



947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

SKETCH AND LEGAL DESCRIPTION - UTILITY EASEMENT

509 CURLEW ROAD, DELRAY BEACH

LEGAL DESCRIPTION

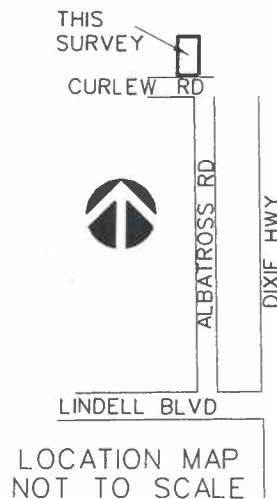
THE EAST 10.00 FEET OF LOT 264, "TROPIC PALMS PLAT NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25 AT PAGE 99 TO 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SKETCH.
3. BEARINGS ARE BASED ON THE RECORD PLAT.
4. THE ADDRESS IS 509 CURLEW ROAD, DELRAY BEACH, FL 33444

ABBREVIATIONS

CONC.	CONCRETE
COR.	CORNER
I.R.	IRON ROD
I.R.C.	IRON ROD AND CAP
L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
MON.	MONUMENT
O.R.B.	OFFICIAL RECORDS BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
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



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 LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.


JEFF S. MODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

Project Name:	509 CURLEW ROAD	DATE:	08/12/2019
JOB NO.	19138	DWG BY:	JSH
		CK'D By:	AJR
			SHEET 1 OF 2

PALMS OF DELRAY
(P.B. 35, PG. 152)



S89° 54'50"E 75.00'

5' U.E. (P.B. 25, PGS. 99-102)

10' UTILITY
EASEMENT

265

N00° 00'00"W 105.37'

264

S00° 00'00"E 105.25'

263

S90° 00'00"W 75.00'

30.00'

30.00'

CURLEW ROAD
60' RIGHT-OF-WAY
(P.B. 25, PGS. 99-102)

ALBA-
TROSS RD

JOB NO. 19138

Project Name: 509 CURLEW ROAD

DWG BY: JSH

SCALE: 1"=20'

CK'D By: AJR

DATE: 08/12/2019

SHEET 2 OF 2