

SKETCH OF
DESCRIPTION

SHEET 1 OF 3

DESCRIPTION:

A PORTION OF THAT UTILITY EASEMENT, LYING WITHIN LOT 1, BLOCK 1, FOXPOINTE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 107 AND 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY MOST CORNER OF SAID LOT 1; THENCE S.30°41'22"W. ALONG THE SOUTHEASTERLY LINE OF LOT 1, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING; THENCE N.59°18'38"W., A DISTANCE OF 70.00 FEET; THENCE S.70°29'42"W., A DISTANCE OF 23.43 FEET; THENCE S.70°37'14"E ALONG THE SOUTHERLY LINE OF SAID EASEMENT, A DISTANCE OF 86.68 FEET; THENCE N.30°41'22"E. ALONG THE EASTERLY LINE OF LOT 1, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 672.50 SQUARE FEET.

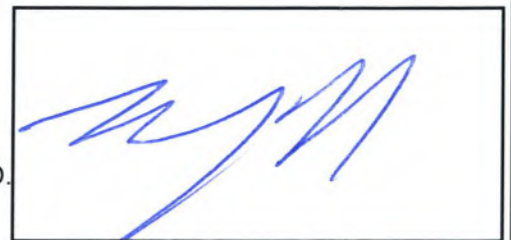
CERTIFICATE:

THIS IS TO 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.

REVISIONS:

06/22/2021 remove "D.E. & L.A.E."

REGISTERED LAND SURVEYOR, FLORIDA CERTIFICATE NO.
MICHAEL J. MILLER #4034



SCALE: 1" = 20'

DRAWN BY: PICARD

FIELD WK: M.M. / B.M.

DATE: 05/07/2021

MILLER LAND SURVEYING

1121 LAKE AVENUE
LAKE WORTH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: office@millersurveying.com

REF: G46/50

PREV. Y200657
JOB NO'S. Y200824

JOB NO. Y210551

S - 48,938 - A

SKETCH OF
DESCRIPTION

SHEET 2 OF 3

SURVEY NOTES:

- 1.) LANDS SHOWN HEREON REFLECT ALL PERTINENT EASEMENTS AND/OR RIGHTS OF WAY CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY, OWNER'S POLICY FOR TITLE INSURANCE; POLICY NUMBER: 5011412-815230; DATE OF POLICY: APRIL 10, 2015 @ 10:47 AM
- 2.) NO UNDERGROUND IMPROVEMENTS LOCATED.
- 3.) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
- 4.) THIS FIRMS "CERTIFICATE OF AUTHORIZATION" NUMBER IS "LB 6838".

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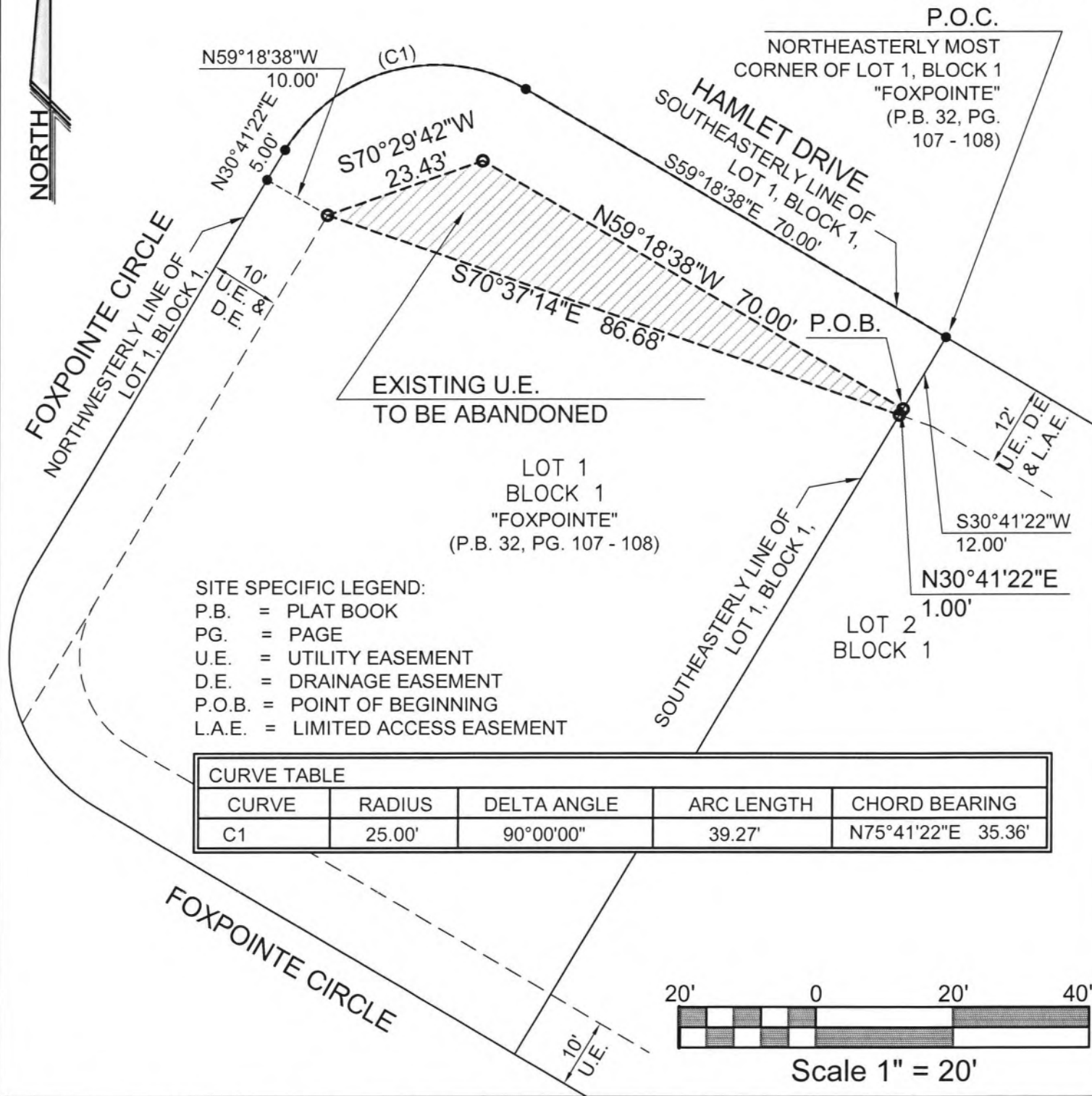
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SKETCH OF DESCRIPTION

SHEET 3 OF 3



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