

BOUNDARY SURVEY

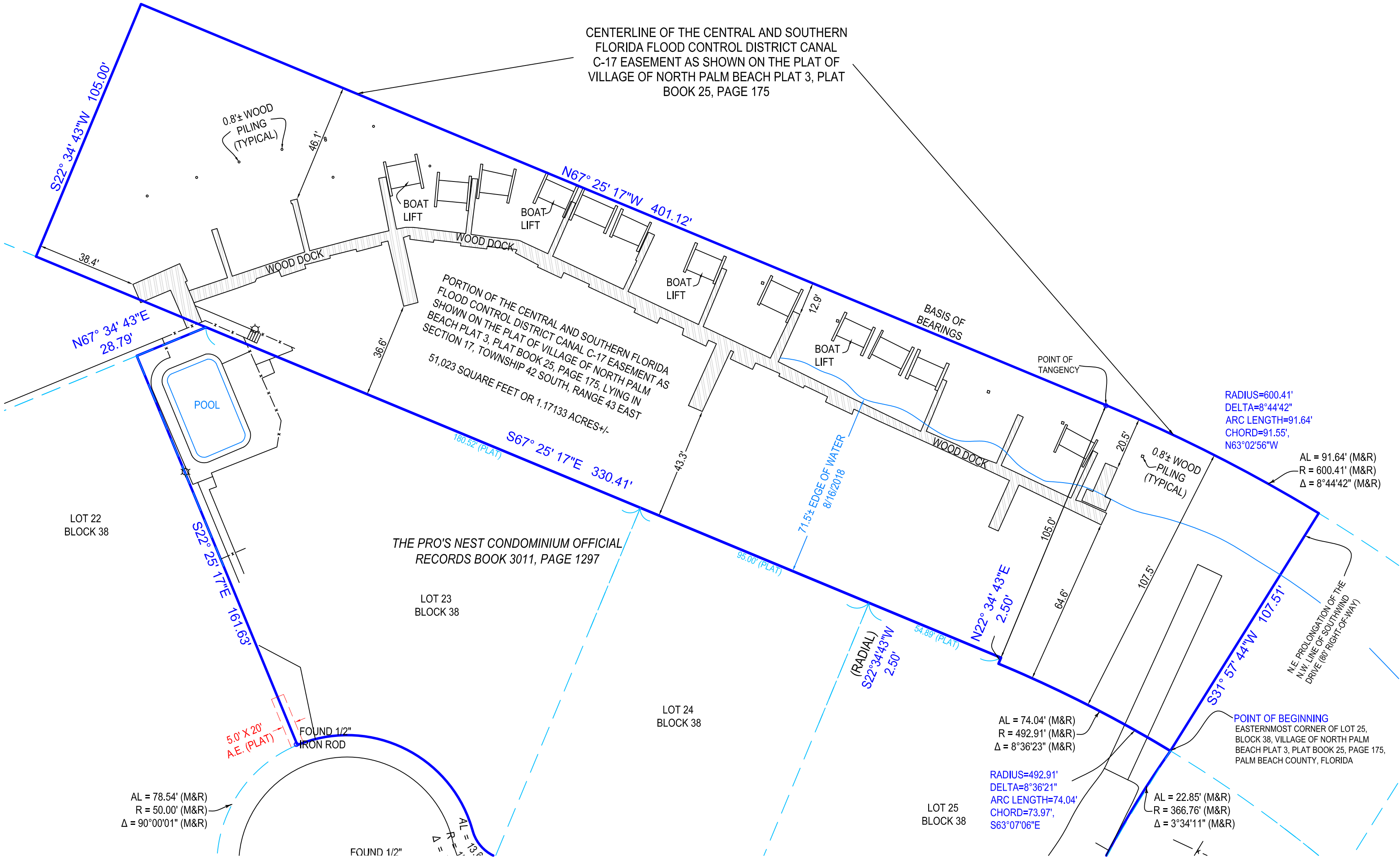
625 SOUTHWIND DRIVE
NORTH PALM BEACH, FL 33408

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 42 SOUTH, RANGE 43 EAST, BEING A PORTION OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-17 EASEMENT AS SHOWN ON THE PLAT OF VILLAGE OF NORTH PALM BEACH PLAT 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 25, PAGE 175 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERNMOST CORNER OF LOT 25, BLOCK 38, SAID PLAT OF VILLAGE OF NORTH PALM BEACH PLAT 3; THENCE NORTH 31°57'44" EAST ALONG THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF THE 80.00 FOOT WIDE RIGHT-OF-WAY OF SOUTHWIND DRIVE, THE NORTHWESTERLY LINE OF SOUTHWIND DRIVE IS ASSUMED TO BEAR NORTH 31°57'44" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO, A DISTANCE OF 107.51 FEET TO THE INTERSECTION WITH A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 600.41 FEET, A CHORD BEARING OF NORTH 63°02'56" WEST AND BEING THE CENTERLINE OF SAID CANAL C-17 AS SHOWN ON SAID PLAT OF VILLAGE OF NORTH PALM BEACH PLAT 3; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A DELTA ANGLE OF 8°44'42" AND BEING THE CENTERLINE OF SAID CANAL C-17 AS SHOWN ON SAID PLAT OF VILLAGE OF NORTH PALM BEACH PLAT 3, A DISTANCE OF 91.64 FEET TO A POINT OF TANGENCY; THENCE NORTH 67°25'17" WEST ALONG THE CENTERLINE OF SAID CANAL C-17 AS SHOWN ON SAID PLAT OF VILLAGE OF NORTH PALM BEACH PLAT 3, A DISTANCE OF 401.12 FEET; THENCE SOUTH 22°34'43" WEST, A DISTANCE OF 105.00 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHERLY LINES OF LOTS 23, 24 AND 25, BLOCK 38; THENCE SOUTH 67°25'17" EAST ALONG THE NORTHERLY LINES OF SAID LOTS 23, 24 AND 25, BLOCK 38 AND THE NORTHWESTERLY PROLONGATION OF THEREOF, A DISTANCE OF 401.12 FEET; THENCE SOUTH 22°34'43" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 25, A DISTANCE OF 2.50 FEET AND BEING RADIAL TO A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 492.91 FEET AND A DELTA ANGLE OF 8°36'21"; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 25 AND THE ARC OF SAID CURVE, A DISTANCE OF 74.04 FEET TO THE **POINT OF BEGINNING**.

CONTAINING IN ALL 51,023 SQUARE FEET OR 1.17133 ACRES, MORE OR LESS.



SURVEYOR NOTES:

1. NO NOTABLE CONDITIONS FOUND
2. (M) DENOTES MEASURED DISTANCE
3. (R) DENOTES RECORD DISTANCE
4. P.O.C DENOTES POINT OF COMMENCING
5. P.O.B. DENOTES POINT OF BEGINNING

CERTIFIED TO:

FLOOD ZONE:

12099C0387F
ZONE: X500, X
EFF: 10/5/2017

Date Of Field Work - 08/15/2018

Drawn By - S.M.

Order #: 35869

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