

SKETCH AND DESCRIPTION

(COVER & LEGAL DESCRIPTION)

PROPERTY ADDRESS:
1300 CORMORANT ROAD
DELRAY BEACH, FL 33444

THE PURPOSE OF THIS SKETCH AND DESCRIPTION
IS TO SHOW PROPERTY LYING BETWEEN SOUTHERLY
PROPERTY LINE AND WET FACE OF SEAWALL.



LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION:

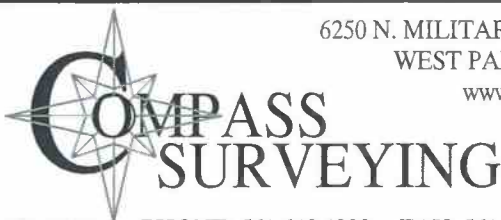
A PARCEL OF LAND LYING SOUTH OF THE SOUTHERLY LINE OF LOT 14, REPLAT OF TROPIC PALM PLAT NO. 2, AS RECORDED IN PLAT BOOK 33, PAGES 144 THROUGH 146, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE WET FACE OF SEAWALL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 14; THENCE SOUTHWESTERLY ALONG A CURVE WITH A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 14°00'00" WITH AN ARC DISTANCE OF 136.96 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF SAID LOT 14; THENCE SOUTH 14°00'00" EAST ALONG A RADIAL LINE AND THE WESTERLY PROPERTY LINE EXTENDED, A DISTANCE OF 6.28 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE C-15 CANAL AS LAID OUT AND IN USE; THENCE RUN NORTH 90°00'00" EAST, ALONG THE NORTH RIGHT OF WAY OF THE C-15 CANAL, A DISTANCE OF 30.8 FEET MORE OR LESS TO THE WET FACE OF THE EXISTING SEAWALL; THENCE NORTHEASTERLY ALONG SAID WET FACE OF SEAWALL, A DISTANCE OF 130 FEET MORE OR LESS TO A POINT ON THE EASTERLY PROPERTY LINE EXTENDED; THENCE NORTH 52°00'00" WEST ALONG A RADIAL LINE, A DISTANCE OF 50.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,849 SQUARE FEET MORE OR LESS

Kenneth J. Osborne PSM #6415

THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER



6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
www.compassurveying.net

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

PROJECT: C-16901
SHEET 1 OF 2

PREPARED FOR
ROBIN BIRD

SKETCH AND DESCRIPTION

(SKETCH OF DESCRIPTION)



