

E. LINE OF THE
N.W. 1/4 OF
SECTION

4
001050
DEED
#22

III)
ROAD
120000

GOLF CLUB ESTATES
PLAT BOOK 25, PAGE 23

7-27-18 ADDITIONAL COMMENTS JH

BOUNDARY SURVEY

LICENSED BUSINESS No. 6788

WEST PALM BEACH, FL 33415
OFFICE 561-478-7764
FAX 561-478-1094

Please visit us on the web @ www.pmsurveying.net

ABBREVIATIONS

OHC OVERHEAD CABLE
WPP WOOD POWER POLE
TYP TYPICAL
(R) RECORD
(C) CALCULATED
(M) MEASURED
ORB OFFICIAL RECORDS BOOK
L.W.D.D. LAKE WORTH DRAINAGE DISTRICT

PROPERTY ADDRESS:
12020 AND 12120 RADWICK ROAD

13038 AND 13132 BARWICK ROAD
DELRAY BEACH FLORIDA 33445

FLOOD ZONE: "X"

Date: OCTOBER 5, 2017

CERTIFIED TO:
1 ANDREW V PODRAY

SIGNED: 
GINO FURLANO
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 5044

SURVEYORS' NOTES:

1. THEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THIS MAP OR DEED IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRMS CERTIFICATE OF AUTHORIZATION NUMBER IS BE 6788.
7. ADDITIONS OR DELETIONS TO SURVEY MAP IS REQUIRED OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED
WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTY.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (SEE TITLE REVIEW).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND IS ONLY APPROXIMATE.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD 88)

ALL DISTANCES SHOWN HEREON ARE GRID UNLESS NOTED OTHERWISE.
COORDINATES SHOWN HEREON ARE GRID
DATUM= NAD 83, 1990 ADJUSTMENT
ZONE= FLORIDA EAST
LINEAR UNITS= U.S. SURVEY FOOT
COORDINATE SYSTEM= 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
PROJECT SCALE FACTOR=1.000037366
GRID DISTANCE / SCALE FACTOR= GROUND DISTANCE

LEGAL DESCRIPTION:

THE NORTH 549.75 FEET OF THE WEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, LESS THE WEST 40.00 FEET OF ROAD RIGHT-OF-WAY RECORDED IN O.R. BOOK 52, PAGE 576, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 40 FEET OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, LESS AND EXCEPT THE LAKE WORTH DRAINAGE DISTRICT CANAL L-30.

PARCEL II AND III

THE NORTH 527.00 FEET OF THE SOUTH 771.00 FEET OF THE WEST ONE-QUARTER (W 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, LESS THE WEST 40.00 FEET OF ROAD RIGHT-OF-WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, THENCE RUN N00°00'00"W, ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 250.13 FEET TO A POINT ON SAID WEST LINE, ALSO BEING THE CENTER LINE OF BARWICK ROAD, (80 FOOT RIGHT-OF-WAY), THENCE RUN S88°10'24"E A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BARWICK ROAD AND THE POINT OF BEGINNING, THENCE CONTINUE ALONG THE SOUTHWEST CORNER COURSE, A DISTANCE OF 295.82 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-QUARTER (W 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 12, THENCE RUN N00°04'35"E, ALONG SAID EAST LINE, A DISTANCE OF 521.24 FEET TO A POINT, THENCE RUN N88°10'25"W A DISTANCE OF 296.52 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BARWICK ROAD, THENCE RUN S00°00'00"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 521.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 290906.54 SQUARE FEET, OR 6.678 ACRES

UNPLATTED

GRAPHIC SCALE

(IN FEET)
1 inch = 30.0 ft.

