

ARCADIS LNW
Lawson, Noble & Webb, Inc.
 ENGINEERS • PLANNERS • SURVEYORS
 420 Columbia Dr. Suite 110, West Palm Beach, FL 33409
 (561) 684-6886 • fax: (561) 684-1812 • Web: www.lnw-inc.com
 West Palm Beach • Port St. Lucie • Orlando • Vero Beach
 EB 3432 / LB 6674

SKETCH TO ACCOMPANY DESCRIPTION. THIS IS NOT A SURVEY!

LEGAL DESCRIPTION: WATER EASEMENT

THAT PORTION OF TRACT A, BIRKDALE CIVIC SITE REPLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 100, PAGES 130 AND 131, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING WITHIN A STRIP OF LAND 12.00 FEET IN WIDTH, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 00°22'03" WEST, ALONG THE EAST LINE OF TRACT A, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°37'57" WEST, A DISTANCE OF 264.70 FEET TO THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 243.74 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°49'32", A DISTANCE OF 126.88' FEET TO A POINT OF TANGENCY; THENCE NORTH 59°48'25" WEST, A DISTANCE OF 188.97 FEET TO A POINT HEREINAFTER TO BE KNOWN AS POINT "A"; THENCE, CONTINUE NORTH 59°48'25" WEST, A DISTANCE OF 63.85 FEET TO THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 130.60 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°00'00", A DISTANCE OF 68.38 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°48'25" WEST, A DISTANCE OF 211.91 FEET TO A POINT HEREINAFTER TO BE KNOWN AS POINT "B"; THENCE, CONTINUE NORTH 89°48'25" WEST, A DISTANCE OF 153.02 FEET TO A POINT HEREINAFTER TO BE KNOWN AS POINT "C"; THENCE, CONTINUE NORTH 89°48'25" WEST, A DISTANCE OF 76.66 FEET, THE PREVIOUS EIGHT DESCRIBED COURSES BEING 6.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH BOUNDARY OF SAID TRACT A; THENCE SOUTH 45°11'35" WEST, A DISTANCE OF 150.04 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE.


TOGETHER WITH A STRIP OF LAND 12.00 FEET IN WIDTH, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH 30°11'35" WEST, A DISTANCE OF 185.79 FEET; THENCE SOUTH 55°23'25" WEST, A DISTANCE OF 38.37 FEET; THENCE SOUTH 81°49'56" WEST, A DISTANCE OF 67.73 FEET; THENCE SOUTH 36°49'55" WEST, A DISTANCE OF 114.19 FEET TO A POINT HEREINAFTER TO BE KNOWN AS POINT "D"; THENCE, CONTINUE SOUTH 36°49'55" WEST, A DISTANCE OF 368.63 FEET TO A POINT HEREINAFTER TO BE KNOWN AS POINT "E"; THENCE, CONTINUE SOUTH 36°49'55" WEST, A DISTANCE OF 34.00 FEET; THENCE SOUTH 08°10'05" EAST, A DISTANCE OF 7.56 FEET; THENCE SOUTH 53°10'05" EAST, A DISTANCE OF 309.71 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE AND A POINT ON THE SOUTH LINE OF SAID TRACT A, SAID POINT INTERSECTING WITH THE EASTERLY BOUNDARY OF SAID TRACT A, THE SOUTHWESTERLY COURSE OF SAID EASTERLY BOUNDARY

CONTINUED ON SHEET 2 OF 7

CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND ATTACHED SKETCH OF DESCRIPTION WERE PREPARED IN ACCORDANCE WITH THE SURVEYING STANDARDS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER,


 PERRY C. WHITE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4213

DATE: 3/16/05
 REVISED 4/12/05 BEJ
 REVISED 9/21/05 BEJ

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

DATE: 3/16/05	BY: BEJ	CKD: PCW	DWG.: A955SD01	JOB NO.: A955	SHEET 1 OF 7
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SKETCH TO ACCOMPANY DESCRIPTION. THIS IS NOT A SURVEY!

CONTINUED FROM SHEET 1 OF 7

BEING DESCRIBED AS BEARING SOUTH 52°37'47" WEST, A DISTANCE OF 6.24 TO THE SOUTHERLY SIDELINE OF THE SUBJECT EASEMENT AND THE NORTHEASTERLY COURSE OF SAID EASTERLY BOUNDARY BEING DESCRIBED AS BEARING NORTH 52°37'47" EAST, A DISTANCE OF 3.12 TO THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 90.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°59'43", A DISTANCE OF 3.13 FEET TO A POINT ON THE NORTHERLY SIDELINE OF THE SUBJECT EASEMENT, SAID EASTERLY BOUNDARY BEING ADJACENT TO AND CONTIGUOUS WITH SAID SOUTH LINE OF TRACT A.

TOGETHER WITH A STRIP OF LAND 12.00 FEET IN WIDTH, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE AFOREMENTIONED POINT "B"; THENCE SOUTH 00°11'35" WEST, A DISTANCE OF 66.02 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE.

TOGETHER WITH A STRIP OF LAND 21.74 FEET IN WIDTH, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE AFOREMENTIONED POINT "C"; THENCE SOUTH 00°11'35" WEST, A DISTANCE OF 54.29 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE.

TOGETHER WITH A STRIP OF LAND 12.00 FEET IN WIDTH, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE AFOREMENTIONED POINT "D"; THENCE SOUTH 53°10'05" EAST, A DISTANCE OF 87.00 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE.