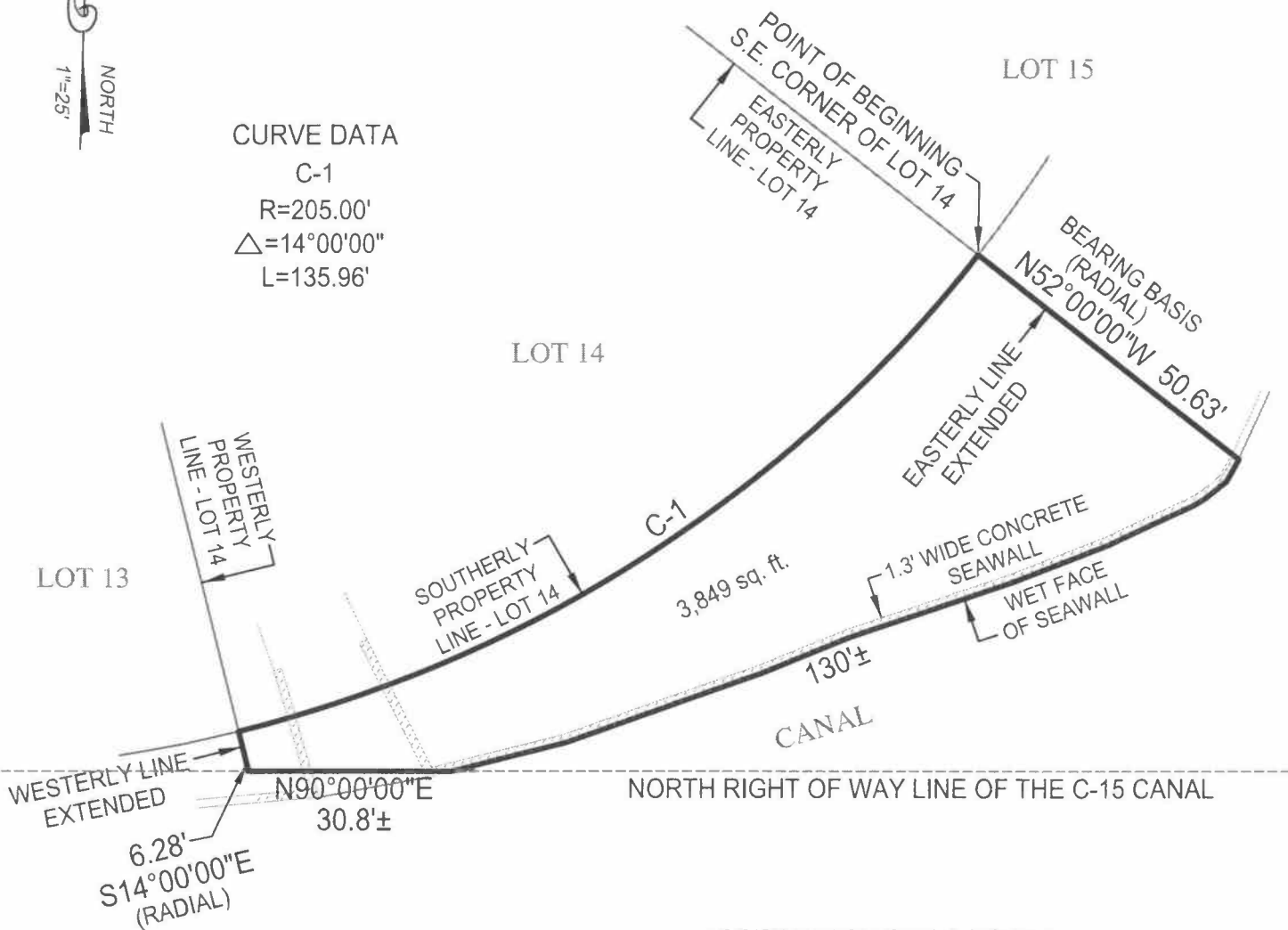
CURVE DATA

C-1

R=205.00'

$\Delta=14^{\circ}00'00''$

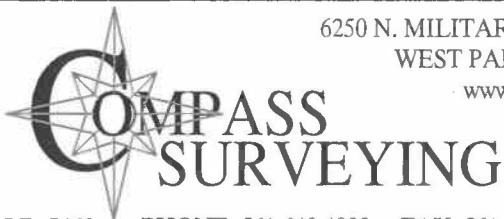
L=135.96'



ABBREVIATION DESCRIPTION:

