

DESCRIPTION:

BEING A PORTION OF COCOANUT AVENUE RIGHT-OF-WAY, NEW PALM BEACH HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 73 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 12, AS SHOWN ON SAID PLAT; THENCE ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID BLOCK 12, N89°48'01"W, A DISTANCE OF 28.01 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE ABANDONED LAND, AS DESCRIBED IN RESOLUTION NO. 2002-01, AS RECORDED IN OFFICIAL RECORDS BOOK 13604, PAGE 1893 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE N23°15'15"W, A DISTANCE OF 162.05 FEET; THENCE N89°43'01"W, A DISTANCE OF 24.80 FEET TO A POINT OF INTERSECTION WITH A LINE 50.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 12; THENCE ALONG SAID PARALLEL LINE, N00°16'59"E, A DISTANCE OF 251.36 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH RIGHT-OF-WAY LINE OF OLIVE STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 2584, PAGE 1012 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S89°48'01"E, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH SAID WEST LINE OF BLOCK 12; THENCE ALONG SAID WEST LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE S00°16'59"W, A DISTANCE OF 251.93 FEET; THENCE S24°14'14"E, A DISTANCE OF 162.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,506 SQUARE FEET OR 0.3789 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S00°16'59"W, ALONG THE WEST LINE OF BLOCK 12, NEW PALM BEACH HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 73 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON NOVEMBER 06, 2023. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 4



CAULFIELD & WHEELER, INC.

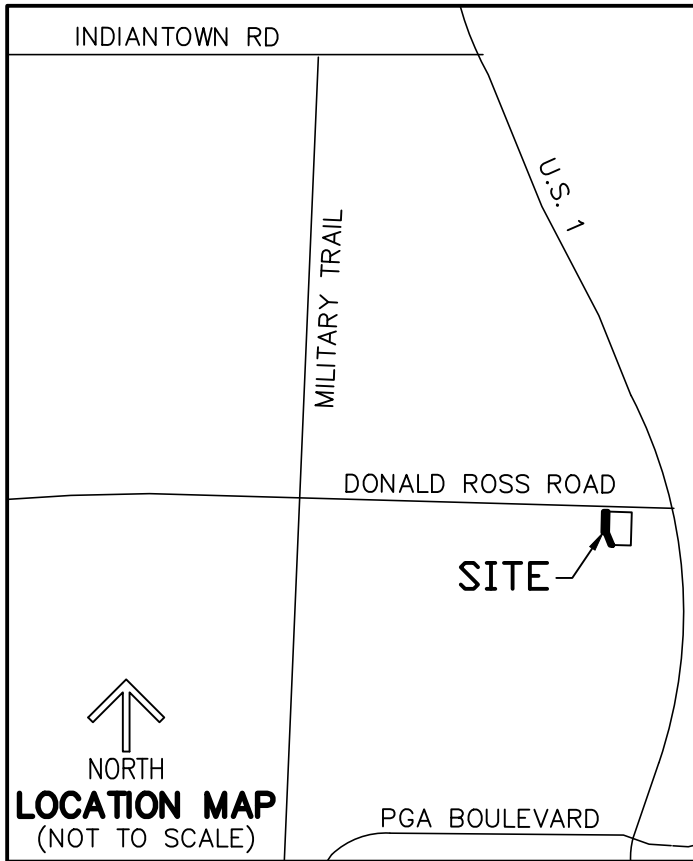
CIVIL ENGINEERING - LAND SURVEYING

7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB 3591

DATE	11-06-2023
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	5441-RWAban

**COCOANUT AVENUE, NEW PALM BEACH HEIGHTS
RIGHT-OF-WAY ABANDONMENT
SKETCH AND DESCRIPTION**



LEGEND/ABBREVIATIONS:

- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.O.B. - POINT OF BEGINNING
- PG(S). - PAGE(S)
- R/W - RIGHT-OF-WAY
- LB - LICENSED BUSINESS
- ⊕ - CENTERLINE
- 28-41-43 - SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST

THIS IS NOT A SURVEY

SHEET 2 OF 4



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**COCOANUT AVENUE, NEW PALM BEACH HEIGHTS
RIGHT-OF-WAY ABANDONMENT
SKETCH AND DESCRIPTION**

