

**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
CL	CENTERLINE	PCN	PARCEL CONTROL NUMBER
POC	POINT OF COMMENCEMENT		

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.

FOR:

PARCEL "A"
CYPRESS DRIVE

SCALE:	N/A
DRAWN BY:	JCM
CHECKED BY:	JO
DATE:	10/1/2025

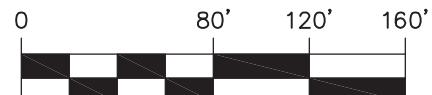


FIELD BOOK #	SHEET: 1 2
JOB NO 18187.10	
FLORIDA R.L.S. #	

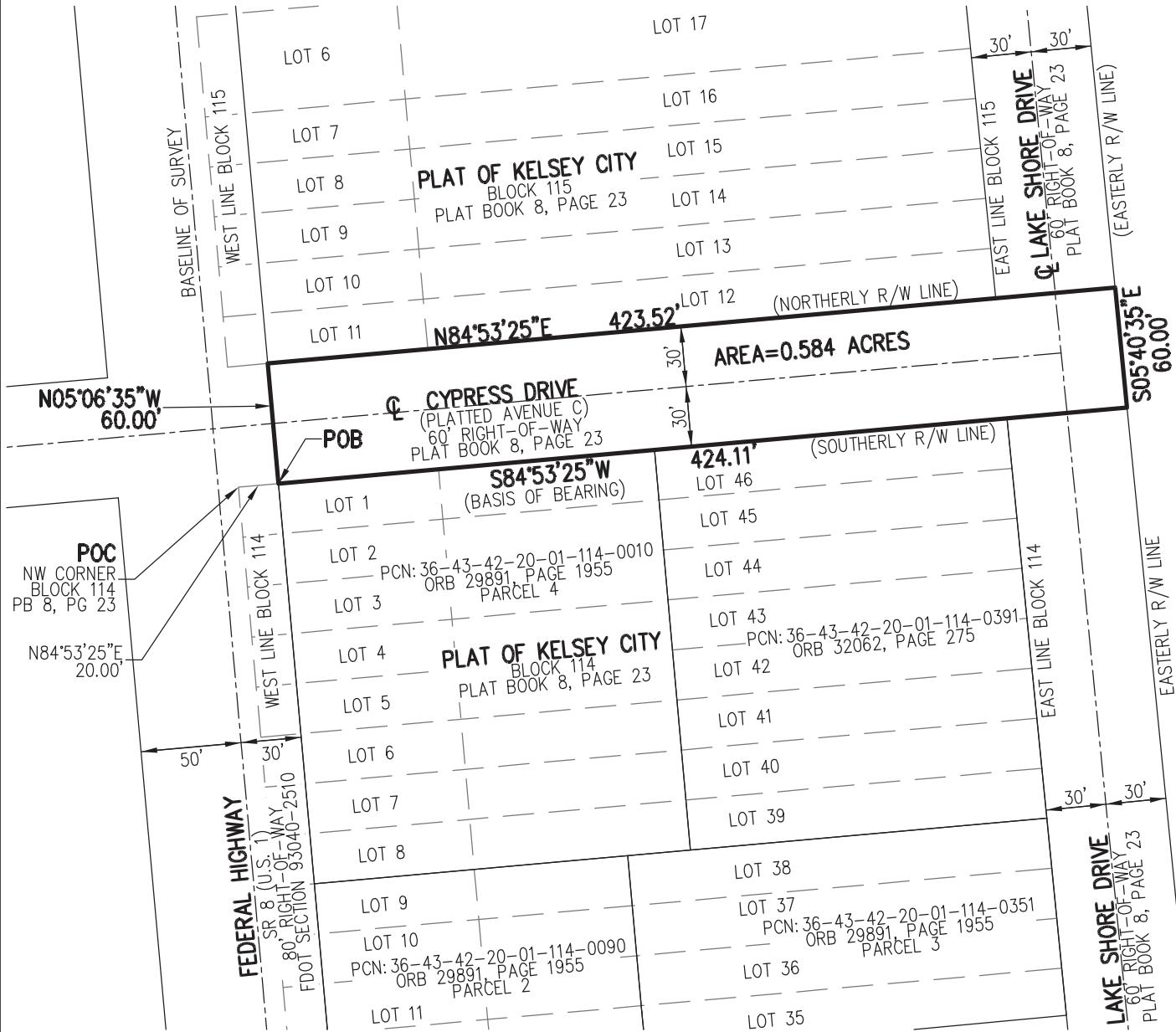
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY
NOT VALID WITHOUT ACCOMPANYING SHEET 1



