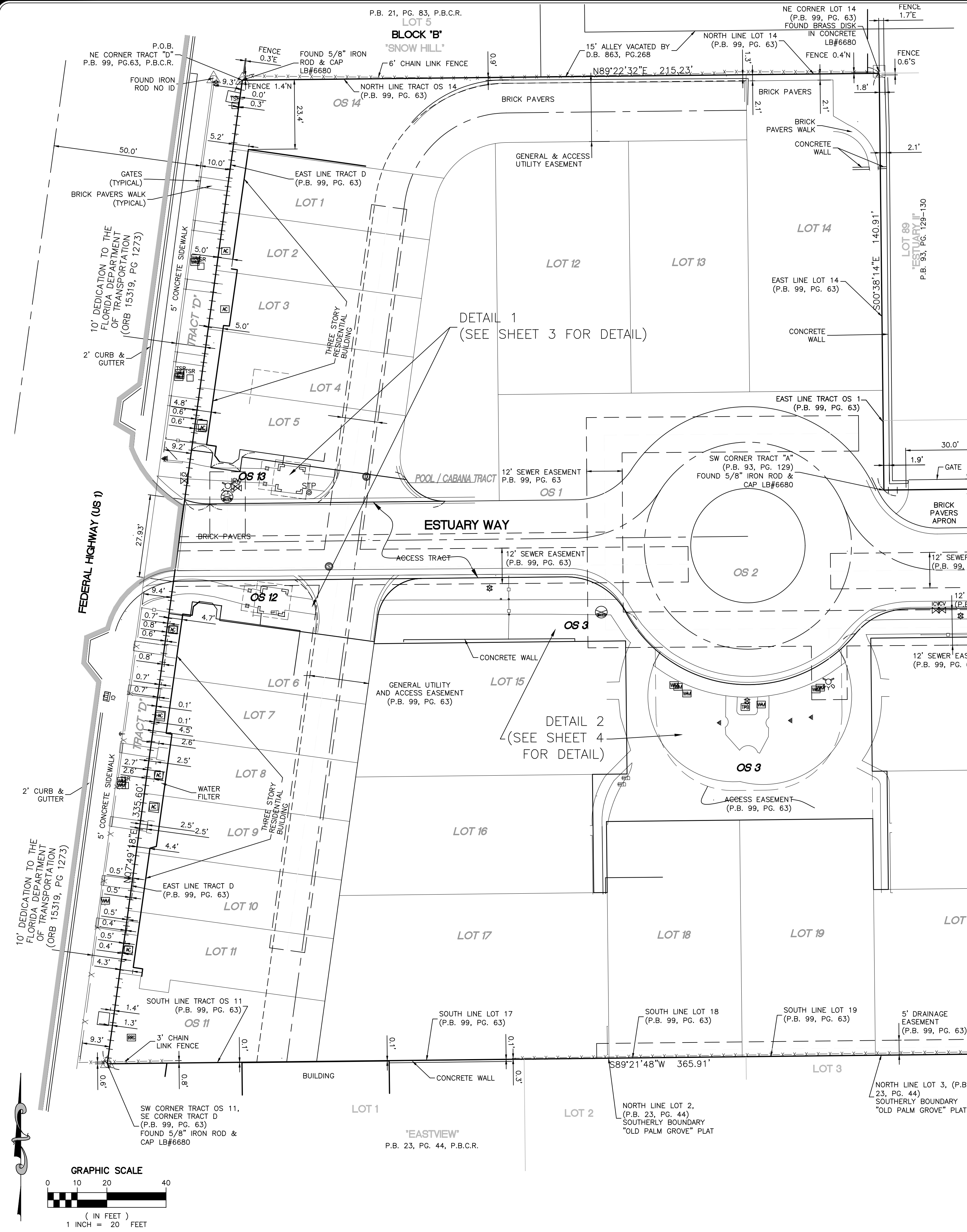


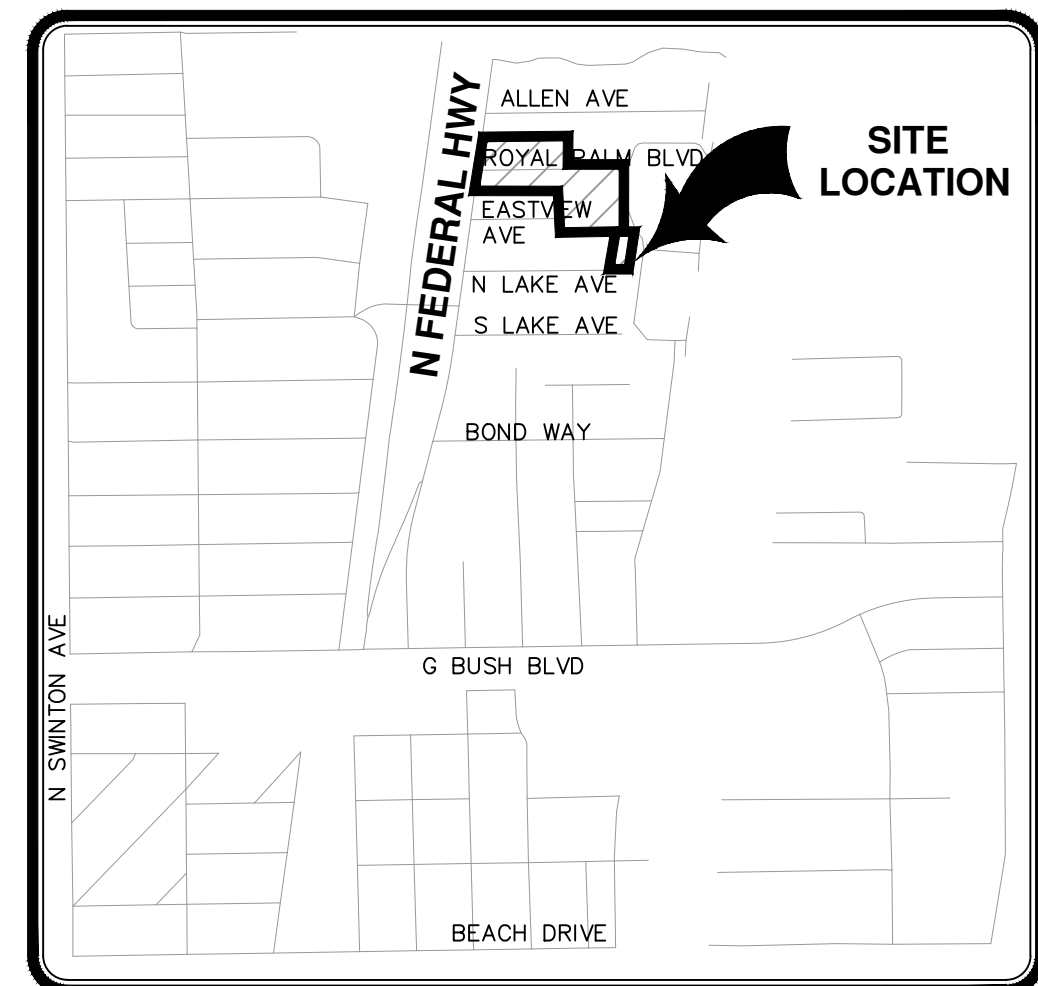
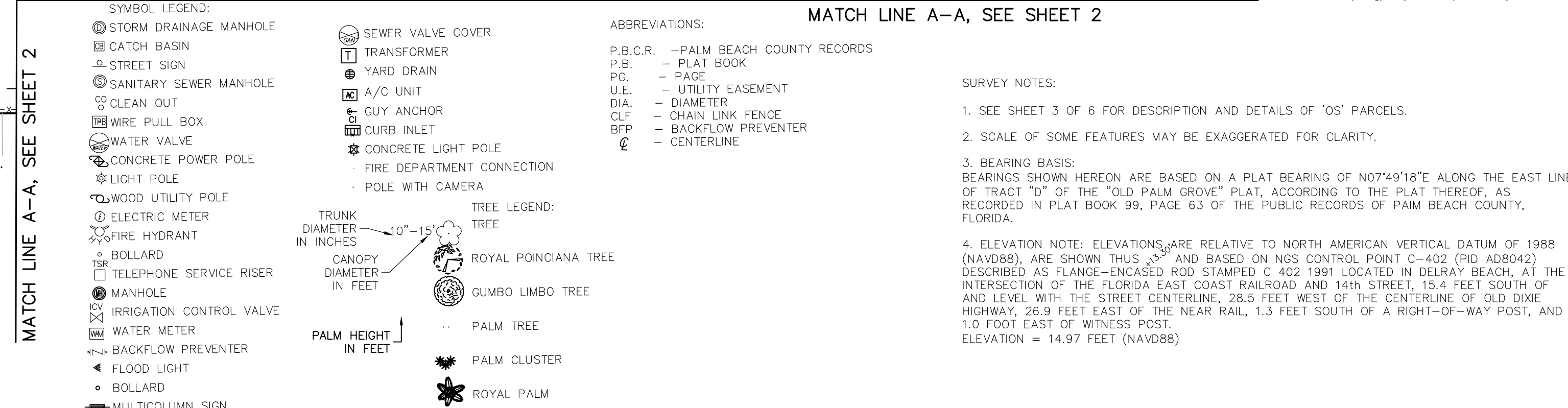
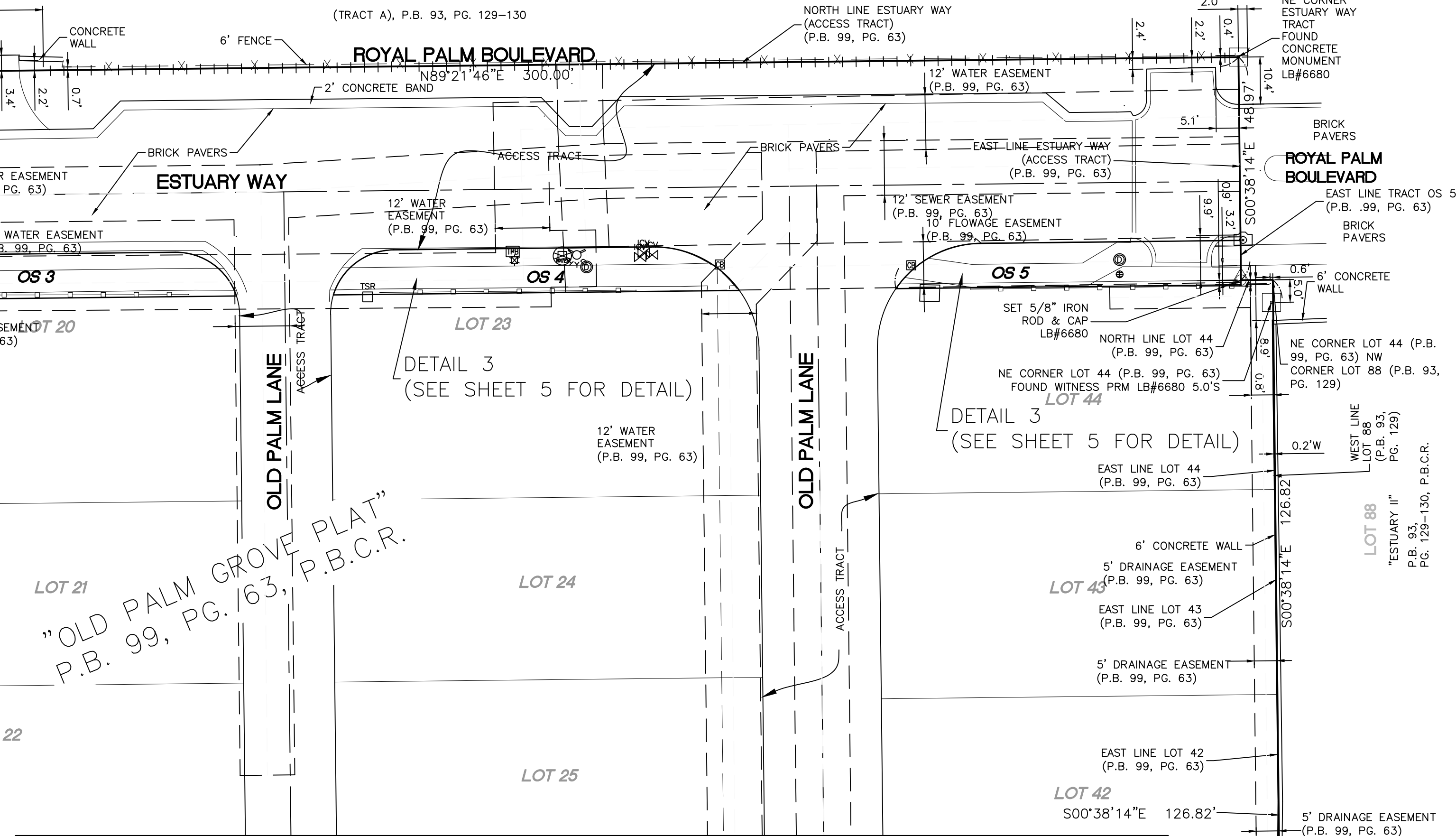
VA PROJECTS 2022/12-20027 - OLD PALM GROVE PLAT PERIMETER BOUNDARY SURVEY DRAWINGS 12-20027 - ETS, PARCELLING 4/2/24 BY UD00LSK