LB	LICENSED BUSINESS
C.B.	CHORD BEARING
PSM	PROFESSIONAL SURVEYOR MAPPER
R	RADIUS
Δ	DELTA / CENTRAL ANGLE
L	LENGTH

Keith M. Stover



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SHEET 2 OF 2

PREPARED FOR
ROBIN BIRD



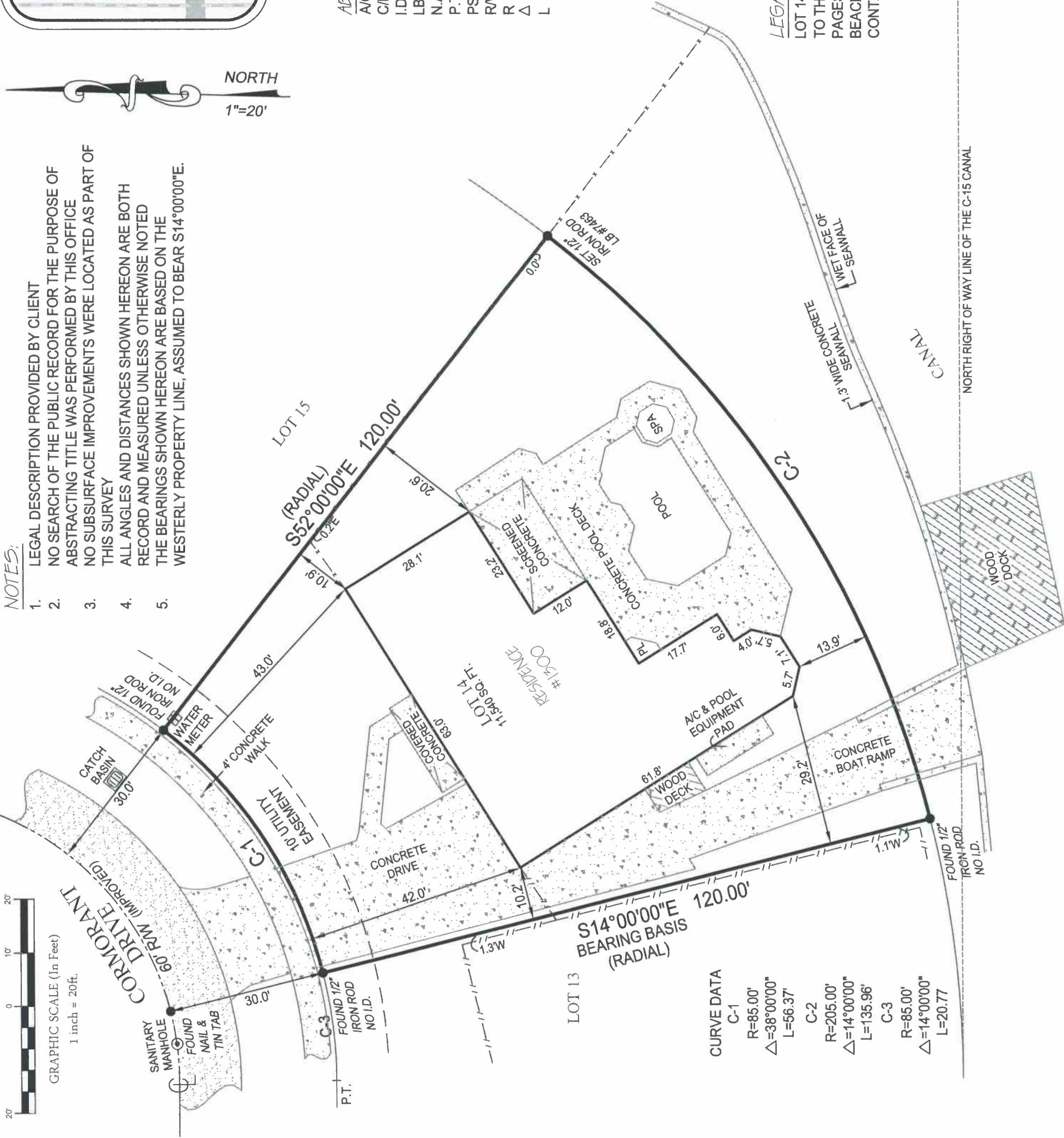
GRAPHIC SCALE (In Feet)

1 inch = 20ft.



LOCATION MAP NOT TO SCALE

- NOTES:**
- LEGAL DESCRIPTION PROVIDED BY CLIENT
 - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 - THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY PROPERTY LINE, ASSUMED TO BEAR S14°00'00"E.



CURVE DATA	
C-1	
R=85.00'	
Δ=38°00'00"	
L=56.37'	
C-2	
R=205.00'	
Δ=14°00'00"	
L=135.96'	
C-3	
R=85.00'	
Δ=14°00'00"	
L=20.77'	

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
C/L	CENTERLINE
I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
P.T.	POINT OF TANGENCY
PSM	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY
R	RADIUS
Δ	DELTA
L	LENGTH

FLOOD ZONE: X/AE
COMMUNITY NUMBER: 125012
PANEL: 12099C0987
SUFFIX: F
BASE FLOOD ELEVATION: 10 (N.A.V.D. 88)
FIRM DATE: 10-05-2017

LEGAL DESCRIPTION:

LOT 14, REPLAT TROPIC PALM PLAT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGES 144 THROUGH 146, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
CONTAINING 11,540 SQUARE FEET MORE OR LESS

NORTH RIGHT OF WAY LINE OF THE C-15 CANAL

Kenneth J. Osborne
Kenneth J. Osborne PSM #6415
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THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY OF
1300 CORMORANT ROAD
DELRAY BEACH, FL 33444
PREPARED FOR
ROBIN BIRD

Project	C-16901
Date	01-07-2019
Scale	1" = 20'
Sheet	1 of 1

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COMPASS SURVEYING
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