

### **DESCRIPTION:**

A PORTION OF A CITY OF DELRAY BEACH RIGHT OF WAY, ACCORDING TO THE OFFICIAL RECORD BOOK 1, PAGE 3 AS RECORDED IN THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 OF CASON COURT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 136, PAGES 194 THROUGH 195 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N89°09'16"E ALONG THE SOUTH LINE OF CASON COURT, A DISTANCE OF 13.42 FEET TO THE TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE N89°09'16"E, A DISTANCE OF 50.00 FEET TO AN INTERIOR CORNER ON SAID SOUTH LINE OF CASON COURT; THENCE S01°34'25"E, A DISTANCE OF 27.07 FEET TO AN INTERIOR CORNER OF SAID SOUTH LINE OF CASON COURT; THENCE S89°09'16"W, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF LOT 7, BLOCK 41 AS RECORDED IN PLAT BOOK 5, PAGE 65 OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N01°34'25"W ALONG SAID EAST LINE OF BLOCK 7, A DISTANCE OF 27.07 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 1354 SQUARE FEET (0.0311 ACRES), MORE OR LESS.

### **SURVEYOR'S NOTES:**

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 89°05'30" EAST, BASED ON THE NORTH LINE OF TRACT "A", CASON COURT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

### **CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON AUGUST 06, 2024. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

**THIS IS NOT A SURVEY  
SHEET 1 OF 3**



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING – LAND SURVEYING  
7900 GLADES ROAD – SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

CITY OF DELRAY  
ABANDONMENT  
SKETCH AND DESCRIPTION

OWEN M. RIGGS  
PROFESSIONAL  
SURVEYOR & MAPPER  
NO. 6967 STATE OF  
FLORIDA L.B. 3591

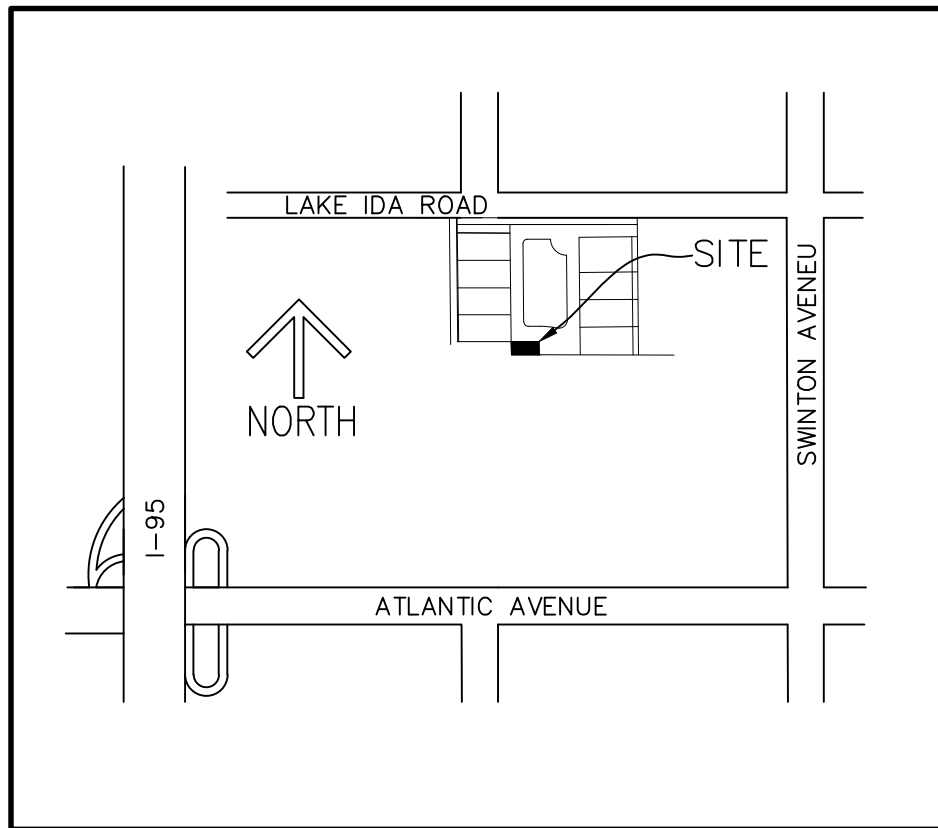
DATE 06/20/2025

DRAWN BY BLB

F.B./ PG. N/A

SCALE NONE

JOB NO. 9572 ROWD



### LEGEND/ABBREVIATIONS:

FPL – FLORIDA POWER AND LIGHT  
 G.U.E – GENERAL UTILITY EASEMENT  
 L.B. – LICENSED BUSINESS  
 O.R.B. – OFFICIAL RECORD BOOK  
 POB – POINT OF BEGINNING  
 POC – POINT OF COMMENCEMENT  
 PB – PLAT BOOK  
 PG. – PAGE  
 R/W – RIGHT-OF-WAY  
 (P) – DENOTES CASON COURT,  
 PLAT BOOK 136, PAGE 194 PALM  
 BEACH COUNTY PUBLIC RECORDS