DESCRIPTION: (OVERALL COMMUNITY BOUNDARY)

ALL OF "OLD PALM GROVE PLAT" LESS TRACT "D" THEREOF ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGE 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID TRACT "D" ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF THE FEDERAL HWY (US 1); THENCE ALONG NORTH LINE OF TRACT OS 14 AND LOT 14 OF SAID "OLD PALM GROVE" N89°22'32"E 215.23 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE ALONG EAST LINE OF SAID LOT 14 AND AN EAST LINE OF TRACT OS 1 OF SAID "OLD PALM GROVE" S00°38'14"E 140.91 FEET TO THE SOUTHWEST CORNER OF TRACT "A" OF "ESTUARY II", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 93, PAGE 129 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE ALONG A NORTH LINE OF ESTUARY WAY OF SAID "OLD PALM GROVE" N89°21'46"E 300.00 FEET TO THE NE CORNER OF SAID ESTUARY WAY; THENCE ALONG THE EAST LINE OF SAID ESTUARY WAY AND THE EAST LINE OF TRACT OS 5 OF SAID "OLD PALM GROVE", S00°38'14"E 48.97 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OS 5; THENCE ALONG THE NORTH LINE OF LOT 44 OF SAID "OLD PALM GROVE", N89°21'46"E 7.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 44; THENCE ALONG EAST LINE OF LOTS 44 THROUGH 42 OF SAID "OLD PALM GROVE" RESPECTFULLY, S00°38'14"E 126.82 FEET TO AN ANGLE POINT IN SAID BOUNDARY; THENCE ALONG AN EASTERLY LINE OF SAID LOT 42, S45°44'48"E 11.64 FEET TO THE SOUTHEAST CORNER OF SAID LOT 42; THENCE ALONG NORTH LINE OF LOTS 41, 38 THROUGH 35 RESPECTFULLY OF SAID "OLD PALM GROVE", N89°21'46"E 203.70 FEET TO THE NORTHEAST CORNER OF SAID LOT 35; THENCE ALONG EAST LINE OF SAID LOT 35 AND THE EAST LINE OF TRACT OS 10, S00°47'36"E 239.44 FEET; THENCE ALONG AN EASTERLY LINE OF SAID TRACT OS 10, S32°46'06"E 8.86 FEET TO A POINT ON THE NORTH LINE OF TRACT P-1 OF SAID "OLD PALM GROVE"; THENCE ALONG THE NORTH LINE OF SAID TRACT P-1, N89°16'44"E 39.61 FEET TO THE NORTHEAST CORNER OF SAID TRACT P-1; THENCE ALONG EAST LINE OF SAID TRACT P-1, S07°49'18"W 152.15 FEET TO THE SOUTHEAST CORNER OF SAID TRACT P-1; THENCE ALONG SOUTH LINE OF SAID TRACT P-1, S89°16'44"W 50.00 FEET; THENCE ALONG WEST LINE OF SAID TRACT P-1, N07°49'18"E 152.15 FEET TO THE NORTHWEST CORNER OF SAID TRACT P-1; THENCE ALONG NORTH LINE OF TRACT OS-10 AND LOTS 34 THROUGH 28 RESPECTFULLY OF SAID "OLD PALM GROVE", S89°16'44"W 339.73 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28; THENCE ALONG THE WEST LINE OF SAID LOT 28 AND THE WEST LINE OF TRACT OS 7, EASTVIEW AVENUE AND TRACT OS 6 OF SAID "OLD PALM GROVE", N00°08'01"W 138.88 FEET TO THE NORTHWEST CORNER OF TRACT OS 6 OF SAID "OLD PALM GROVE"; THENCE ALONG SOUTH LINE OF LOT 27 OF SAID "OLD PALM GROVE", S89°16'44"W 75.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 27; THENCE ALONG WEST LINE OF SAID 27 AND THE WEST LINE OF LOT 26 OF SAID "OLD PALM GROVE", N00°08'01"W 101.70 FEET; THENCE ALONG THE SOUTHERNMOST NORTH LINE OF SAID LOT 26 AND THE SOUTH LINE OF OLD PALM LANE, LOTS 22, 19, 18, 17 AND TRACT OS 11 RESPECTFULLY OF SAID "OLD PALM GROVE", S89°21'48"W 365.91 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OS 11 ALSO BEING THE SOUTHEAST CORNER OF AFORESAID TRACT "D" AND BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALSO BEING A EAST LINE OF SAID TRACT "D", N07°49'18"E 335.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 237249 SQUARE FEET (5.446 ACRES) MORE OR LESS.



SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

OLD PALM GROVE

CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

HEREBY CERTIFY THAT THIS SURVEY MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS IN P. 10-10, CHAPTER 47, F.S. AND MAPS IN CHAPTER 51-17, FLORIDA ADMINISTRATION, PURSUANT TO SECTION 472.02, FLORIDA STATUTES, DATED THIS 28th DAY OF MARCH, 2024.

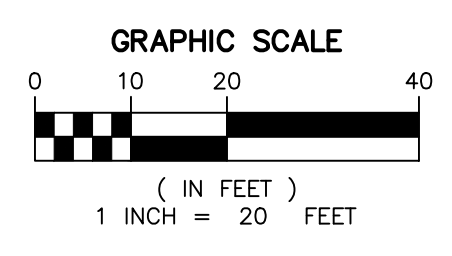
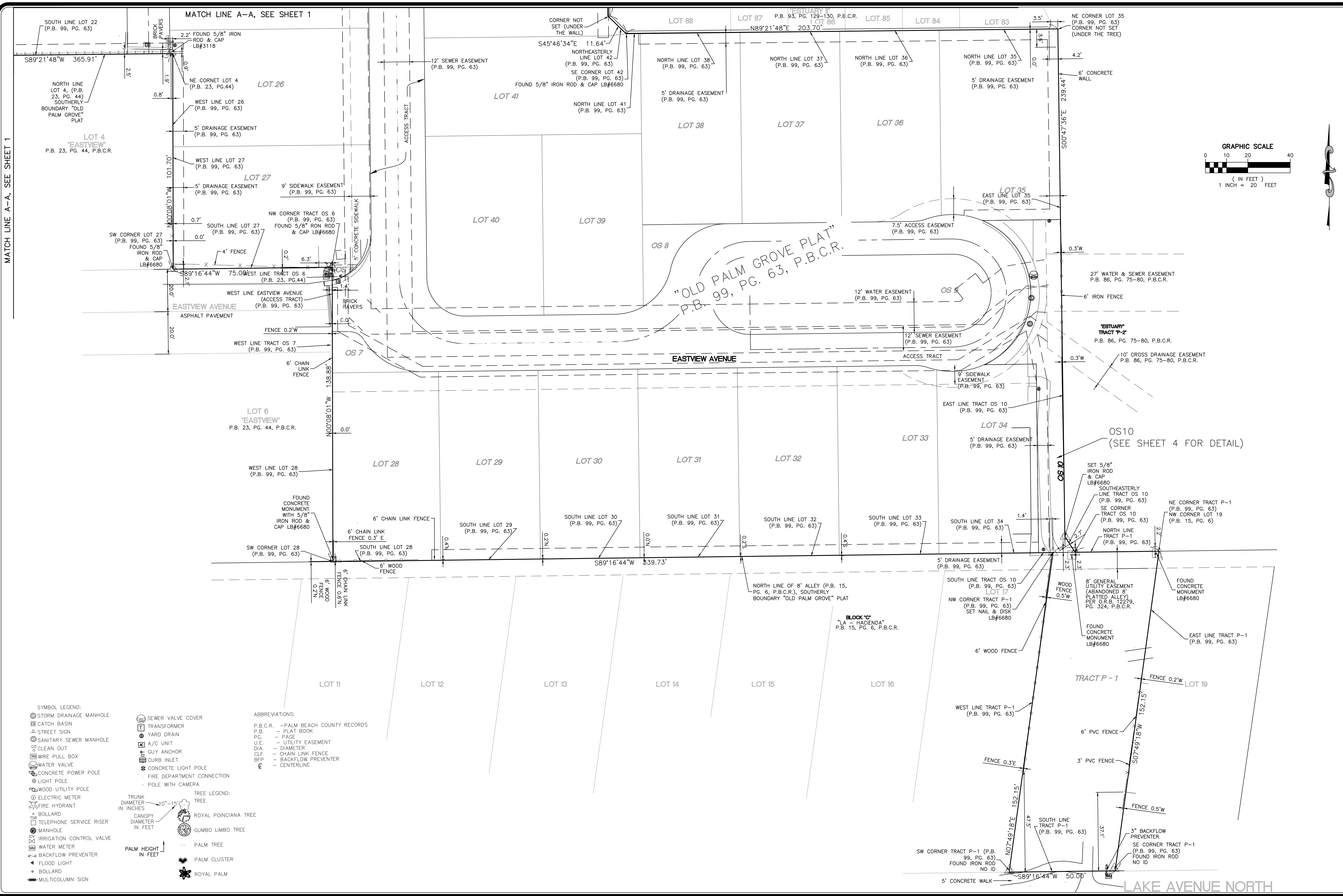
Martin P. Rossi
MARTIN P. ROSSI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 5857
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

MILLER LEGG
South Florida Office: 13680 NW 5th Street, Suite 200
Sunrise, Florida 33325
954-436-7000
www.millerlegg.com

CERTIFICATE OF AUTHORIZATION
LB6680
LP MR
DES. OWN. CHK.
PROJECT / FILE NO.
22-00027
DRAWING NO.
SH-1
DATE DRAWN:
3/7/24
SHEET 6

MATCH LINE A-A, SEE SHEET 1

VA PROJECTS 2023\22-00027 - OLD PALM GROVE PLAT PERIMETER BOUNDARY SURVEY\DRAWINGS\22-00027_ETS_PARELLELS 4/2/24 BY UDOLSK



- SYMBOL LEGEND:
- STORM DRAINAGE MANHOLE
 - CATCH BASIN
 - STREET SIGN
 - SANITARY SEWER MANHOLE
 - CLEAN OUT
 - WIRE PULL BOX
 - WATER VALVE
 - CONCRETE POWER POLE
 - LIGHT POLE
 - WOOD UTILITY POLE
 - ELECTRIC METER
 - FIRE HYDRANT
 - BOLLARD
 - TELEPHONE SERVICE RISER
 - MANHOLE
 - IRRIGATION CONTROL VALVE
 - WATER METER
 - BACKFLOW PREVENTER
 - FLOOD LIGHT
 - BOLLARD
 - MULTICOLUMN SIGN

