

LEGAL DESCRIPTION : PERMANENT EASEMENT PARCEL 2A

A PARCEL OF LAND LYING WITHIN A PORTION OF LOT 23, OCEAN BREEZE ESTATES, RECORDED IN PLAT BOOK 18, AT PAGE 36, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING WITHIN A PORTION OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 23 AS SHOWN ON SAID PLAT; THENCE SOUTH 00°57'26" EAST, FOR 6.00 FEET TO THE POINT OF BEGINNING. THENCE NORTH 89°14'29" EAST ALONG THE SOUTH RIGHT-OF-LINE FOR THOMAS STREET AS NOW LAID OUT AND IN USE, RECORDED IN DEED BOOK 560, AT PAGE 122, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR 80.45 FEET; THENCE SOUTH 00°45'30" EAST, FOR 6.00 FEET; THENCE SOUTH 89°14'29" WEST, FOR 80.43 FEET; THENCE NORTH 00°57'26" WEST, FOR 6.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 483 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

2. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE FOR THOMAS STREET, PLAT BOOK 18, PAGE 36, PALM BEACH COUNTY, FLORIDA, BEARING SOUTH 89°14'29" WEST.

LEGEND:

DB = Deed Book  
ORB = Official Records Book  
PB = Plat Book  
PBCR = Palm Beach County Records  
PG. = Page  
R/W = Right-of-Way

FOR THE FIRM: WGI

BY: Kelsey Smith DATE: 3/16/24  
KELSEY SMITH  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 7096

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT: THOMAS STREET  
PUMP STATION

TASK:  
PERMANENT EASEMENT PARCEL 2A

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411  
Phone No. 866.909.2220 www.wginc.com  
Cert No. 6091 - LB No. 7055

CAD 617401\_ESMT 2A.DWG

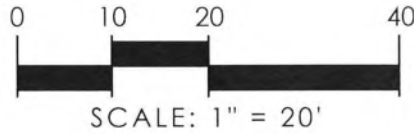
DRAWN/DESIGNED MRG

CHECKED/QC JS

JOB NO. 6174.01

DATE 01/11/22

SHEET:  
1 of 2



LOT 24-A  
OCEAN BREEZE ESTATES  
(PB 18, PG. 36, PBCR)  
(DB 671, PG. 218)

LOT 24  
OCEAN BREEZE ESTATES  
(PB 18, PG. 36, PBCR)  
(ORB 26890, PG. 390 & 393)  
(ORB 28113, PG. 1493)

26' R/W  
PB 18, PG. 36  
ORB. 8646, PG. 1883

POINT OF COMMENCEMENT  
NORTHWEST  
CORNER LOT 23  
PER PLAT

15' LOT 23-A  
OCEAN BREEZE ESTATES  
(PB 18, PG. 36, PBCR)  
(DB 671, PG. 218)

POINT OF  
BEGINNING

YACHT BASIN  
OCEAN BREEZE ESTATES  
(PB 18, PG. 36, PBCR)  
(DB 552, PG. 267)  
(DB 671, PG. 218)  
(DB 964, PG. 516)

S00°57'26"E  
6.00'

S89°14'29"W  
NORTH RIGHT-OF-WAY LINE  
THOMAS STREET  
(BASIS OF BEARINGS)

SOUTH RIGHT-OF-WAY LINE  
THOMAS STREET

N89°14'29"E 80.45'

THOMAS ST.  
PB. 18, PG. 36  
DB. 560, PG. 122

N00°57'26"W  
6.00'

S89°14'29"W 80.43'  
NORTH 6.00' OF LOT 23  
ADDITIONAL R/W  
(DB 560, PG. 122, PBCR)

LOT 23  
OCEAN BREEZE ESTATES  
(PB 18, PG. 36, PBCR)  
(DB 560, PG. 122)  
(ORB 30767, PG. 1036)  
(ORB 31445, PG. 801)

S00°45'30"E  
6.00'

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

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PUMP STATION

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