GRAPHIC SCALE



SCALE: 1"=80'



SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY

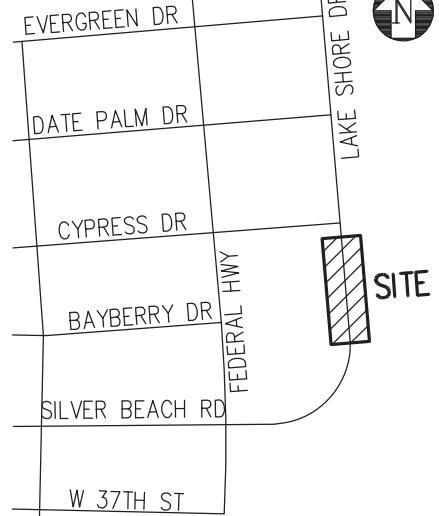
NOT VALID WITHOUT ACCOMPANYING SHEET 2

NOTES:

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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 S05°40'30"E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LAKE SHORE DRIVE, 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
ORB	OFFICIAL RECORD BOOK	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
C	CENTERLINE	R	RADIUS
POC	POINT OF COMMENCEMENT	Δ	DELTA
L	LENGTH	PCN	PARCEL CONTROL NUMBER



NORTH PALM BEACH, FLORIDA

LOCATION MAP

N.T.S.

LEGAL DESCRIPTION

A 40 FOOT WIDE PARCEL OF LAND BEING A PORTION OF LAKE SHORE DRIVE (60 FOOT RIGHT-OF-WAY), LYING 20 FEET EASTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF BLOCK 114 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 NORTHEAST CORNER OF BLOCK 114 OF SAID PLAT; THENCE ALONG THE PROLONGATION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CYPRESS DRIVE, N84°53'25"E, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**.

THENCE CONTINUING N84°53'25"E, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LAKE SHORE DRIVE OF SAID PLAT; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, S05°40'30"E, A DISTANCE OF 366.72 FEET TO POINT ON A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 322.04 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'58", AN ARC DISTANCE OF 6.37 FEET TO A POINT OF NON-TANGENCY; THENCE S84°34'36"W, A DISTANCE OF 40.01 FEET TO A POINT 20.00 FEET EASTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF BLOCK 114 OF SAID PLAT, SAID POINT ALSO BEING ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 282.04 FEET, AND WHOSE CENTER BEARS S85°34'58"W, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°15'28", AN ARC DISTANCE OF 6.19 FEET TO A POINT OF TANGENCY; THENCE N05°40'30"W, A DISTANCE OF 367.11 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 14,928 SQUARE FEET MORE OR LESS. (0.343 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

Digitally signed by

Malin

Jennifer Malin

Date: 2025.10.02

11:05:11-04'00'

JENNIFER C. MALIN, P.S.M.