- SEWER VALVE COVER
- TRANSFORMER
 - YARD DRAIN
 - A/C UNIT
 - GUY ANCHOR
 - CURB INLET
 - CONCRETE LIGHT POLE
 - FIRE DEPARTMENT CONNECTION
 - POLE WITH CAMERA

- ABBREVIATIONS:
- P.B.C.R. - PALM BEACH COUNTY RECORDS
 - P.B. - PLAT BOOK
 - P.C. - PAGE
 - U.E. - UTILITY EASEMENT
 - DIA. - DIAMETER
 - CLF - CHAIN LINK FENCE
 - BFP - BACKFLOW PREVENTER
 - C - CENTERLINE

- TREE LEGEND:
- TREE
 - ROYAL POINCIANA TREE
 - GUMBO LIMBO TREE
 - PALM TREE
 - PALM CLUSTER
 - ROYAL PALM

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

OLD PALM GROVE

CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

HEREBY CERTIFY THAT THIS SURVEY MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATION, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, DATED THIS 28th DAY OF MARCH 2024.

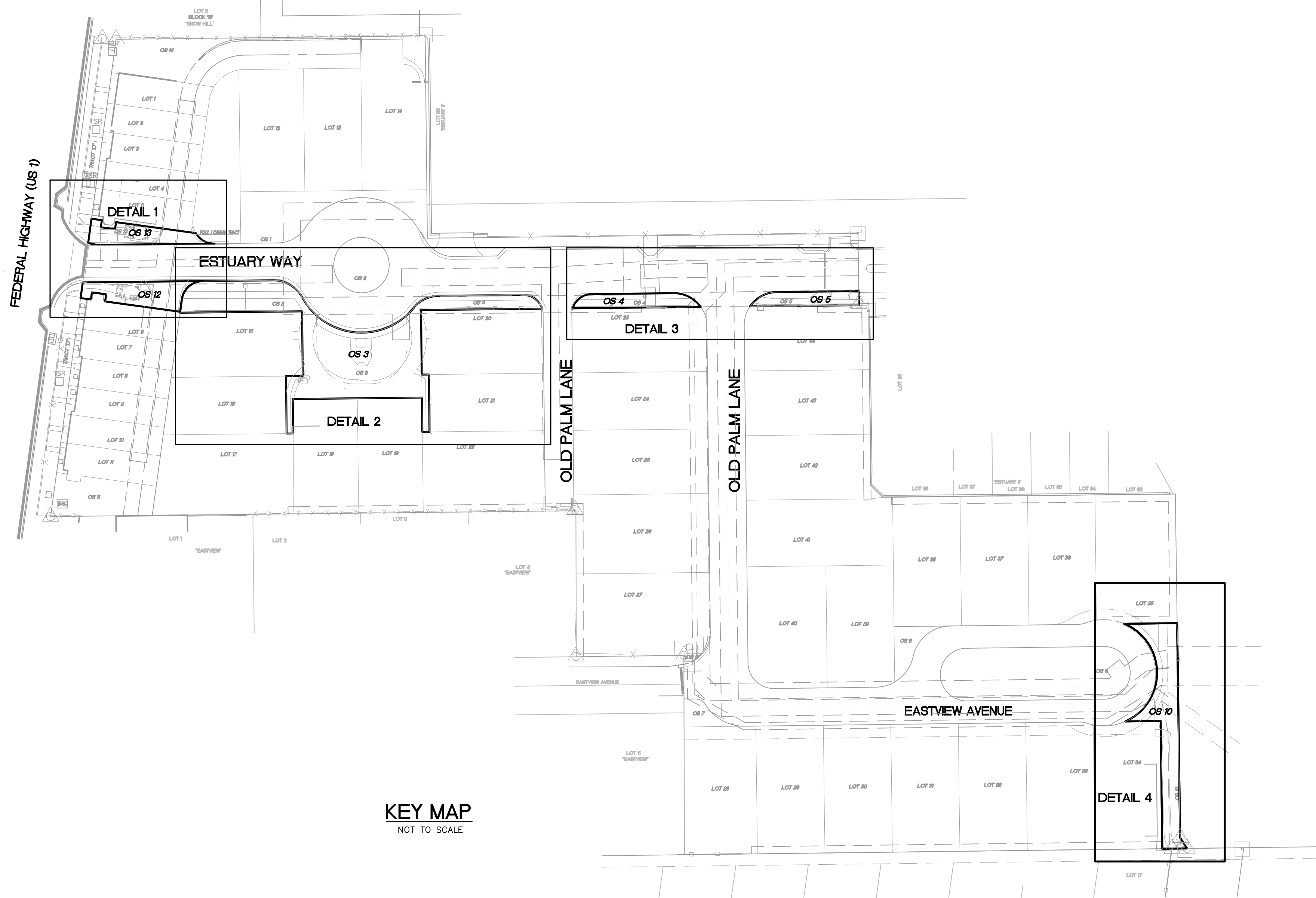
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CERTIFICATE OF AUTHORIZATION			
LB6680			
DES.	LP	MR	
PROJECT / FILE NO.	22-00027		
DRAWING NO.	SH-2		
DATE DRAWN:	3/7/24	BY:	6

