

SEC 6, TWP 46S , RNG 43E

SEC 7, TWP 46S , RNG 43E

L-30

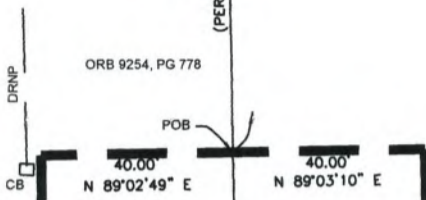
L.W.D.D. RIGHT-OF-WAY
WIDTH VARIES



POC

S 01°00'40" E
90.00'
(PER ORB 9254, PG 778)

ORB 9254, PG 778



DRNP

POB

CB

40.00'

40.00'

N 89°02'49" E

N 89°03'10" E

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FND BRASS DISK
PALM BEACH COUNTY

EAST LINE OF THE NW QUARTER SECTION 7

BEARING BASIS

ORB 370, PG 593

ORB 370, PG 591

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

18,861 SQFT
(0.4330 ACRES)

25' BUFFER ZONE
TRACT 111P
PB 39, PG 108

BPWR(B)

BPWR(B)

JNK(B)BPWR(B)

BPWR(B)

BPWR(B)

BPWR(B)

BPWR(B)

40.00'

40.00'

S 89°02'49" W

S 89°03'10" W

UNK(B)

EO

FND NAIL & DISK
"DO NOT DISTURB"

FND NAIL
IN BOX CUT

CB

DRNP

CB

80.00

LONE PINE ACRE ESTATES
UNRECORDED PLAT
30' EASEMENT

30.00

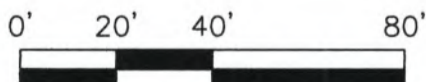
LONE PINE ROAD

LONE PINE ACRE ESTATES
UNRECORDED PLAT
30' EASEMENT

30.00

Sheet 2 of 2

DESN BY: CM
DRWN BY: CM
RVWD BY: DR
FLD BK: XXX
BK PG: XXX
DATE: 5/14/21



SCALE: 1"=40'

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

5/17/2024
DATE



CLYDE R. MASON II PSM-LS 6905

ROADWAY ABANDONMENT

21-039

FOR: CHAD & MAY SHOEMAKER
DAVIS ROAD

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 IN SECTION SEVEN (7), TOWNSHIP FORTY-SIX (46) SOUTH, RANGE FORTY-THREE (43) EAST, OF PALM BEACH COUNTY, FLORIDA, SPANNING FORTY (40) EACH 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 90.00 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY AND PARALLEL WITH THE NORTH LINE OF SAID SECTION SEVEN (7) N 89° 03' 10" E, A DISTANCE OF 40.00 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION SEVEN (7) S 01° 00' 40" E, A DISTANCE OF 235.77 FEET; THENCE WESTERLY AND PARALLEL WITH THE NORTH LINE OF SAID SECTION SEVEN (7) S 89° 03' 10" W, A DISTANCE OF 40 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION SEVEN (7); THENCE WESTERLY AND PARALLEL WITH THE NORTH LINE OF SAID SECTION SEVEN (7) S 89° 02' 49" W, A DISTANCE OF 40 FEET; THENCE NORTHERLY AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION SEVEN (7) N 01° 00' 40" W, A DISTANCE OF 235.77 FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTH LINE OF SAID SECTION SEVEN (7) N 89° 02' 49" E, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE TOWN OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 18,861.61 SQUARE FEET (0.4330 ACRES), MORE OR LESS.

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 N 01° 00' 40" W, 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.

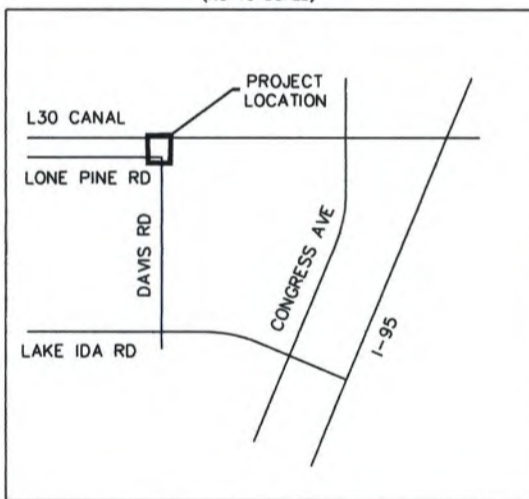
I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECTION AND THAT SAID SKETCH AND LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS AND PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT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

THIS SKETCH ANT 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

VICINITY MAP

(NO TO SCALE)



LEGEND

- CB CATCH BASIN
- DRNP DRAIN PIPE
- 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

Sheet 1 of 2

DESN BY: CM
 DRWN BY: CM
 RVWD BY: DR
 FLD BK: XXX
 BK PG: XXX
 DATE: 5/14/21

CERTIFIED TO:
 CHAD & MAY SHOEMAKER

5/17/2021 DATE

CLYDE R. MASON II PSM LS 6905



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