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SURVEYING & MAPPING
Certificate of Authorization No. LB7264

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SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

12' WIDE WATER LINE EASEMENT

LEGAL DESCRIPTION

A PORTION OF LOTS 8, 9, 10, 11, AND 12 BLOCK 25, "DEL RATON PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14 AT PAGES 9 AND 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE 10.00 FOOT WIDE ALLEY BETWEEN SAID LOTS 8 AND 9 AND LOT 10, AS ABANDONED PER OFFICIAL RECORDS BOOK 4138 AT PAGE 20 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9 BLOCK 25; THENCE SOUTH $82^{\circ}14'43''$ EAST, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 38.00 FEET; THENCE NORTH $07^{\circ}45'17''$ EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH FEDERAL HIGHWAY, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH $07^{\circ}45'17''$ EAST, ALONG SAID EAST LINE, A DISTANCE OF 9.87 FEET; THENCE SOUTH $82^{\circ}14'43''$ EAST, A DISTANCE OF 129.61 FEET; THENCE NORTH $86^{\circ}30'17''$ EAST, A DISTANCE OF 17.94 FEET; THENCE SOUTH $48^{\circ}29'43''$ EAST, A DISTANCE OF 16.94 FEET; THENCE SOUTH $03^{\circ}00'46''$ EAST, A DISTANCE OF 6.02 FEET; THENCE SOUTH $86^{\circ}55'21''$ WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH $03^{\circ}00'46''$ WEST, A DISTANCE OF 0.99 FEET; THENCE NORTH $48^{\circ}29'43''$ WEST, A DISTANCE OF 6.93 FEET; THENCE SOUTH $86^{\circ}30'17''$ WEST, A DISTANCE OF 14.15 FEET; THENCE NORTH $82^{\circ}14'43''$ WEST, A DISTANCE OF 128.67 FEET; THENCE NORTH $37^{\circ}14'43''$ WEST, A DISTANCE OF 3.01 FEET TO THE POINT OF BEGINNING.

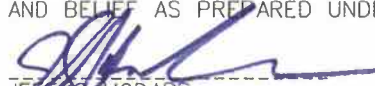
SAID LANDS ALL SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

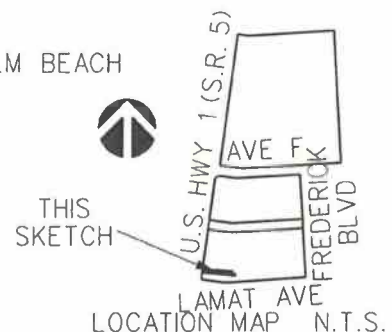
NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. EASEMENTS AND RIGHTS-OF-WAY LISTED WITHIN THE RESTRICTIONS/ EASEMENTS SECTION OF TITLE SEARCH REPORT 378944 AND 377403-2, AS PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC, PREPARED DATES: NOVEMBER 4, 2016 AND NOVEMBER 22, 2016, HAVE BEEN SHOWN OR LISTED HEREON.
3. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF NORTH $07^{\circ}45'17''$ EAST, ALONG THE EAST LINE OF STATE ROAD NO. 5, ACCORDING TO PALM BEACH COUNTY CONTROL MONUMENTS, "DIXIE LAMATRA" AND "McCARTHY".

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.


JEFF E. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111



ABBREVIATIONS

L.B.	•	LICENSED BUSINESS
L.S.	•	LICENSED SURVEYOR
O.R.B.	•	OFFICIAL RECORDS BOOK
P.O.B.	•	POINT OF BEGINNING
P.B.	•	PLAT BOOK
P.B.C.R.	•	PALM BEACH COUNTY RECORDS
PG.	•	PAGE
P.S.M.	•	PROFESSIONAL SURVEYOR & MAPPER
R/W	•	RIGHT-OF-WAY
U.E.	•	UTILITY EASEMENT

Project Name:	DELRAY CHEVROLET	DATE:	01/25/2019
JOB NO.	16166	DWG BY:	JSH
		CK'D BY:	AR
			SHEET 1 OF 2

SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)



P.O.C.
SW CORNER
LOT 9 BLOCK 25
DEL RATON PARK
(P.B. 14, PGS. 9&10)

SOUTH FEDERAL HIGHWAY

W LINE BLOCK 25

E LINE SECTION 29-46-43
W LINE SECTION 28-46-43

N07° 45' 17" E 225.00'

PROPOSED
RIGHT-OF-WAY

LAMAT AVENUE

P.O.B.

FPL EASEMENT
(ORB 4108, PG 178)

ALLEY ABANDONMENT
(ORB 4138, PG 20)

DEL RATON PARK
(P.B. 14, PGS. 9&10)

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