

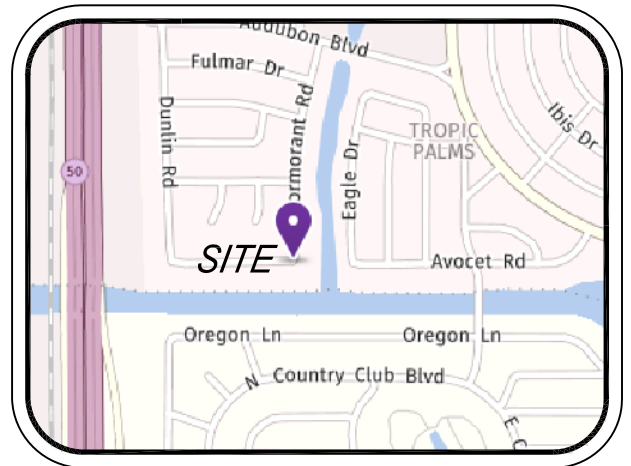
SKETCH AND DESCRIPTION

(COVER & LEGAL DESCRIPTION)

PROPERTY ADDRESS:

1300 CORMORANT ROAD
DELRAY BEACH, FL 33444

THE PURPOSE OF THIS SKETCH AND DESCRIPTION
IS TO SHOW THE LOCATION AND DIMENSION OF A
PROPOSED 6' MAINTENANCE EASEMENT.



LOCATION MAP NOT TO SCALE

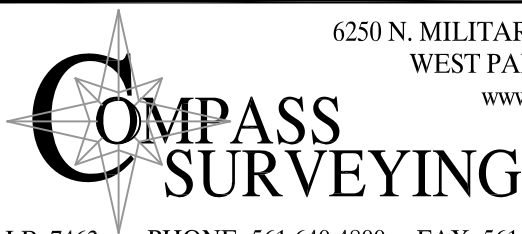
LEGAL DESCRIPTION:

THE NORTHEASTERLY 6.0 FEET 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:

COMMENCING AT THE NORTHERN MOST CORNER OF LOT 14 AND RUN SOUTH $52^{\circ}00'00''$ EAST, ALONG THE DIVIDING LOT LINE BETWEEN LOT 14 AND LOT 15, A DISTANCE OF 10.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $52^{\circ}00'00''$ EAST, ALONG THE SAME LINE A DISTANCE OF 110.00 FEET TO THE SOUTHEAST CORNER OF LOT 14; THENCE RUN SOUTHEASTERLY ALONG A CURVE CONCAVE THE THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 205.00 FEET, AN ARC LENGTH OF 6.00 FEET AND A CENTRAL ANGLE OF $1^{\circ}40'48''$ (CHORD BEARING= $S38^{\circ}50'19''W$, CHORD DISTANCE=6.00FEET); THENCE RUN NORTH $52^{\circ}00'00''$ WEST, ALONG A LINE 6.0 FEET SOUTHWEST OF AND PARALLEL TO THE DIVIDING LOT LINE BETWEEN LOTS 14 AND 15, A DISTANCE OF 110.10 FEET TO A POINT ON THE SOUTHERLY LIMITS OF AN EXISTING 10.0 FOOT UTILITY EASEMENT; THENCE RUN NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 95.00 FEET, AN ARC LENGTH OF 6.00 FEET AND A CENTRAL ANGLE OF $3^{\circ}37'16''$ (CHORD BEARING= $N39^{\circ}48'38''E$, CHORD DISTANCE=6.00FEET) TO A POINT ON THE AFOREMENTIONED DIVIDING LINE BETWEEN LOTS 14 AND 15 AND 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