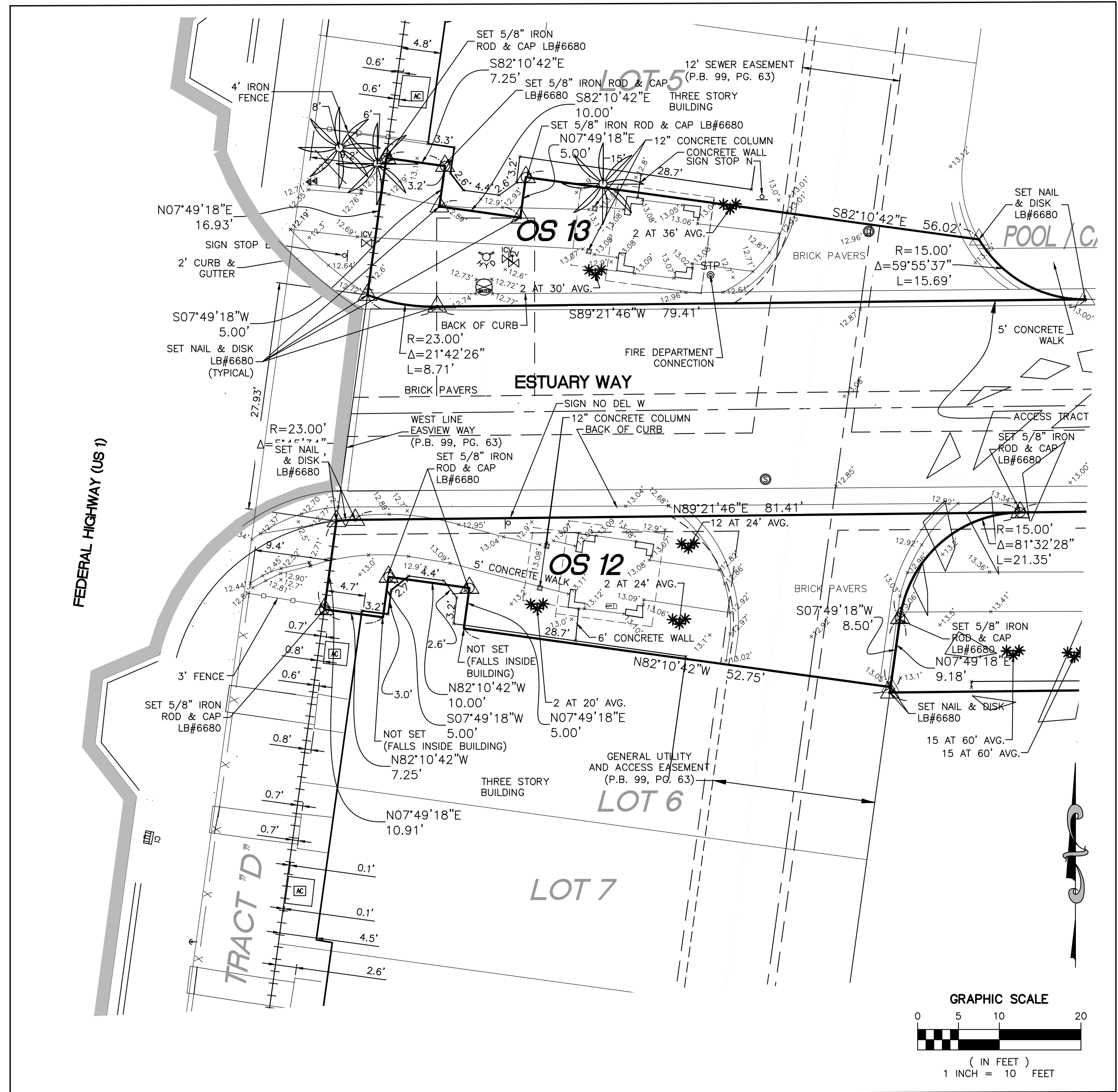
\\PROJECTS\2023\22-00027 - OLD PALM GROVE PLAT PERMETER BOUNDARY SURVEY\DRAWINGS\22-00027_BTS_PARELLELS 4/23/24 BY UD00LSK



DESCRIPTION:

ALL OF TRACTS OS3, OS4, OS5, OS10, OS12 AND OS13 OF "OLD PALM GROVE PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGE 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AREA TABULATION CHART		
PARCEL NAME	AREA IN SQUARE FEET ±	AREA IN ACRES ±
OS 3	7363.930	0.169
OS 4	779.660	0.018
OS 5	684.650	0.016
OS 10	2536.700	0.058
OS 12	1119.980	0.026
OS 13	931.650	0.021



DETAIL 1

SYMBOL LEGEND:

- STORM DRAINAGE MANHOLE
- CATCH BASIN
- STREET SIGN
- SANITARY SEWER MANHOLE
- CLEAN OUT
- WIRE PULL BOX
- WATER VALVE
- CONCRETE POWER POLE
- LIGHT POLE
- WOOD UTILITY POLE
- ELECTRIC METER
- FIRE HYDRANT
- BOLLARD
- TELEPHONE SERVICE RISER
- MANHOLE
- IRRIGATION CONTROL VALVE
- WATER METER
- BACKFLOW PREVENTER
- FLOOD LIGHT
- BOLLARD
- MULTICOLUMN SIGN

- SEWER VALVE COVER
- TRANSFORMER
- YARD DRAIN
- A/C UNIT
- GUY ANCHOR
- CURB INLET
- CONCRETE LIGHT POLE
- FIRE DEPARTMENT CONNECTION
- POLE WITH CAMERA
- TREE LEGEND:
- TRUNK DIAMETER IN INCHES
- CANOPY DIAMETER IN FEET
- PALM HEIGHT IN FEET
- ROYAL POINCIANA TREE
- GUMBO LIMBO TREE
- PALM TREE
- PALM CLUSTER
- ROYAL PALM

ABBREVIATIONS:

- P.B.C.R. - PALM BEACH COUNTY RECORDS
- P.B. - PLAT BOOK
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- C - CENTERLINE

