

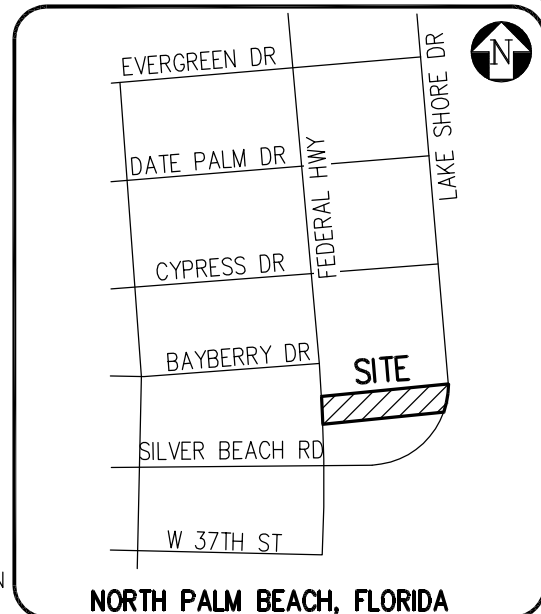
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY
NOT VALID WITHOUT ACCOMPANYING SHEET 2

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 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
C	CENTERLINE	R	RADIUS
POC	POINT OF COMMENCEMENT	Δ	DELTA
L	LENGTH	PCN	PARCEL CONTROL NUMBER



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

FDR:

PARCEL "C"
BAYBERRY ROAD

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

