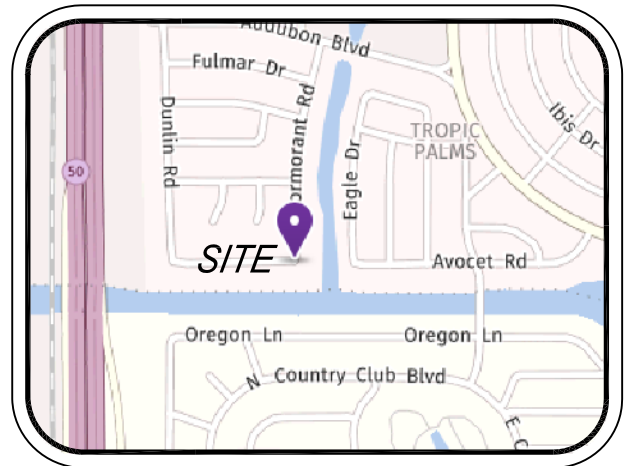


SKETCH AND DESCRIPTION

(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

REVISIONS:

1. ADDED PROPOSED EASEMENT: 3-26-2019
2. ADDED DESCRIPTION OF PROPOSED EASEMENT: 4-09-2019

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:

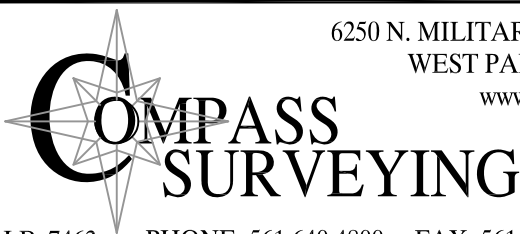
BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 14; THENCE SOUTHWESTERLY ALONG A CURVE WITH A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 14°00'00" WITH AN ARC DISTANCE OF 135.96 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF SAID LOT 14; THENCE SOUTH 14°00'00" EAST ALONG A RADIAL LINE AND THE WESTERLY 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 30.82 FEET 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

TOGETHER WITH A MAINTENANCE EASEMENT LYING SOUTHERLY 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, 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 1°40'38" WITH AN ARC DISTANCE OF 6.00 FEET TO A POINT; THENCE DEPARTING SAID SOUTHERLY LINE OF LOT 14 RUN SOUTH 52°00'00" EAST, ALONG A LINE PARALLEL TO AND 6.0 FEET SOUTHWESTERLY OF THE SOUTHEASTERLY EXTENSION OF THE EASTERLY LINE OF AFOREMENTIONED LOT 14, A DISTANCE OF 38.61 FEET; THENCE RUN SOUTH 38°00'00" WEST, A DISTANCE OF 6.0 FEET; THENCE RUN SOUTH 52°00'00" EAST, ALONG A LINE PARALLEL TO AND 12.0 FEET SOUTHWESTERLY OF THE SOUTHEASTERLY EXTENSION OF THE EASTERLY LINE OF AFOREMENTIONED LOT 14, A DISTANCE OF 10.00 FEET TO THE WET FACE OF THE EXISTING SEAWALL; THENCE RUN NORTHEASTERLY ALONG THE WET FACE OF SAID SEAWALL A DISTANCE OF 12.6 FEET MORE OR LESS TO A POINT INTERSECTING THE SOUTHEASTERLY EXTENSION OF THE EASTERLY LINE OF AFOREMENTIONED LOT 14, THENCE RUN NORTH 52°00'00" WEST, ALONG THE SOUTHEASTERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 14, A DISTANCE OF 50.63 FEET TO THE POINT OF BEGINNING.

