

# LEGEND

# EXHIBIT A

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

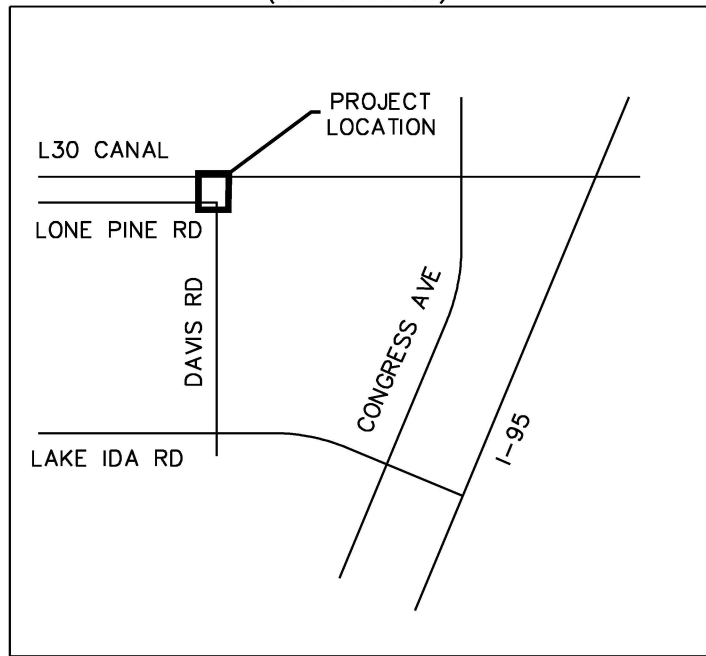
BPWR(B) BURIED POWER QUALITY LEVEL B  
 UNK(B) UNKNOWN UTILITY QUALITY LEVEL B

# CLyde R Mason

# II

Digitally signed by: CLyde R Mason II  
 DN: CN = CLyde R Mason II email = clyde@ritzel-mason.com C = US O = Ritzel-Mason, Inc OU = Survey  
 Date: 2022.04.29 16:31:52 -04'00'

VICINITY MAP  
 (NO TO SCALE)



4/29/2022

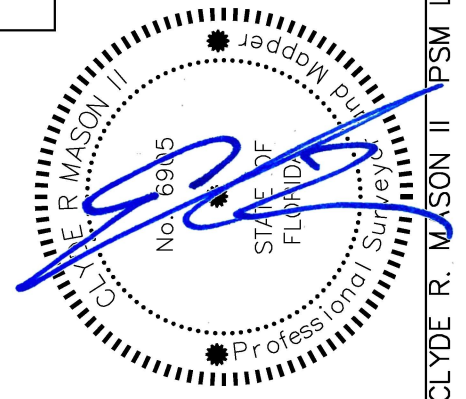
DATE

Sheet 1 of 3

DESN BY: CM  
 DRWN BY: CM  
 RVWD BY: DR  
 FLD BK: \_\_\_\_\_  
 BK PG: \_\_\_\_\_  
 DATE: 8/30/21

CERTIFIED TO:  
 CHAD & MAY SHOEMAKER

LWDD RECORD RI-21-0060



CLYDE R. MASON II PSM LS 6905

DAVIS ROAD ABANDONMENT

21-039

CHAD & MAY SHOEMAKER  
 DAVIS RD - NORTH TERMINUS DELRAY BEACH  
 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

# EXHIBIT A

## LAND DESCRIPTION:

THAT PART OF DAVIS ROAD RIGHT-OF-WAY AS RECORDED IN ORB 370 PAGE 591 AND ORB 370 PAGE 593 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 112.53 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY AND PARALLEL WITH THE NORTH LINE NE 1/4 OF SAID SECTION SEVEN (7) N 89° 03' 10"E, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY LINE OF A 25 FOOT BUFFER ZONE (TRACT "M") AS RECORDED IN PLAT BOOK 39, PAGE 108; THENCE SOUTHERLY AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION SEVEN (7) AND ALONG THE WESTERLY LINE OF SAID BUFFER ZONE S 01° 00' 40"E, A DISTANCE OF 213.24 FEET; THENCE WESTERLY AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION SEVEN (7) S 89° 02' 49"W, A DISTANCE OF 80.00 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 213.24 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 CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 17,059.21 SQUARE FEET (0.3916 ACRES), MORE OR LESS. PROVIDED, HOWEVER, THIS ABANDONMENT IS SUBJECT TO RESERVING AN INGRESS-EGRESS EASEMENT IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT PROVIDING UNENCUMBERED ACCESS OVER THE EAST 40 FEET THEROF.

## 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.

4/29/2022

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.

Sheet 2 of 3

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 54-17052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

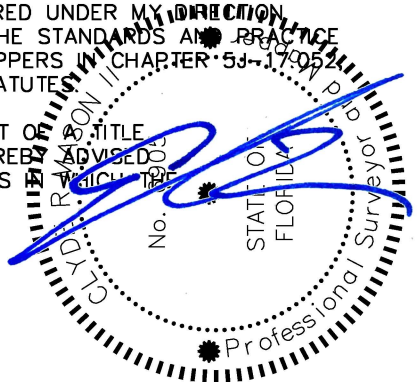
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DESN BY: CM  
DRWN BY: CM  
RVWD BY: DR  
FLD BK: \_\_\_\_\_  
BK PG: \_\_\_\_\_  
DATE: 8/30/21