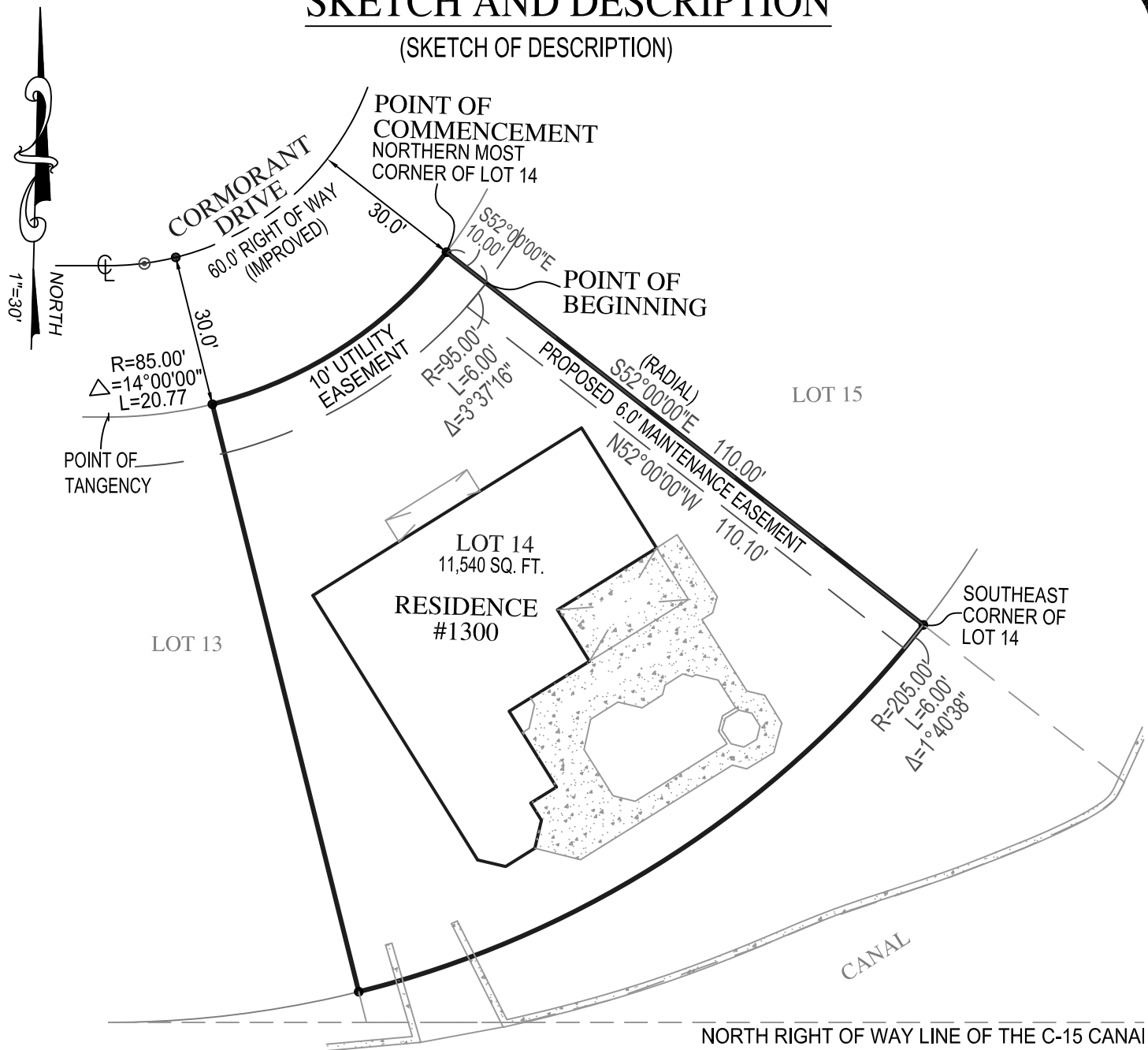
LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

PROJECT: C-16901
SHEET 1 OF 2

PREPARED FOR
ROBIN BIRD

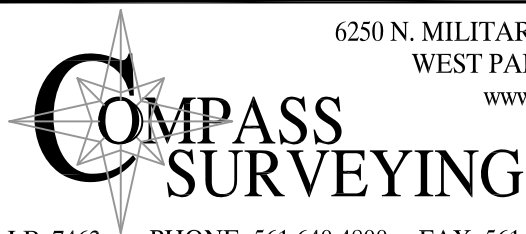
SKETCH AND DESCRIPTION

(SKETCH OF DESCRIPTION)



ABBREVIATION DESCRIPTION:

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



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PROJECT: C-16901
SHEET 2 OF 2

PREPARED FOR
ROBIN BIRD