\* – STREET NAME DERIVED FROM  
 RECORDED ADDRESSES NOT PLAT

THIS IS NOT A SURVEY  
 SHEET 2 OF 3

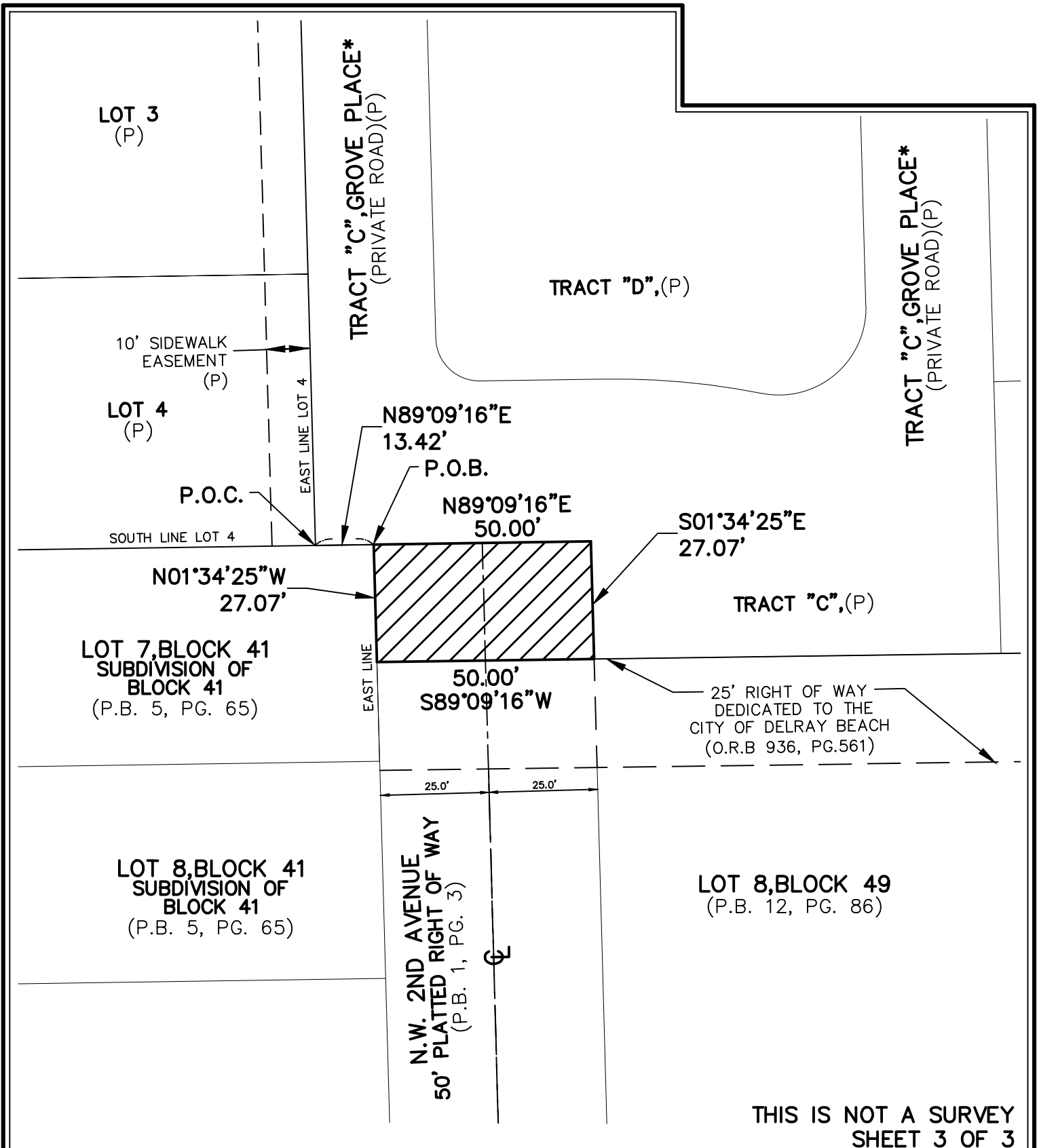


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CITY OF DELRAY  
 ABANDONMENT  
 SKETCH AND DESCRIPTION

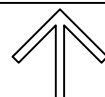
DATE	06/20/2025
DRAWN BY	BLB
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9572 ROWD



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CITY OF DELRAY  
ABANDONMENT  
SKETCH AND DESCRIPTION



NORTH



(IN FEET)  
1 INCH = 30 FEET

DATE 06/20/2025

DRAWN BY BLB

F.B./ PG. N/A

SCALE 1"=30'

JOB NO. 9572 ROWD