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.compasssurveying.net

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

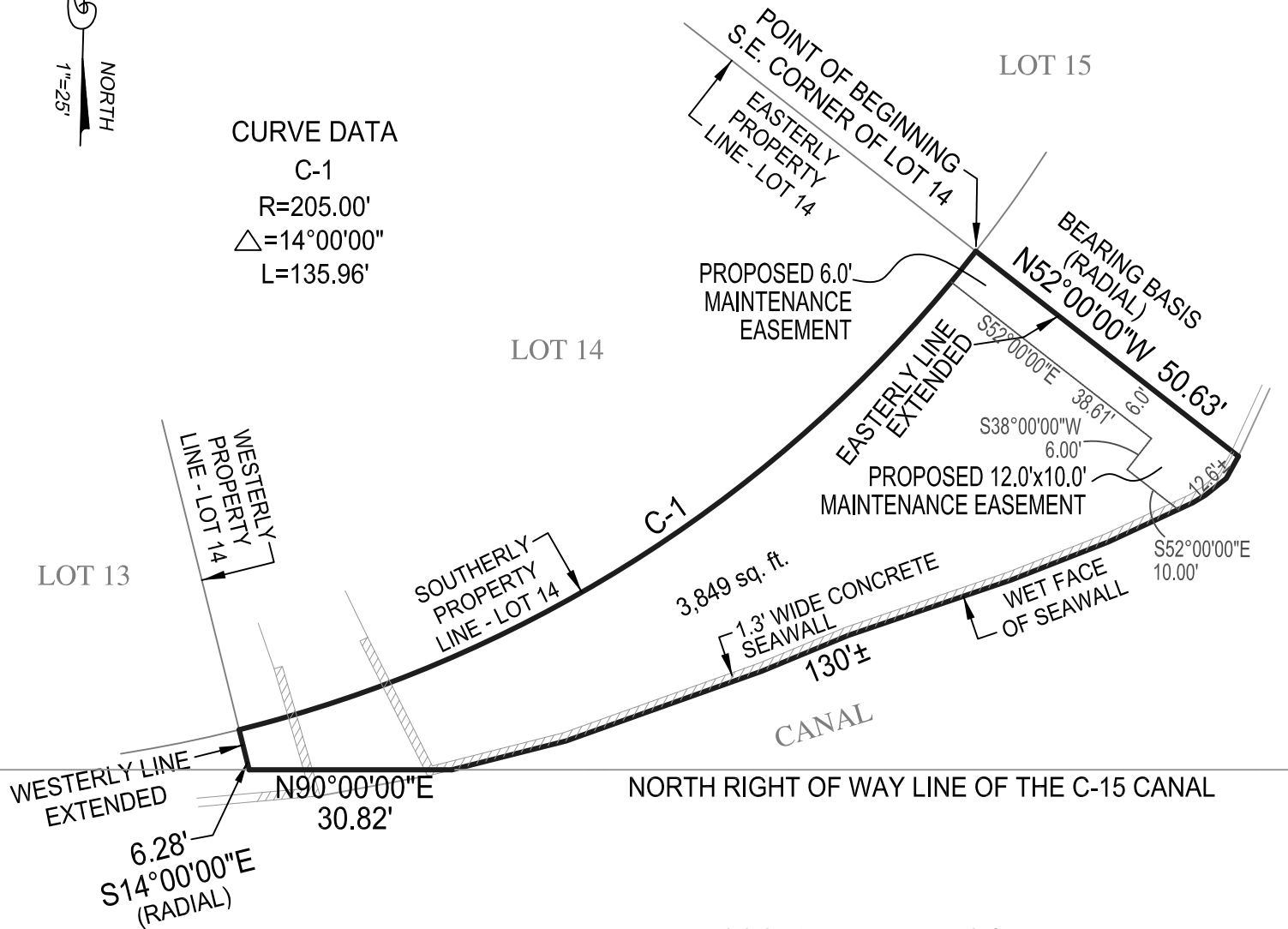
PROJECT: C-16901
SHEET 1 OF 2

PREPARED FOR

ROBIN BIRD

SKETCH AND DESCRIPTION

(SKETCH OF DESCRIPTION)



CURVE DATA

C-1

R=205.00'

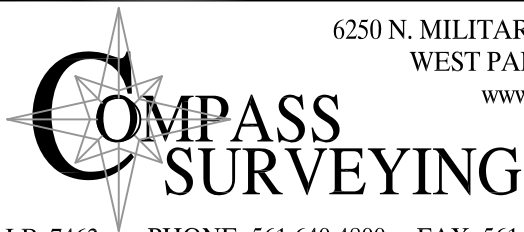
Δ =14°00'00"

L=135.96'

ABBREVIATION DESCRIPTION:

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

Test Stone



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PROJECT: C-16901
SHEET 2 OF 2

PREPARED FOR
ROBIN BIRD