

RIGHT OF WAY DEDICATION SKETCH AND LEGAL DESCRIPTION

SECTION 16 & 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST

PARCEL CONTROL #: 12-43-46-16-01-020-0110

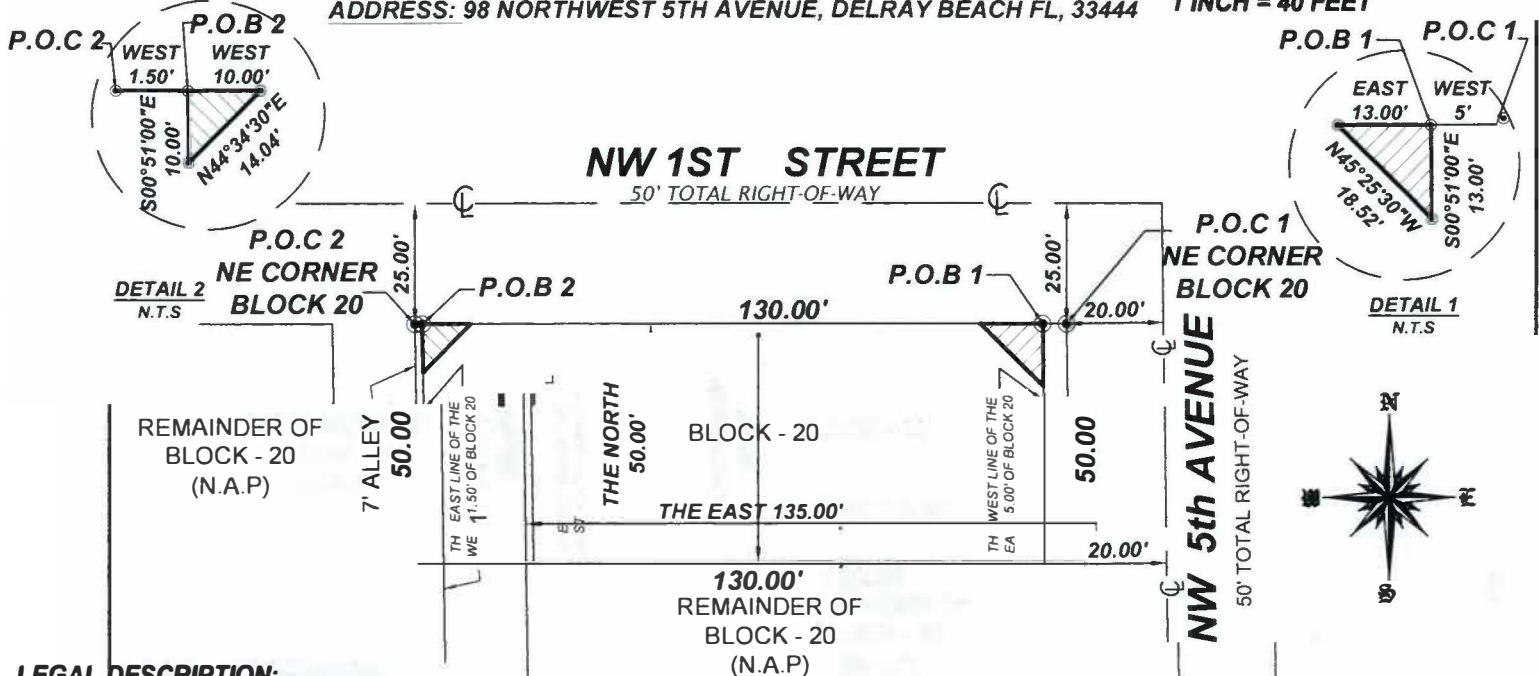
ADDRESS: 98 NORTHWEST 5TH AVENUE, DELRAY BEACH FL, 33444

GRAPHIC SCALE

-40 0 20 40

(IN FEET)

1 INCH = 40 FEET

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF THE NORTH 50 FEET OF THE EAST 135 FEET OF BLOCK 0, CITY OF DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 20, THENCE RUN WITH AN ASSUMED BEARING WEST ALONG THE NORTH LINE OF BLOCK 20, SAID LINE ALSO BEING THE SOUTH RIGHT OF WAY LINE NW 1ST STREET, FOR A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, THENCE S00°51'00"E RUN ALONG THE WEST LINE OF THE EAST 5.00 FEET OF BLOCK 20, FOR A DISTANCE OF 13.00 FEET; THENCE RUN N45°25'30"W FOR A DISTANCE OF 18.52 FEET TO A POINT ON THE NORTH LINE OF BLOCK 20; THENCE RUN EAST ALONG THE NORTH LINE OF BLOCK 20, SAID LINE ALSO BEING THE SOUTH RIGHT OF WAY LINE NW 1ST STREET, FOR A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 20, THENCE RUN WITH AN ASSUMED BEARING EAST ALONG THE NORTH LINE OF BLOCK 20, SAID LINE ALSO BEING THE SOUTH RIGHT OF WAY LINE NW 1ST STREET, FOR A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING, THENCE S00°51'00"E ALONG THE EAST LINE OF THE WEST 1.50 FEET OF BLOCK 20 FOR A DISTANCE OF 10.00 FEET; THENCE RUN N44°34'30"W FOR A DISTANCE OF 14.04 FEET TO A POINT ON THE NORTH LINE OF BLOCK 20; THENCE RUN WEST ALONG THE NORTH LINE OF BLOCK 20, SAID LINE ALSO BEING THE SOUTH RIGHT OF WAY LINE NW 1ST STREET, FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY JOHN IBARRA & ASSOCIATES, INC.
2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "SPECIFIC PURPOSE SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY, FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 17, LORIS ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTE.

BY:

JOHN IBARRA

PROFESSIONAL LAND SURVEYOR NO.: 5204

01/27/2021

(DATE OF FIELD WORK)
STATE OF FLORIDA

DRAWN BY: T.B.

DATE: 03/16/2021

SCALE: 1"=40'

SURVEY NO.: 18-003594-6

SHEET: 1 OF 1


JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM

 777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

 4851 TAMiami TRAIL NORTH
SUITE # 200
NAPLES, FL 34103
PH: (239) 540-2660
FAX: (239) 540-2664


L.B.# 7106 SEAL