PROFESSIONAL SURVEYOR AND MAPPER

STATE OF FLORIDA LICENSE NO. 6667

STATE OF FLORIDA LB#6603

FOR:

PARCEL "B" PORTION OF LAKE SHORE DRIVE

SCALE:	N/A
DRAWN BY:	JCM
CHECKED BY:	JO
DATE:	10/1/2025



FIELD BOOK #	SHEET: 1 2
FLORIDA R.L.S. #	JOB # 18187.10

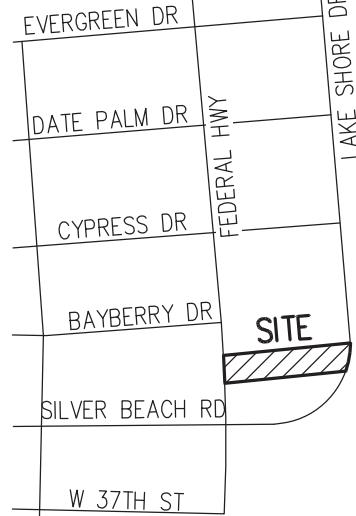
**SKETCH OF DESCRIPTION
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4. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF N84°34'36"E, ALONG THE NORTHERLY LINE OF LOT 16, AND LOT 31 AS SHOWN IN THE PLAT OF KELSEY CITY AS RECORDED IN PLAT BOOK 8, PAGE 23 OF THE PUBLIC RECORDS OF PALM BEACH 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
ORB	OFFICIAL RECORD BOOK	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
CL	CENTERLINE	R	RADIUS
POC	POINT OF COMMENCEMENT	Δ	DELTA
L	LENGTH	PCN	PARCEL CONTROL NUMBER



NORTH PALM BEACH, FLORIDA

LOCATION MAP

N.T.S.

LEGAL DESCRIPTION

A 62 FOOT WIDE PARCEL OF LAND BEING A PORTION OF LOTS 16, 17, 18, 29, 30 AND 31, BLOCK 114 AND A PORTION OF LAKE SHORE DRIVE (60 FOOT RIGHT-OF-WAY) 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 LOT 16, BLOCK 114, OF SAID PLAT; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 16 N84°34'36"E, A DISTANCE OF 17.40 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (U.S. 1) (80' RIGHT-OF-WAY), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93040-2510, SAID POINT ALSO BEING THE **POINT OF BEGINNING**.

THENCE CONTINUING ALONG THE NORTHERLY LINE OF LOT 16 AND LOT 31 AND ITS EASTERLY PROLONGATION, N84°34'36"E, A DISTANCE OF 428.67 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LAKE SHORE DRIVE (60' RIGHT-OF-WAY) OF SAID PLAT, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 322.04 FEET AND WHOSE CENTER BEARS S85°27'28"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°07'06", AN ARC DISTANCE OF 62.49 FEET TO A POINT OF NON-TANGENCY; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, S84°34'36"W, A DISTANCE OF 423.46 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (U.S. 1) (80' RIGHT-OF-WAY), SAID POINT ALSO BEING ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 5759.65 FEET, AND WHOSE CENTER BEARS S86°32'16"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°37'01", AN ARC DISTANCE OF 62.03 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 26,476 SQUARE FEET MORE OR LESS. (0.608 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 11:04:44 -04'00'

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

FOR:

**PARCEL "C"
BAYBERRY ROAD**

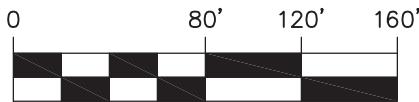
SCALE:	N/A
DRAWN BY:	JCM
CHECKED BY:	JO
DATE:	10/1/2025



