

LEGAL DESCRIPTION : TEMPORARY EASEMENT PARCEL 2B

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 12.00 FEET TO A POINT ON A LINE 6.00 FEET SOUTH OF AND PARALLEL TO 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, THENCE NORTH 89°14'29" EAST ALONG SAID PARALLEL LINE, FOR 17.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°14'29" EAST ALONG SAID PARALLEL LINE, FOR 63.00 FEET; THENCE SOUTH 00°45'30" EAST, FOR 8.00 FEET; THENCE SOUTH 89°14'29" WEST, FOR 63.00 FEET; THENCE NORTH 00°45'30" WEST, FOR 8.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 504 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: 3/18/24
KELSEY SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 7096

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT: THOMAS STREET
PUMP STATION

TASK:

TEMPORARY EASEMENT PARCEL 2B

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 2B.DWG

DRAWN/DESIGNED KMS

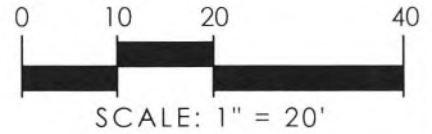
CHECKED/QC KMS

JOB NO. 6174.01

DATE 02/16/24

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)

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

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

POINT OF
COMMENCEMENT
NORTHWEST
CORNER LOT 23
PER PLAT

6.00' PROPOSED
EASEMENT
S00°57'26"E
12.00'

THOMAS ST.

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

SOUTH RIGHT-OF-WAY LINE
THOMAS STREET
S89°14'29"W

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

N89°14'29"E
17.43'

POINT OF
BEGINNING

N89°14'29"E 63.00'
N00°45'30"W 8.00'
S00°45'30"E 8.00'
S89°14'29"W 63.00'

NORTH 6.00' OF LOT 23
ADDITIONAL R/W
(DB 560, PG. 122, PBCR)

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

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

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