DATE 11-06-2023

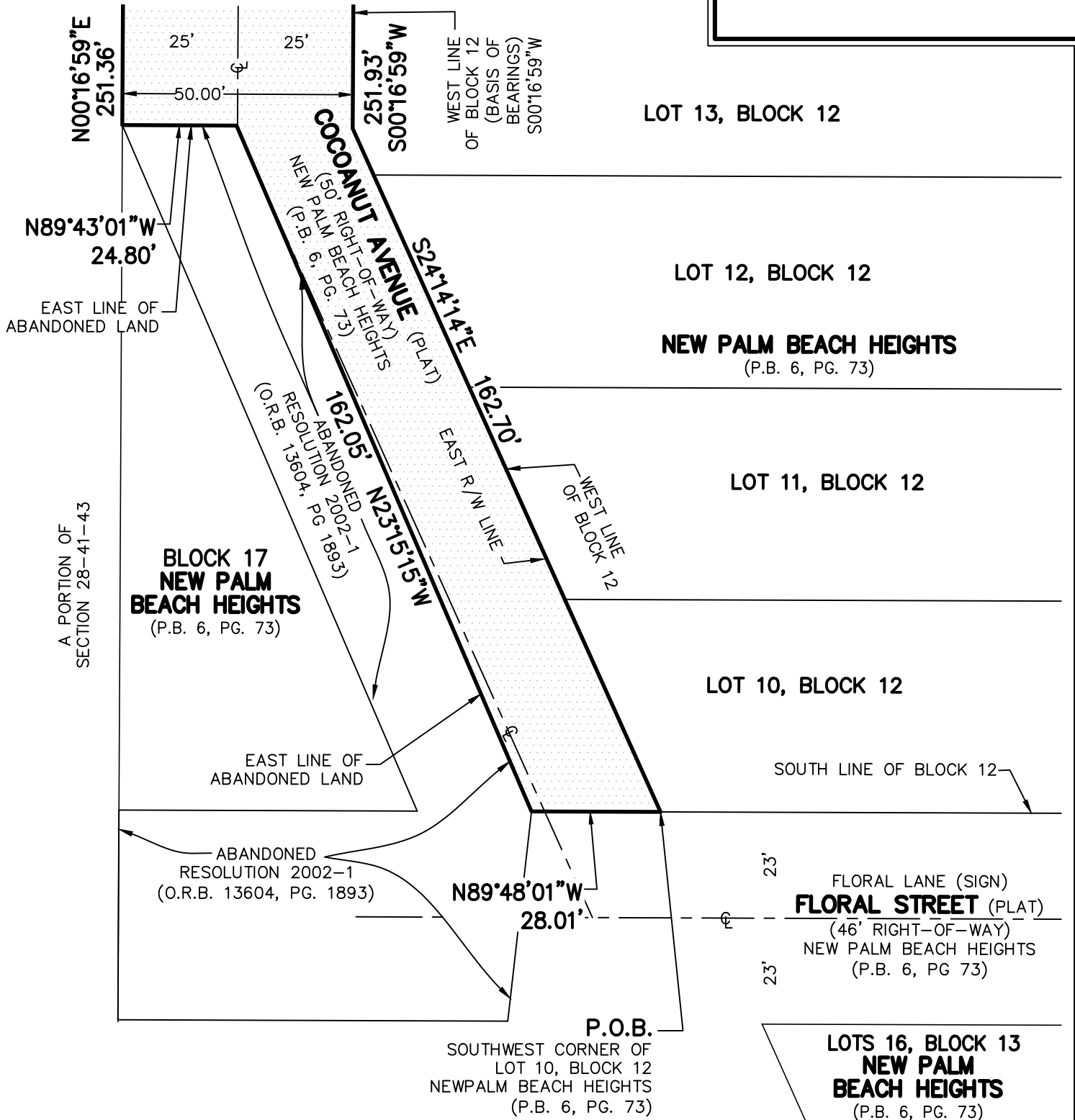
DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 5441-RWAban

MATCHLINE SEE SHEET 4

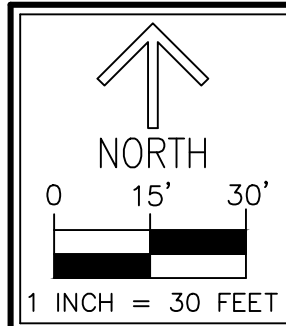


THIS IS NOT A SURVEY



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COCOANUT AVENUE, NEW PALM BEACH HEIGHTS
 RIGHT-OF-WAY ABANDONMENT
 SKETCH AND DESCRIPTION



SHEET 3 OF 4

DATE	11-06-2023
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=30'
JOB NO.	5441-RWAban

DONALD ROSS ROAD (SIGN)
OLIVE STREET (PLAT)
 (120' RIGHT-OF-WAY)
 NEW PALM BEACH HEIGHTS
 (P.B. 6, PG. 73)

R/W DEED
 (O.R.B. 2584,
 PG. 1012)

S89°48'01"E
 50.00'

SOUTH R/W LINE
 (O.R.B. 2584, PG. 1012)

CONSTRUCTION SETBACK LINE
 (O.R.B. 22, PG. 331)

LOT 1, BLOCK 12

LOT 2, BLOCK 12

NEW PALM BEACH HEIGHTS
 (P.B. 6, PG. 73)

LOT 3, BLOCK 12

LOT 4, BLOCK 12

LOT 14, BLOCK 12

WEST LINE
 OF BLOCK 12
 (BASIS OF
 BEARINGS)
 S00°16'59"W

COCOANUT AVENUE (PLAT)
 (50' RIGHT-OF-WAY)
 NEW PALM BEACH HEIGHTS
 (P.B. 6, PG. 73)

A PORTION OF
 SECTION 28-41-43

N00°16'59"E 251.36'

S00°16'59"W 251.93'

50.00'

25' 25'

LOT 13, BLOCK 12

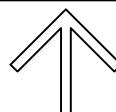
THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 3

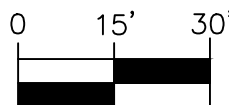
SHEET 4 OF 4



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NORTH



1 INCH = 30 FEET

DATE 11-06-2023

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=30'

JOB NO. 5441-RWAban

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