FIELD BOOK #	SHEET: 1 2
FLORIDA R.L.S. #	JOB NO 18187.10

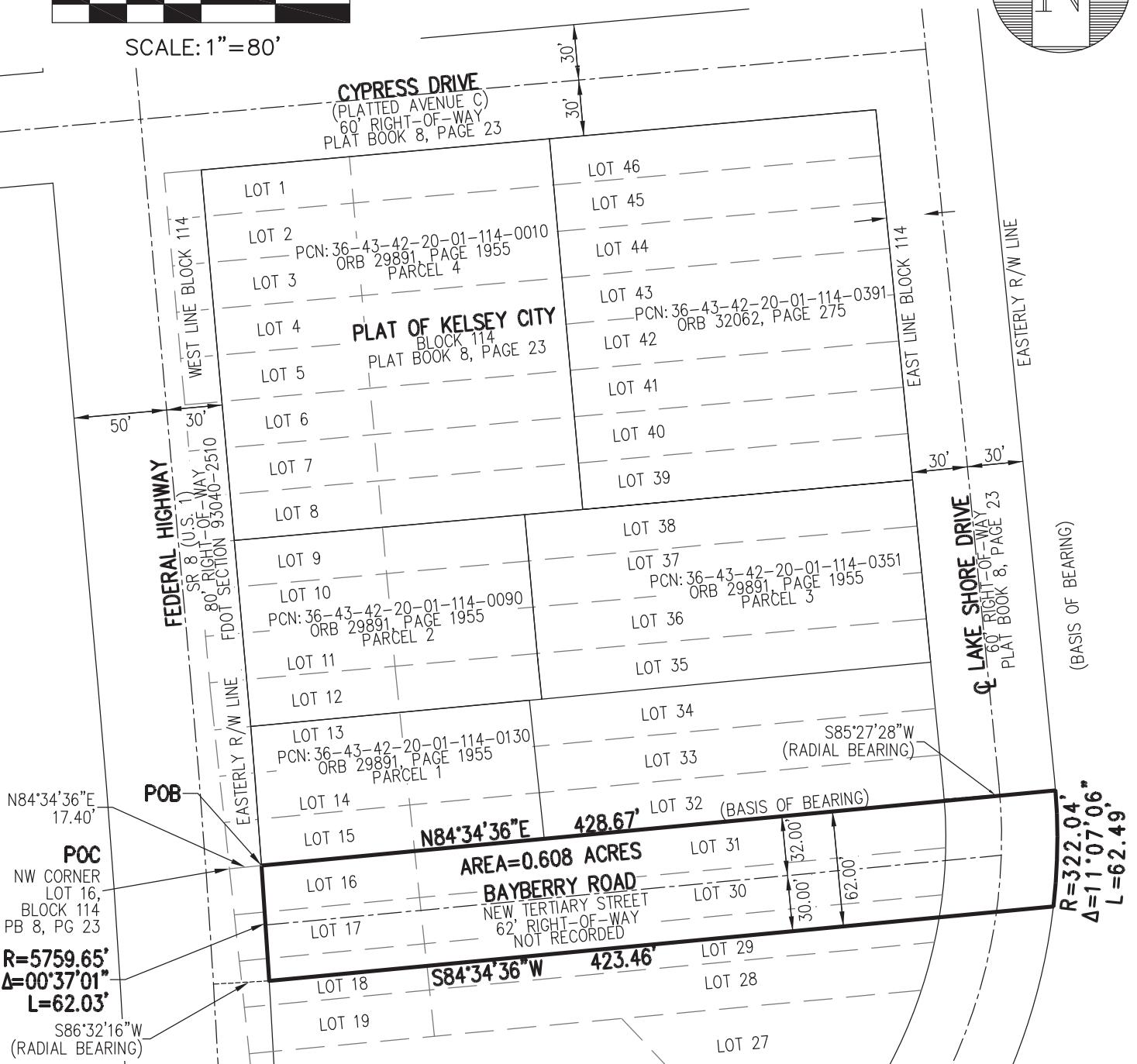
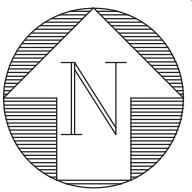
**SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY
NOT VALID WITHOUT ACCOMPANYING SHEET 1**

GRAPHIC SCALE



SCALE: 1"=80'

CYPRESS DRIVE
(PLATTED AVENUE C)
60' RIGHT-OF-WAY
PLAT BOOK 8, PAGE 23



FOR:

**PARCEL "C"
BAYBERRY ROAD**

SCALE: 1" = 80'

DRAWN BY: JCM

CHECKED BY: 10

DATE: 10/1/2025



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FIELD BOOK

ELD BOOK 10 SHEET: 2

FLORIDA R.L.S.

HEET:
2

□ B №
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