OLD PALM GROVE

CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

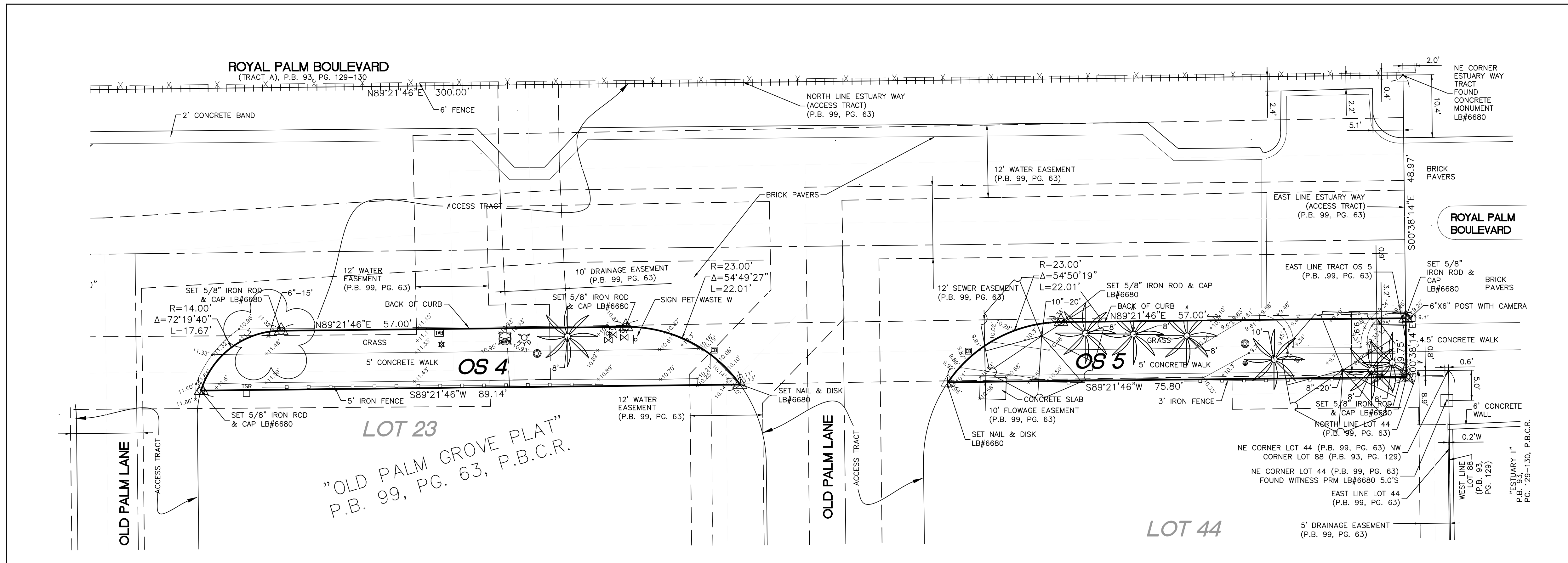
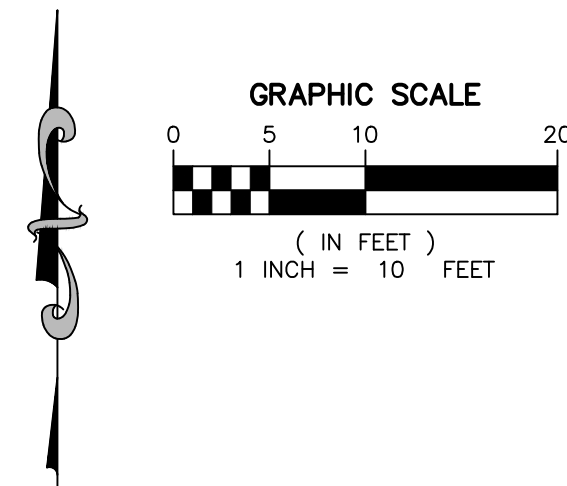
HEREBY CERTIFY THAT THIS SURVEY MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS IN P. 17, FLORIDA STATUTES AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATION AND PURSUANT TO SECTION 472.027, FLORIDA STATUTES, DATED THIS 28th DAY OF MARCH, 2024.

Martin P. Rossi
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5857

MILLER LEGG

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CERTIFICATE OF AUTHORIZATION:
LB6680
DES. LP MR
PROJECT / FILE NO. 22-00027
DRAWING NO. SH-3
DATE DRAWN: 3/12/24
3/6



DETAIL 3

- SYMBOL LEGEND:
- STORM DRAINAGE MANHOLE
 - CATCH BASIN
 - STREET SIGN
 - SANITARY SEWER MANHOLE
 - CLEAN OUT
 - WIRE PULL BOX
 - WATER VALVE
 - CONCRETE POWER POLE
 - LIGHT POLE
 - WOOD UTILITY POLE
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- POLE WITH CAMERA
- TRUNK DIAMETER IN INCHES
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- TREE LEGEND:
- TREE
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 - CL - CENTERLINE

V:\PROJECTS\2023\22-00027 - OLD PALM GROVE PLAT PERMETER BOUNDARY SURVEY\DRAWINGS\22-00027_LB6680_P.B.C.R. PARCELS.DWG 4/2/24 BY UD00LSK

NO.	DATE	REVISIONS	DES.	DWN.	NO.	DATE	REVISIONS	DES.	DWN.

OLD PALM GROVE

CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

HEREBY CERTIFY THAT THIS SURVEY MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINIS... PURSUANT TO SECTION 472.027, FLORIDA STATUTES, DATED THIS 28th DAY OF MARCH, 2024. A.D.

