

LEGAL DESCRIPTION : PERMANENT EASEMENT PARCEL 1

A PARCEL OF LAND LYING WITHIN A PORTION OF LOT 24, 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:

BEGIN AT THE SOUTHWEST CORNER OF LOT 24; THENCE NORTH 00°45'31" WEST, FOR 6.00 FEET; THENCE NORTH 89°14'29" EAST, FOR 3.60 FEET; THENCE NORTH 00°45'31" WEST, FOR 5.00 FEET; THENCE NORTH 89°14'29" EAST, FOR 14.56 FEET; THENCE SOUTH 00°45'31" EAST, FOR 5.00 FEET; THENCE NORTH 89°14'29" EAST, FOR 62.40 FEET; THENCE SOUTH 00°45'33" EAST, FOR 6.00 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR THOMAS STREET AS SHOWN ON SAID PLAT; THENCE SOUTH 89°14'29" WEST ALONG SAID NORTH LINE, FOR 80.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 556 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:  
PERMANENT EASEMENT PARCEL 1

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 1.DWG

DRAWN/DESIGNED MRG

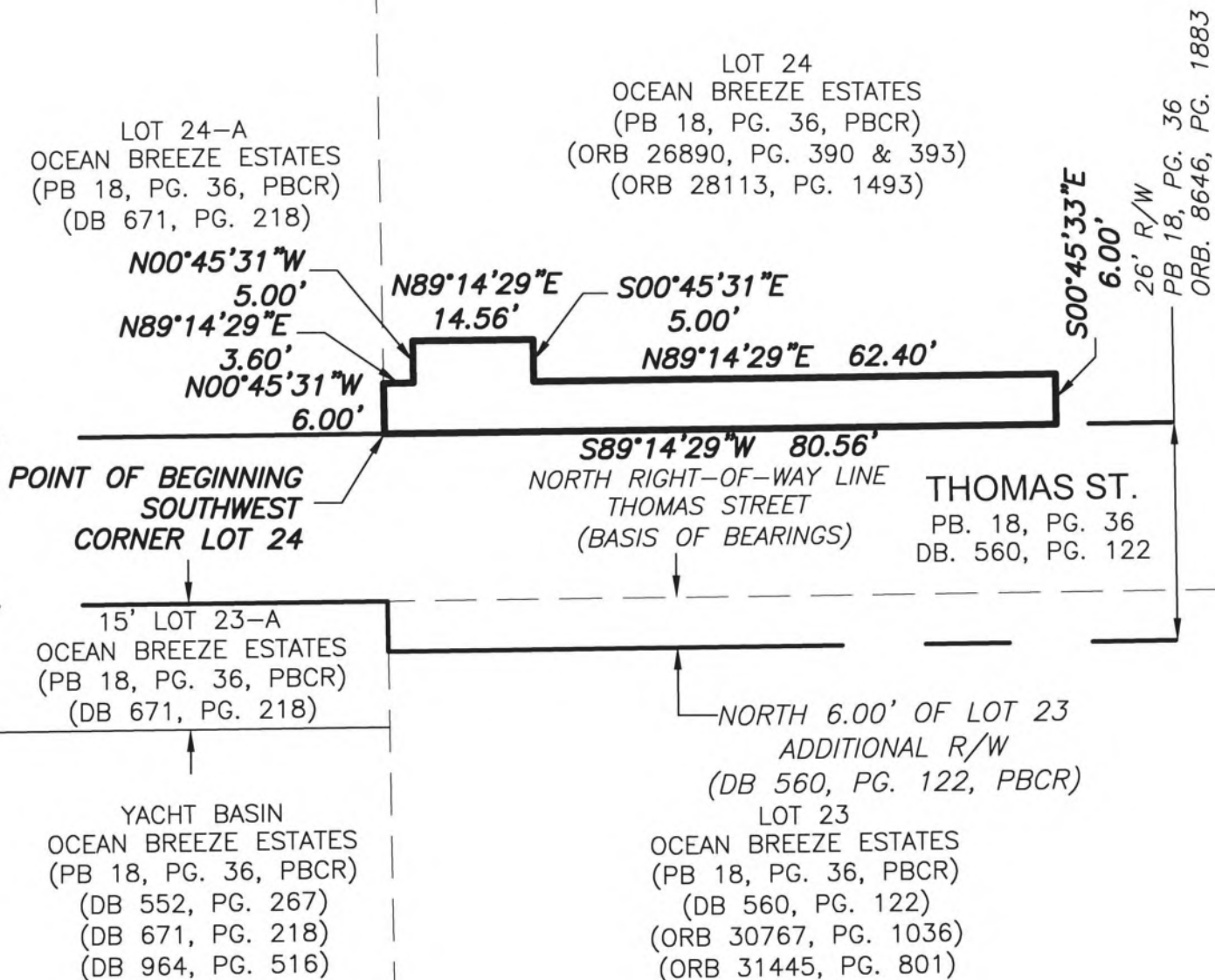
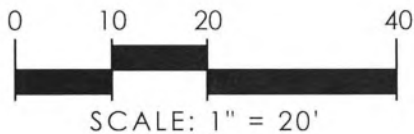
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JOB NO. 6174.01

DATE 01/11/22

SHEET:

1 of 2



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