

SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY

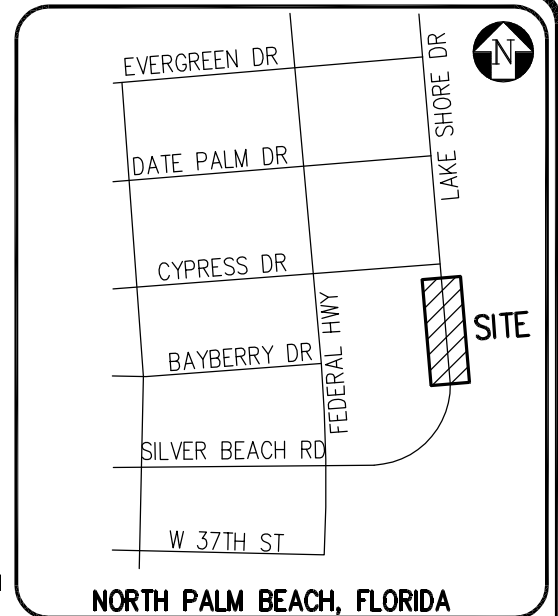
NOT VALID WITHOUT ACCOMPANYING SHEET 2

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 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
	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
Malin

Digitally signed by
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

FDR:

PARCEL "B"
PORTION OF LAKE SHORE DRIVE

SCALE: N/A

DRAWN BY: JCM

CHECKED BY: JO

DATE: 10/1/2025



1280 CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390 • WWW.ENGENUITYGROUP.COM

FIELD BOOK

SHEET:

1 / 2

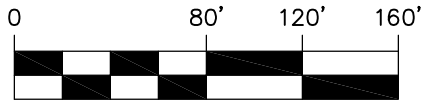
JOB NO

FLORIDA R.L.S.
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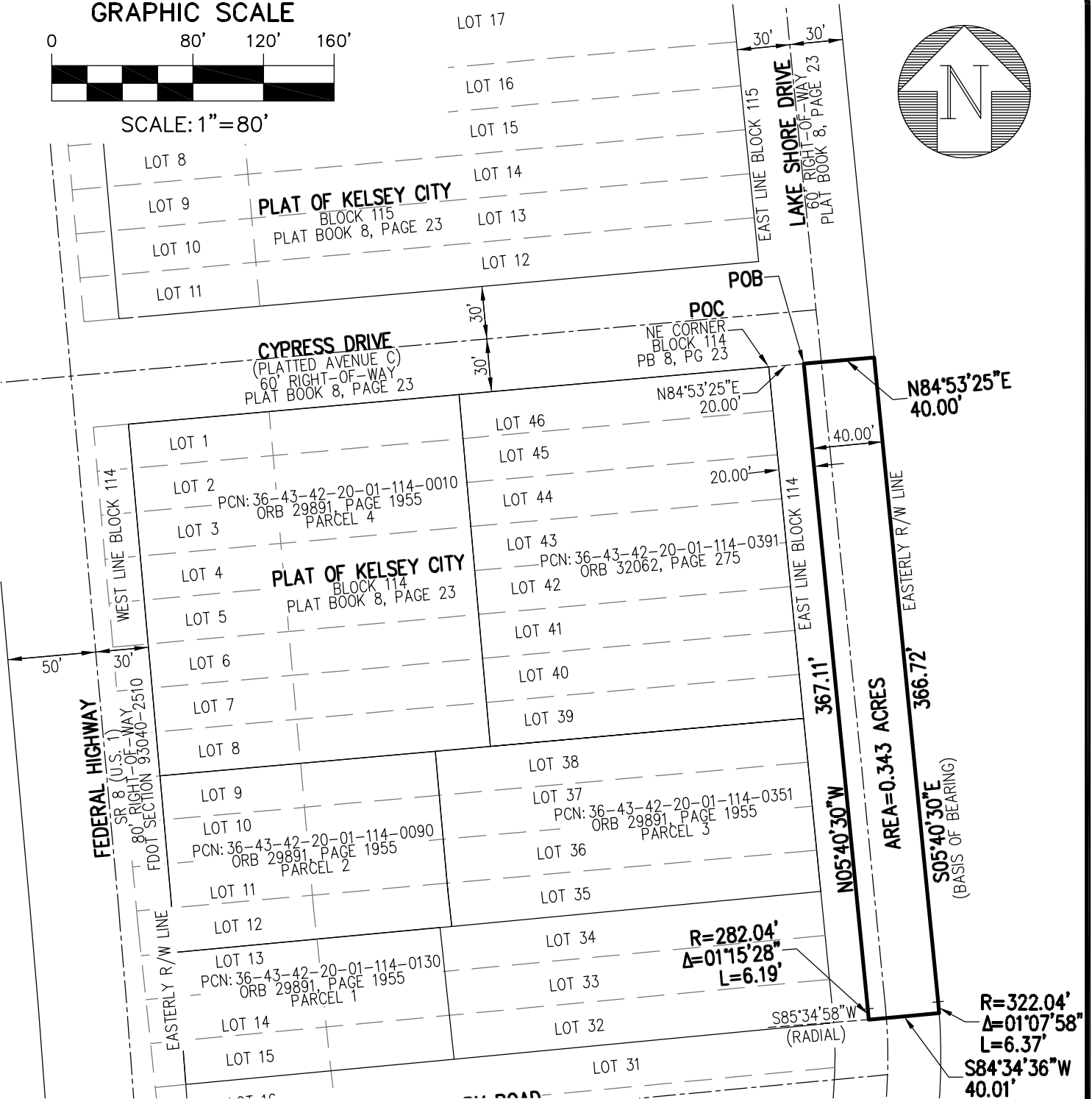
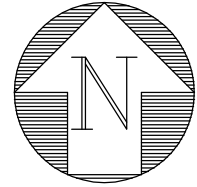
18187.10

**SKETCH OF DESCRIPTION
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GRAPHIC SCALE



SCALE: 1"=80'



PARCEL "B"
PORTION OF LAKE SHORE DRIVE

SCALE:	1"=80'
DRAWN BY:	JCM
CHECKED BY:	JO
DATE:	10/1/2025

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FIELD BOOK	SHEET: 2 / 2
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