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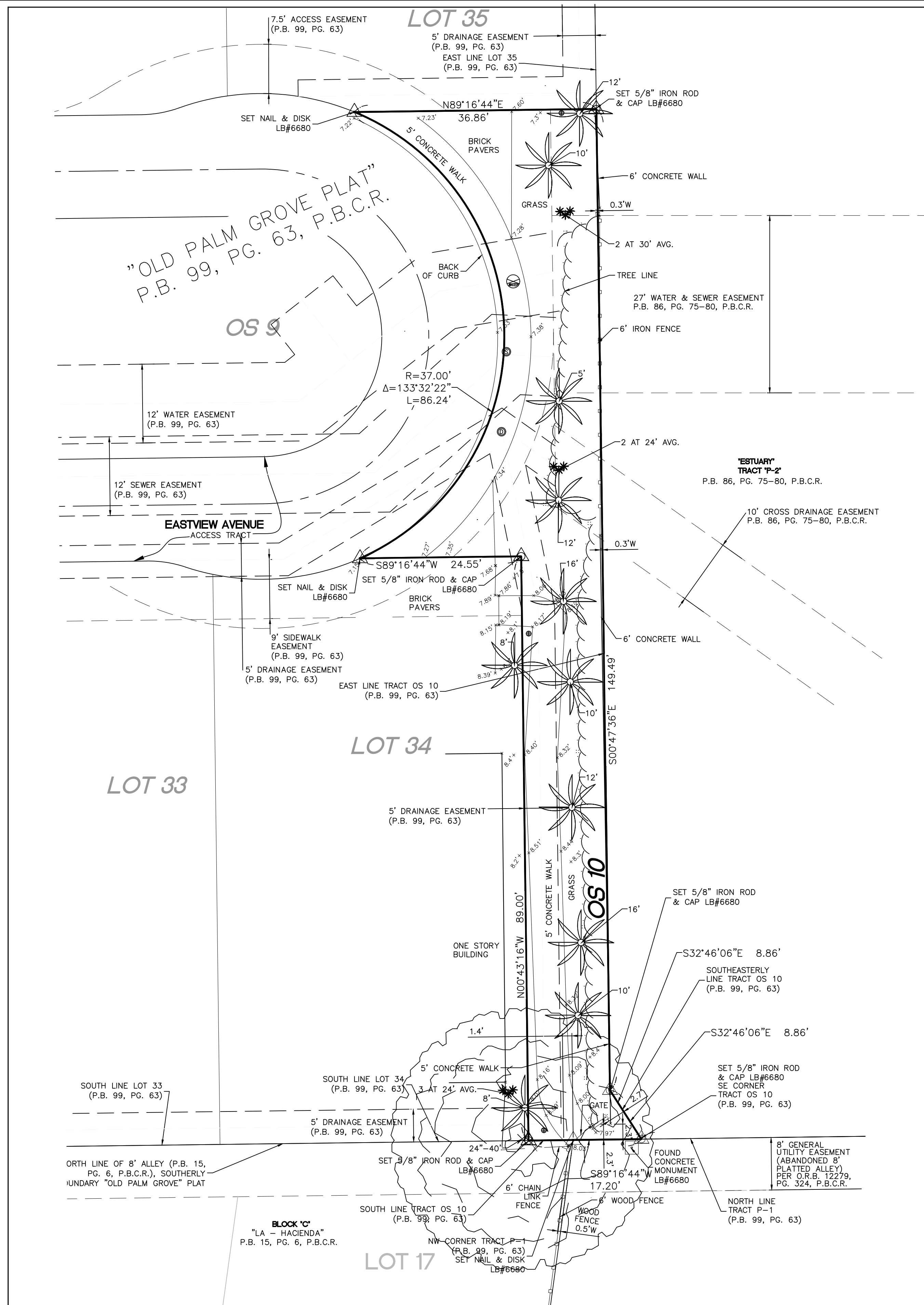
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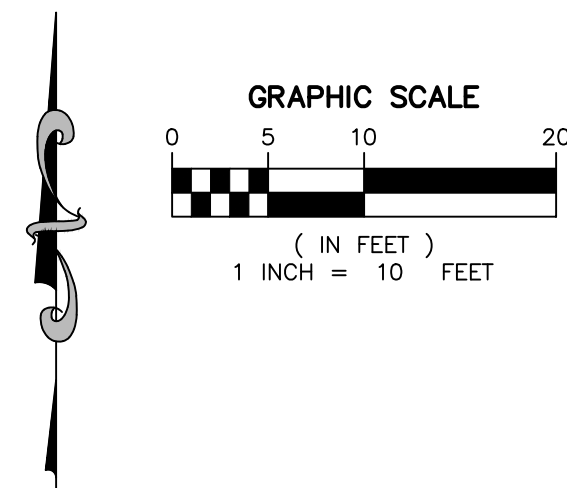
CERTIFICATE OF AUTHORIZATION			
LB6680			
DES.	LP	MR	CHK.
PROJECT / FILE NO.			
22-00027			
DRAWING NO.			
SH-5			
DATE DRAWN			
3/12/24			
SCALE			
5/6			

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

\\PROJECTS\2023\22-00027 - OLD PALM GROVE PLAT PERIMETER SURVEY\DRAWINGS\22-00027_EITS_PARCELS.DWG 4/3/24 BY UDOLSK



DETAIL 4



SYMBOL LEGEND:

- STORM DRAINAGE MANHOLE
- CATCH BASIN
- STREET SIGN
- SANITARY SEWER MANHOLE
- CLEAN OUT
- WIRE PULL BOX
- WATER VALVE
- CONCRETE POWER POLE
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- BOLLARD
- TELEPHONE SERVICE RISER
- MANHOLE
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- WATER METER
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- BOLLARD
- MULTICOLUMN SIGN

SEWER VALVE COVER

- TRANSFORMER
- YARD DRAIN
- A/C UNIT
- GUY ANCHOR
- CURB INLET
- CONCRETE LIGHT POLE
- FIRE DEPARTMENT CONNECTION
- POLE WITH CAMERA

TRUNK
DIAMETER
IN INCHES

CANOPY
DIAMETER
IN FEET

MANHOLE

WATER METER

BACKFLOW PREVENTER

FLOOD LIGHT

BOLLARD

MULTICOLUMN SIGN

WOOD UTILITY POLE

ELECTRIC METER

FIRE HYDRANT

BOLLARD

TELEPHONE SERVICE RISER

MANHOLE

IRRIGATION CONTROL VALVE

WATER METER

BACKFLOW PREVENTER

FLOOD LIGHT

BOLLARD

MULTICOLUMN SIGN

ABBREVIATIONS:

- P.B.C.R. - PALM BEACH COUNTY RECORDS
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TREE LEGEND:

- TREE
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- PALM CLUSTER
- ROYAL PALM

OLD PALM GROVE

CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

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CERTIFICATE OF AUTHORIZATION

LB6680

DES.	OWN.	CHK.
LP	MR	

PROJECT / FILE NO.
22-00027

DRAWING NO.
SH-6

DATE DRAWN
3/12/24

SCALE
6"