DATE OF FIELD WORK: APRIL 29TH, 2021

CERTIFIED TO:  
CHAD & MAY SHOEMAKER

LWDD RECORD RI-21-0060



DATE  
CLYDE R. MASON II PSM LS 6905

DAVIS ROAD ABANDONMENT

21-039

CHAD & MAY SHOEMAKER

DAVIS RD - NORTH TERMINUS DELRAY BEACH

PALM BEACH COUNTY, FLORIDA

LOCATED IN SEC 7, TWP 46S, RNG 43E



**LB-8265**  
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# EXHIBIT B

## LEGEND

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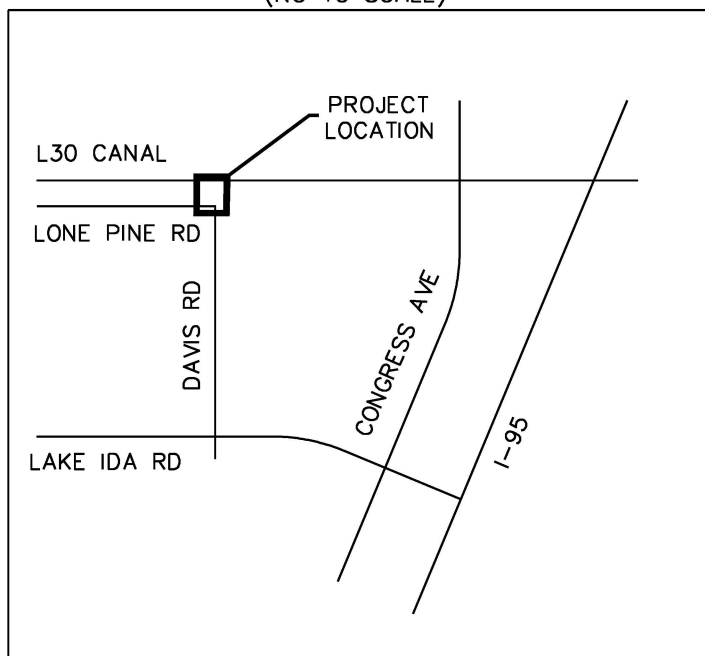
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# Clyde R Mason

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VICINITY MAP  
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4/29/2022

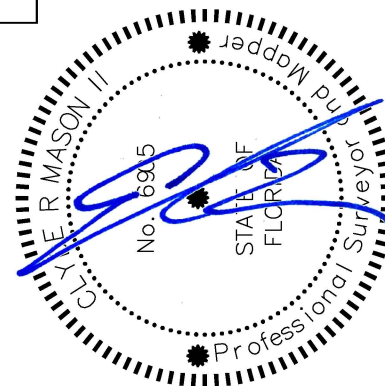
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# EXHIBIT B

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SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 8,529.61 SQUARE FEET (0.1958 ACRES), MORE OR LESS. PROVIDED, HOWEVER, THIS ABANDONMENT IS SUBJECT TO RESERVING AN INGRESS-EGRESS EASEMENT IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT PROVIDING UNENCUMBERED ACCESS OVER SAID LANDS.

## NOTES:

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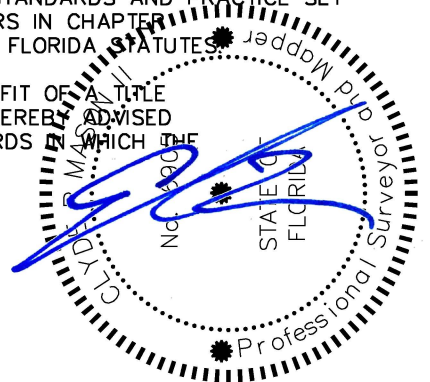
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DATE OF FIELD WORK: APRIL 29TH, 2021

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# EXHIBIT B

SEC 6, TWP 46S , RNG 43E

SEC 7, TWP 46S , RNG 43E

N 89°02'49" E

N 89°03'10" E

POC  
N = 782555.435  
E = 951188.508  
(NOT FOUND)

**L-30**  
**L.W.D.D. RIGHT-OF-WAY**  
**WIDTH VARIES**

DRNP  
CB

FND BRASS DISK  
PALM BEACH COUNTY

TRACT N  
20' LWDD R/W

S. R/W LINE

LWDD L-30 CANAL  
ORB 6495, PG. 761

POB

N 89°03'10" E  
40.00'

355.77

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

213.24

W LINE OF E. 40' OF NW 1/4  
OF SECTION 7

40' R/W

ORB 370, PG 593

EAST LINE OF THE NW QUARTER  
SECTION 7

ORB 370, PG 591

BEARING BASIS

40' R/W

ORB 370, PG 591

WEST LINE RAINBERRY LAKE  
PHASE IV-B P.B. 39, PG. 108

**RAINBERRY LAKE**  
**PHASE IV-B**  
**P.B. 39, PG. 108**

4/29/2022

DATE

Sheet 3 of 3

S. LINE OF N. 325.77'  
OF NW 1/4, SECTION 7

**LONE PINE ACRE ESTATES**  
**UNRECORDED PLAT**  
**30' EASEMENT**

30.00

**LONE PINE ROAD**  
**LONE PINE ACRE ESTATES**  
**UNRECORDED PLAT**  
**30' EASEMENT**

30.00

FND NAIL & DISK  
"DO NOT DISTURB"

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

FND NAIL  
IN BOX CUT

EO

DRNP

80.00

DESN BY: CM  
DRWN BY: CM  
RVWD BY: DR  
FLD BK:       
BK PG:       
DATE: 8/30/21

0' 25' 50' 100'  
SCALE: 1"=50'

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