

# THIS IS NOT A SURVEY

## LEGAL DESCRIPTION: (5' PERPETUAL SIDEWALK EASEMENT)

A portion of Lot 49, plat of PLUMOSA PARK SECTION "A", Delray Beach, Florida, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida recorded in Plat Book 23, Page 68, and being more particularly described as follows; Begin at the Northwestern corner of said Lot 49; thence S.81°20'21"E. along the Northerly line of said Lot 49 for a distance of 139.41 feet to a point of curve; thence Southeasterly along the arc of a circular curve to the right, being concave to the Southwest and having a radius of 30.00 feet and a central angle of 90°00'00", for an arc distance of 47.12 feet to a point of tangency on the East line of said Lot 49; thence S.08°39'39"W. along the East line of said Lot 49, for a distance of 69.92 feet to the Southeast corner of said lot 49; thence N.81°20'21"W. along the Southerly line of said Lot 49, for a distance of 5.00 feet; thence N.08°39'39"E., for a distance of 69.92 feet to a point of curve; thence Northwesternly along the arc of a circular curve to the left, being concave to the Southwest and having a radius of 25.00 feet and a central angle of 90°00'00", for an arc distance of 39.27 feet to a point of tangency; thence N.81°20'21"W. for a distance of 138.65 feet to a point on the West line of said Lot 49; thence N.00°00'00"E. along the West line of said Lot 49 for a distance of 5.06 feet to the POINT OF BEGINNING. Containing 1,260.73 Square Feet or 0.028 Acres +/-

## SURVEYOR'S CERTIFICATE:

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the LEGAL DESCRIPTION AND SKETCH of the real property described hereon. I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17 Florida Administrative Code.

Date : 03/29/2019

John H. Manucy Jr, P.S.M.  
Professional Surveyor & Mapper No. 5158  
State of Florida.



## SURVEYOR'S NOTES:

- 1) The Legal Description was prepared by Surveyor of record
- 2) Type of Drawing: Sketch & Legal Description
- 3) Bearings shown hereon are based on: The West line of said Lot 49, of the plat of PLUMOSA PARK SECTION A, said line is assumed to bear N00°08'50"E.

## MANUCY LAND SURVEYORS, INC.

12660 157th STREET NORTH

JUPITER, FLORIDA 33478

PHONE: (561) 427-0855

PSM 5158

SCALE: 1"= 20'

DRAWN BY:

FIELD BOOK:

ORDER NO.

DATE: 03-29-19

J.H.M.

N/A

5650

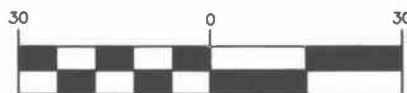
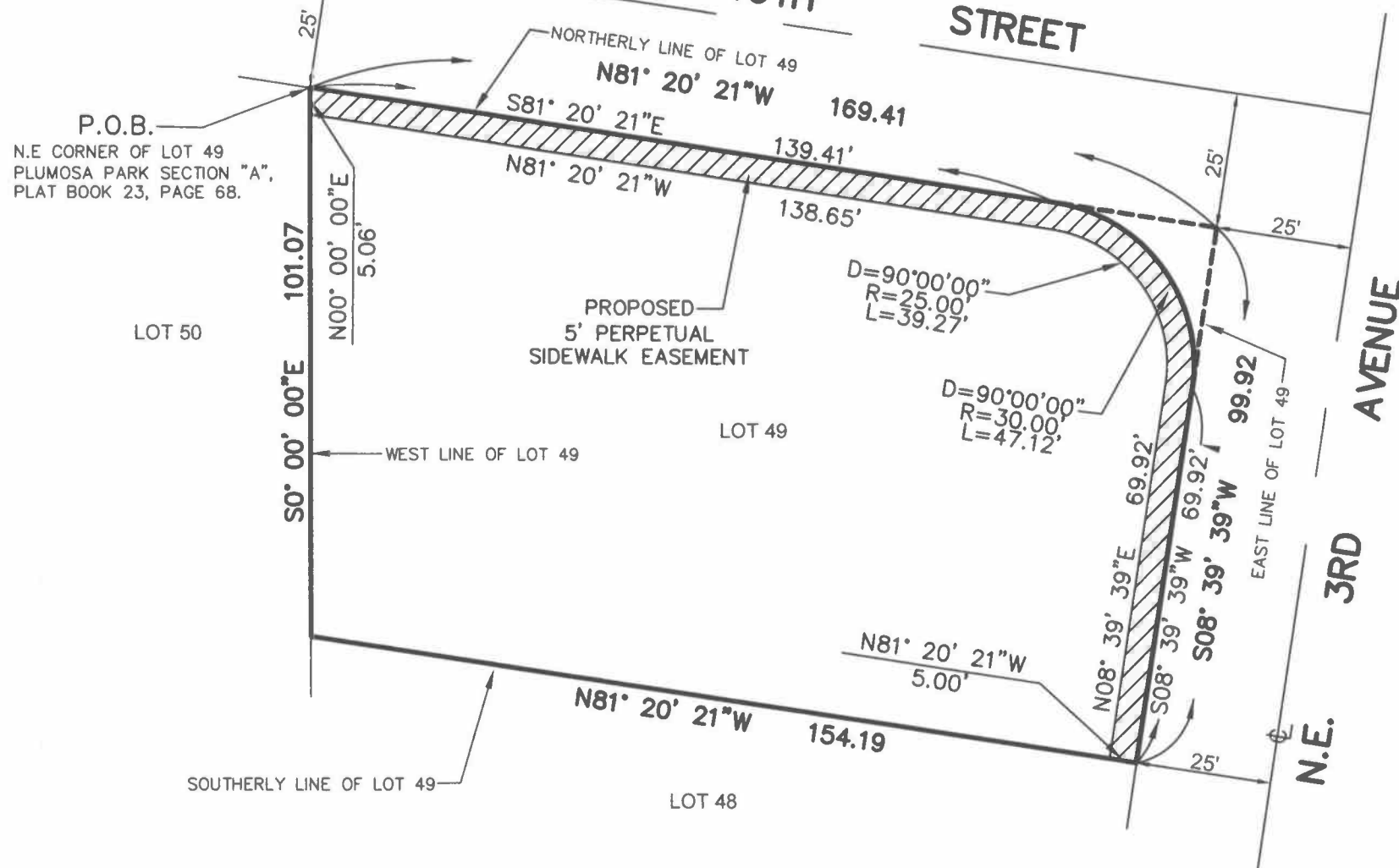
SKETCH & LEGAL DESCRIPTION OF PROPOSED  
5' PERPETUAL SIDEWALK EASEMENT LYING WITHIN LOT 49,  
PLUMOSA PARK SECTION A, PLAT BOOK 23, PAGE 68,  
PALM BEACH COUNTY, FLORIDA

PREPARED FOR:

DAVID KOHL

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C.L. = CENTER LINE  
P.O.B. = POINT OF BEGINNING



( IN FEET )  
1 inch = 30 ft.

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