


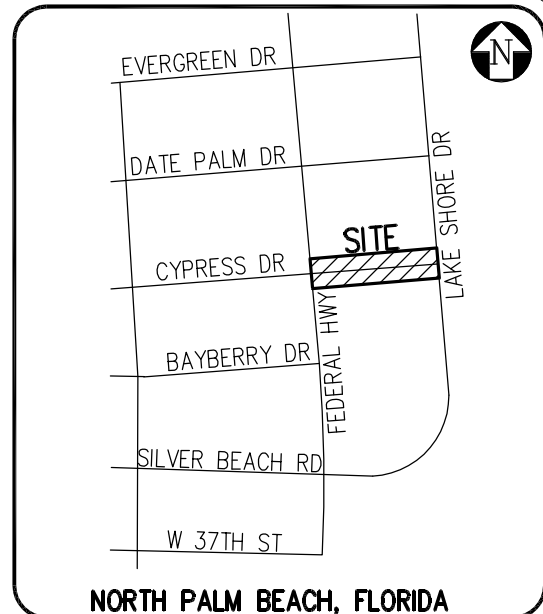
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY
NOT VALID WITHOUT ACCOMPANYING SHEET 2

NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY ENGENUITY GROUP, INC.
2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL, OR DIGITAL SIGNATURE, OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF S84°34'36"W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CYPRESS DRIVE (PLATTED AVENUE C) AS SHOWN IN THE PLAT OF KELSEY CITY AS RECORDED IN PLAT BOOK 8, PAGE 23 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. DISTANCES SHOWN HEREON ARE GRID DISTANCES EXPRESSED IN U.S. FEET AND DECIMAL PARTS THEREOF.

LEGEND

PB	PLAT BOOK	POB	POINT OF BEGINNING
PG	PAGE	R/W	RIGHT-OF-WAY LINE
ORB	OFFICIAL RECORD BOOK	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
	CENTERLINE	PCN	PARCEL CONTROL NUMBER
POC	POINT OF COMMENCEMENT		



NORTH PALM BEACH, FLORIDA
LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

A 60 FOOT WIDE PARCEL OF LAND BEING A PORTION OF CYPRESS DRIVE (PLATTED AVENUE C) LYING BETWEEN BLOCK 114 AND 115 AND ITS EASTERLY EXTENSION OF THE PLAT OF KELSEY CITY AS RECORDED IN PLAT BOOK 8, PAGE 23 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 114 OF SAID PLAT; THENCE N84°53'25"E A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CYPRESS DRIVE AND THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (U.S. 1), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY LINE MAP SECTION 93040-2510, SAID POINT ALSO BEING THE **POINT OF BEGINNING**.

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (U.S. 1), N05°06'35"W, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CYPRESS DRIVE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N84°53'25"E, A DISTANCE OF 423.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LAKE SHORE DRIVE (60' RIGHT-OF-WAY) OF SAID PLAT; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, S05°40'35"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CYPRESS DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S84°53'25"W, A DISTANCE OF 424.11 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 25,429 SQUARE FEET MORE OR LESS. (0.584 ACRES)

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON OCTOBER 1, 2025. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

**Jennifer
Malin**

Digitally signed by
Jennifer Malin
Date: 2025.10.02 11:05:33
-04'00'

JENNIFER C. MALIN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO.6667
STATE OF FLORIDA LB#6603

FDR:

PARCEL "A"
CYPRESS DRIVE

SCALE: N/A

DRAWN BY: JCM

CHECKED BY: JO

DATE: 10/1/2025



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FIELD BOOK 

SHEET:

1 / 2

JOB NO

FLORIDA R.L.S.
#

18187.10

A diagram of a 160-foot track divided into eight 20-foot segments. The segments alternate between black and white, starting with a black segment at the 0-foot mark. The segments are labeled with their starting positions: 0, 20, 40, 60, 80, 100, 120, 140, and 160 feet.

PARCEL "A"
CYPRESS DRIVE

18187.10