

A PORTION OF THAT CERTAIN 10 FOOT WIDE UTILITY EASEMENT LYING OVER, UNDER, AND ACROSS A PORTION OF TRACT "C", LINTON OAKS SQUARE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 118, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "C"; THENCE SOUTH 01°22'37" EAST ALONG THE WEST LINE OF SAID TRACT "C", 29.56 FEET TO A POINT ON THE CENTERLINE OF THAT 10 FOOT WIDE UTILITY EASEMENT AS SHOWN ON SAID PLAT; THENCE NORTH 88°41'06" EAST ALONG SAID CENTERLINE, 25.00 FEET; THENCE SOUTH 01°22'37" EAST, 8.68 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°37'23" EAST, 10.00 FEET; THENCE SOUTH 01°22'37" EAST, 11.32 FEET; THENCE SOUTH 88°37'23" WEST, 10.00 FEET; THENCE NORTH 01°22'37" WEST, 11.32 FEET TO THE POINT OF BEGINNING.

LINTON BLVD.

N. MILITARY TRAIL

CONGRESS AVE

INTERSTATE 95

CLINT MOORE ROAD

THIS SKETCH

LOCATION MAP:
NOT TO SCALE

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 01°22'37" EAST ALONG THE WEST LINE OF TRACT "C", LINTON OAKS SQUARE, AS RECORDED IN PLAT BOOK 51, ON PAGE 118, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=30' OR SMALLER.

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON MARCH 24, 2021 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

TIMOTHY H. GRAY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6604
STATE OF FLORIDA

A PORTION OF THAT 10 FOOT WIDE
UTILITY EASEMENT
ACROSS A PORTION OF TRACT "C"
LINTON OAKS SQUARE
P.B. 51, PG. 118, P.B.C.R.



KEITH

301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 09725.24-SD-VACATION.DWG

CHK. BY _____ WA

[illegible]
