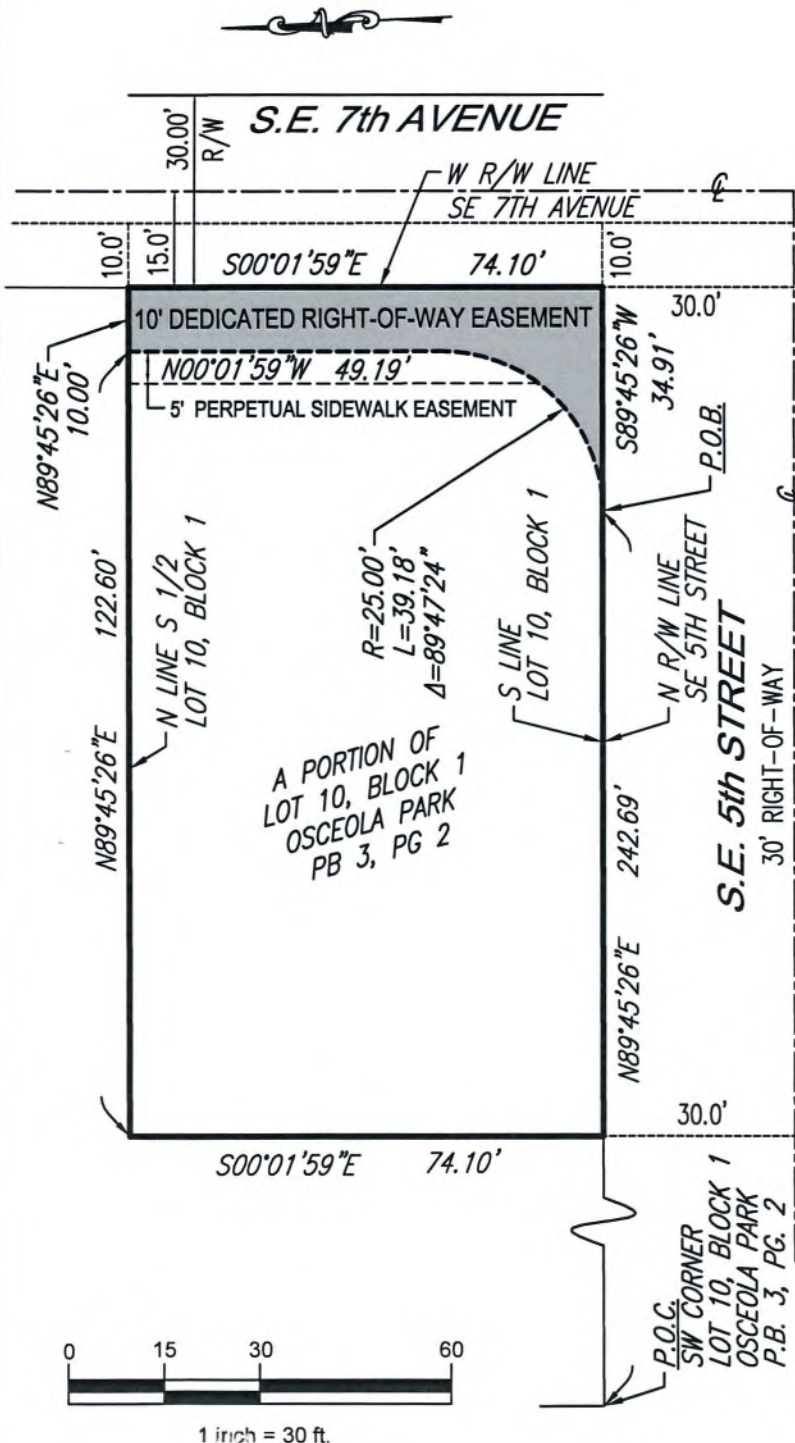


SKETCH AND LEGAL DESCRIPTION

10' DEDICATED RIGHT OF WAY EASEMENT



LEGAL DESCRIPTION

A PORTION OF LOT 10, BLOCK 1 OF OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 89°45'26" EAST ON THE SOUTH BOUNDARY LINE OF SAID LOT 10, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SE 5TH STREET, A DISTANCE OF 242.69 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY ON THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°47'24", A DISTANCE OF 39.18 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°01'59" WEST ON A LINE 10 FEET WEST OF AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF SE 7TH AVENUE, A DISTANCE OF 49.19 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF THE SOUTH ONE-HALF (1/2) OF SAID LOT 10; THENCE NORTH 89°45'26" EAST ON SAID NORTH BOUNDARY LINE, A DISTANCE OF 10.00 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°01'59" EAST ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 74.10 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF SE 5TH STREET; THENCE SOUTH 89°45'26" WEST ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 34.91 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 874 SQUARE FEET, MORE OR LESS.

P.B. = PLAT BOOK

PG. = PAGE

P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT

R/W = RIGHT OF WAY

THIS IS NOT A BOUNDARY SURVEY

SHEET NO. 1 of 1

CERTIFICATION:

THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

John E. Kuhar
JOHN E. KUCHAR, PSM, State of Florida
Professional Surveyor & Mapper No. 6711

Date: 11/21/2019

NOT VALID, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SCALE: 1"=30'

DRAWN BY: SG

CHECKED BY: JEK

B

BASELINE LAND SURVEY LLC
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700

LB 8229

JOB: 19-07-046