN	PARCEL CONTROL NUMBER		

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

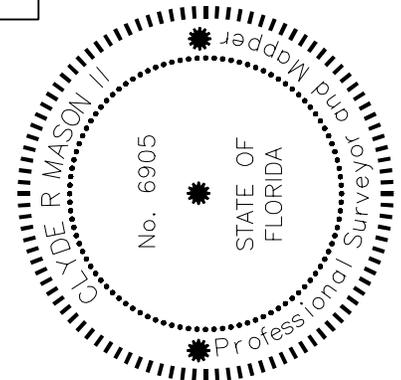
VICINITY MAP (NO TO SCALE)



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

CLYDE R. MASON II PSM LS 6905 DATE _____

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

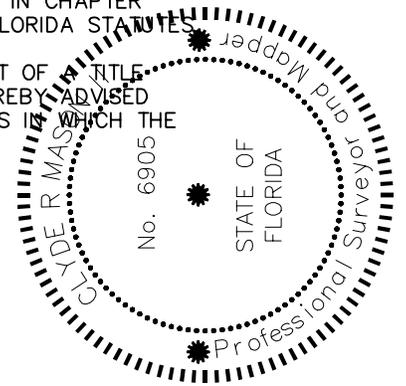
I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECTION AND THAT SAID SKETCH AND LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS AND PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT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

THIS SKETCH AND LEGAL DESCRIPTION WAS PERFORMED WITHOUT THE BENEFIT OF 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

CLYDE R. MASON II PSM LS 6905 DATE

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



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SEC 6, TWP 46S, RNG 43E

SEC 7, TWP 46S, RNG 43E

N 89°02'49" E

N 89°03'10" E

POC
N = 782555.435
E = 951188.508
(NOT FOUND)

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

LWDD RW
ORB 6495, PG. 761
112.53

90.00

DRNP
CB

S 01°00'40" E
112.53'

FND BRASS DISK
PALM BEACH COUNTY

TRACT N
20' LWDD R/W

S. R/W LINE

UNK(B)
UNK(B)
POB

S. R/W LINE

LWDD L-30 CANAL
ORB 6495, PG. 761

N 89°02'49" E
40.00'

40' R/W
40' R/W

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

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

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

W LINE OF E. 40' OF NW 1/4
OF SECTION 7

ORB 370, PG 593
EAST LINE OF THE NW QUARTER
SECTION 7

BEARING BASIS
ORB 370, PG 591

355.77

213.24

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'

N 01°00'40" W
234.03'

9,094 SQFT
(0.2087 ACRES)

S 01°00'40" E
218.92'

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

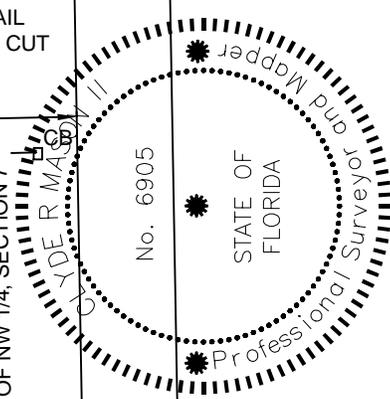
25' BUFFER ZONE
TRACT "M" PB 39, PG 108

LONE PINE ACRE ESTATES
UNRECORDED PLAT
30' EASEMENT

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

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

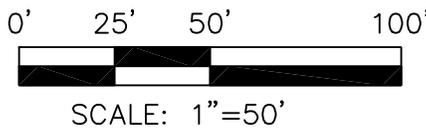
EASTLY EXTENSION
S. LINE OF N. 325.77'
OF NW 1/4, SECTION 7



Clyde R. Mason II PSM LS 6905 DATE

Sheet 3 of 3

DESN BY: CM
DRWN BY: CM
RVWD BY: DR
FLD BK: _____
BK PG: _____
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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