



L.B. 7551

3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

RECORDING AREA

SKETCH OF DESCRIPTION OF: VACATION OF A PORTION OF CANAL STREET

TOWN OF LINTON, FLORIDA
PLAT BOOK 1, PAGE 3, P.B.C.R.

LEGAL DESCRIPTION:

A PORTION OF CANAL STREET, AS SHOWN ON THE PLAT OF TOWN OF LINTON, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 9, OF SEESTEDT-STEVEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 89°43'53" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF N.E. 2nd STREET AND THE NORTH LINE OF BLOCK 139, TOWN OF LINTON, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 67.77 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF CANAL STREET OF SAID PLAT AND THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°43'53" EAST, ALONG THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID BLOCK 139, A DISTANCE OF 35.21 FEET;

THENCE SOUTH 07°32'28" WEST, A DISTANCE OF 139.94 FEET;

THENCE SOUTH 89°41'37" EAST, A DISTANCE OF 34.90 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF CANAL STREET;

THENCE NORTH 07°24'46" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 139.92 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 0.11 ACRES (4,861 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.89°43'53"E., ALONG THE SOUTH RIGHT WAY LINE OF N.E. 2nd STREET, AS SHOWN ON THE PLAT OF SEESTEDT-STEVEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY OR OTHER MATTERS OF RECORD BY ECS.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY ECS LAND SURVEYORS, INC., WITHOUT THE BENEFIT OF A TITLE SEARCH. FOR MORE INFORMATION ABOUT POSSIBLE EASEMENTS AND RESTRICTIONS ON THIS PROPERTY REFER TO THE PUBLIC RECORDS OF THIS COUNTY AND THE PLAT OF RECORD (IF ANY).

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

JAVIER DE LA ROCHA

PROFESSIONAL SURVEYOR AND MAPPER NO. 6080 - STATE OF FLORIDA

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

SKETCH No. ECS2322 SD

REVISIONS		DATE	BY
DATE OF SKETCH:	DRAWN BY:	CHECKED BY:	FIELD BOOK
09/21/20	J.E.C.	J.D.L.R.	N/A



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TOWN OF LINTON, FLORIDA
PLAT BOOK 1, PAGE 3, P.B.C.R.

SOUTH RIGHT OF WAY LINE
OF N.E. 2nd STREET (P)

**N.E. 2nd
STREET**

25' RIGHT OF WAY PER
P.B. 18, PG. 3, P.B.C.R.

P.O.B.

EASTERLY PROJECTION OF THE
NORTH LINE BLOCK 139 (P)

N 89°43'53" 67.77' (P)
(BEARING BASIS)

P.O.C.

N.E. CORNER OF LOT 9
SEESTEDT-STEVENSON
SUBDIVISION
P.B. 18, PG. 3, P.B.C.R.

WEST LINE OF
BLOCK 139 (P)

WEST RIGHT OF WAY LINE OF CANAL
STREET PERP.B. 1, PG. 3, P.B.C.R.

WEST RIGHT OF WAY LINE OF
INTRACOASTAL CANAL PER
P.B. 18, PG. 3, P.B.C.R. &
P.B. 17, PG. 16A, P.B.C.R.

A PORTION OF
CANAL STREET
P.B. 1, PG. 3, P.B.C.R.

A PORTION OF THE NORTH HALF
OF THE NORTH HALF OF
BLOCK 139
TOWN OF LINTON, FLORIDA
P.B. 1, PG. 3, P.B.C.R.

N 07°24'46" E 139.92'

N 89°43'53" E
35.21'

S 07°32'28" W 139.94'
INTRACOASTAL WATERWAY
FLORIDA EAST COAST CANAL
P.B. 1, 7 PG. 16A, P.B.C.R.

EAST RIGHT OF WAY LINE OF
INTRACOASTAL CANAL PER
P.B. 18, PG. 3, P.B.C.R. &
P.B. 17, PG. 16A, P.B.C.R.

S 89°41'37" W
34.90'

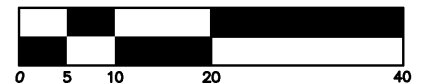
S 89°41'37" W (P)

REMAINDER OF
BLOCK 139
TOWN OF LINTON, FLORIDA
P.B. 1, PG. 3, P.B.C.R.

300' RIGHT OF WAY OF
INTRACOASTAL WATERWAY
PER P.B. 17, PG. 16A, P.B.C.R.



SCALE: 1" = 20'



GRAPHIC SCALE



LOCATION MAP
NOT TO SCALE

LEGEND:

P.B.C.R. PALM BEACH COUNTY RECORDS
P.B. PLAT BOOK
PG. PAGE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
(P) DENOTES INFORMATION BASED
ON PLATS OF RECORD

SKETCH NO.
ECS2322 SD