WEST RIGHT-OF-WAY LINE

HIGHGATE
DRIVE

BEXLEY PARK
PLAT BOOK 102, PAGE 48
CITY OF DELRAY BEACH

BARWICK ROAD

80.00' RIGHT-OF-WAY

80' RIGHT-OF-WAY PER DESCRIPTION AND
PLAT BOOK 102, PAGE 48, PLAT BOOK 25, PAGE 235

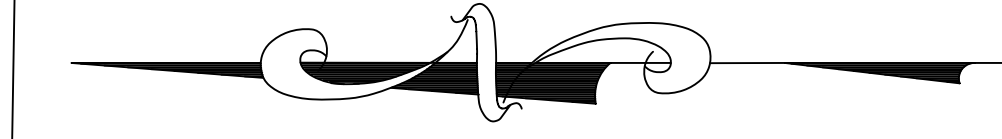
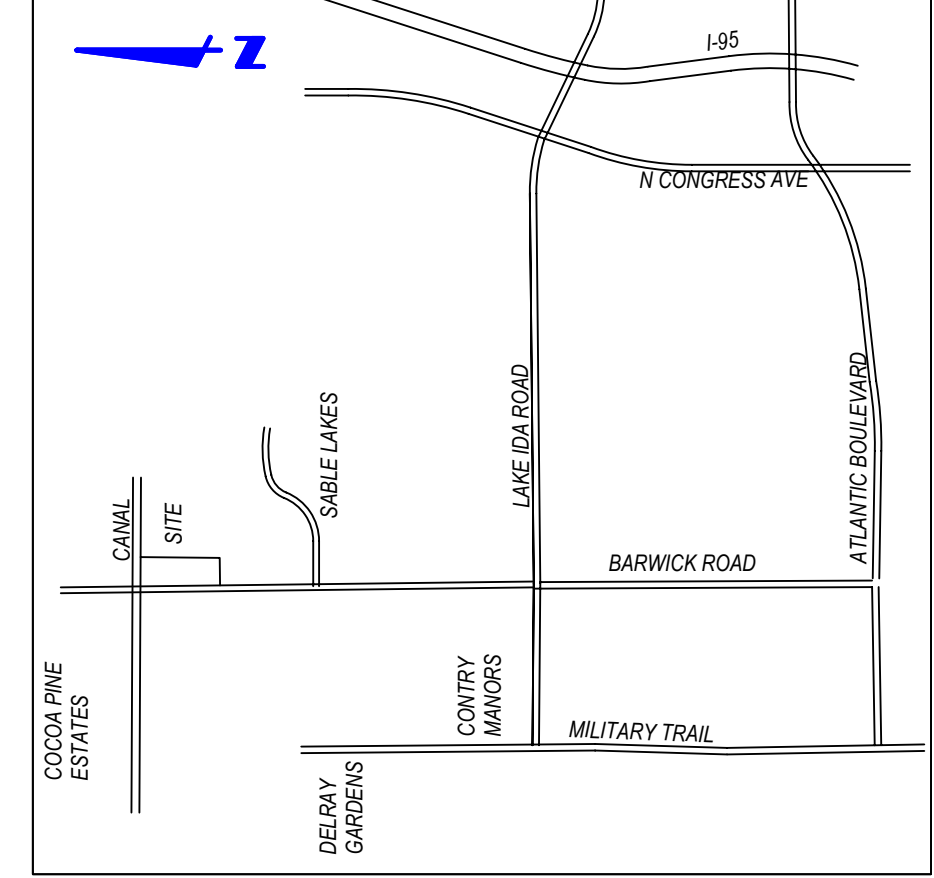
ROAD
200000

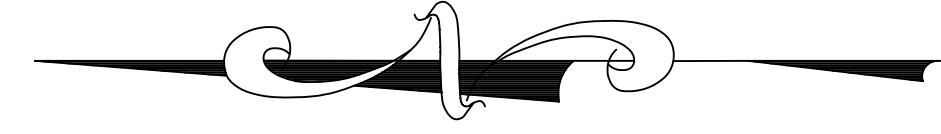
20000

BEACH C
SECTION 12

POINT OF BEGINNING SET
5/8" IRON ROD & CAP LB8111

LOCATION MAP
(NTS)



SHEET 2 OF 2

BOUNDARY SURVEY

PM SURVEYING

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