TOGETHER WITH A STRIP OF LAND 12.00 FEET IN WIDTH, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE AFOREMENTIONED POINT "E"; THENCE NORTH 53°10'04" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE.

THE SIDELINES OF THE HEREIN DESCRIBED EASEMENT ARE TO BE LENGTHENED OR SHORTENED SO AS TO MEET AT THE ANGLE POINTS FORMED.

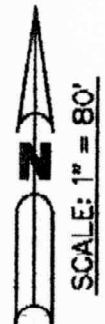
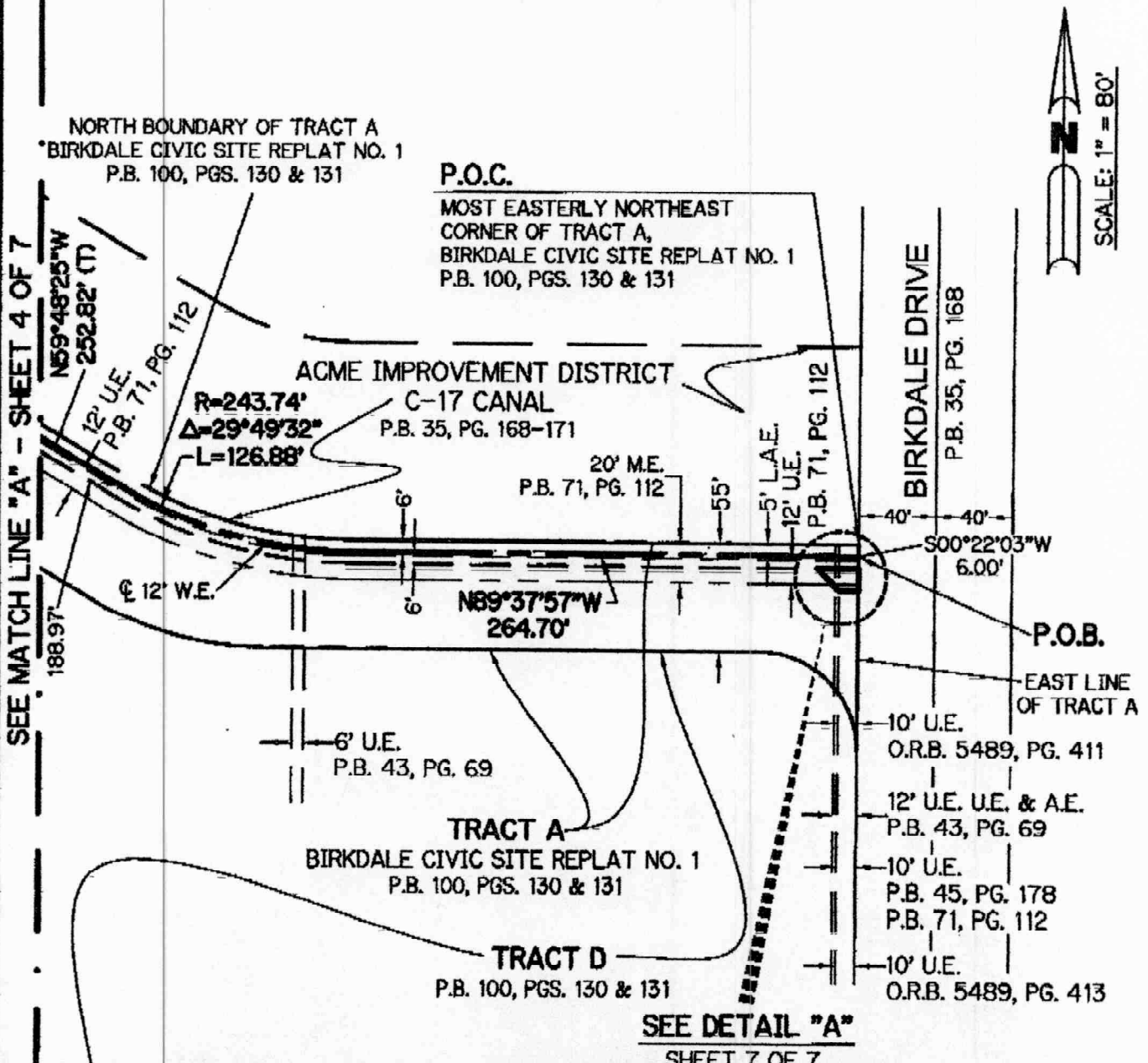
TOGETHER WITH THAT PORTION OF SAID TRACT A BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 00°22'03" WEST, ALONG THE EAST LINE OF TRACT A, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ALONG THE EAST LINE OF TRACT A, SOUTH 00°22'03" WEST, A DISTANCE OF 11.00 FEET; THENCE NORTH 89°37'57" WEST, ALONG A LINE 23.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH BOUNDARY OF SAID TRACT A, A DISTANCE OF 10.45 FEET; THENCE NORTH 44°37'57" WEST, A DISTANCE OF 15.56 FEET; THENCE SOUTH 89°37'57" EAST, ALONG A LINE 12.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID NORTH BOUNDARY, A DISTANCE OF 21.45 FEET TO THE POINT OF BEGINNING.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF BIRKDALE CIVIC SITE REPLAT NO. 1 HAVING A BEARING OF S89°48'25"E AND ALL OTHER BEARINGS BEING RELATIVE THERETO.

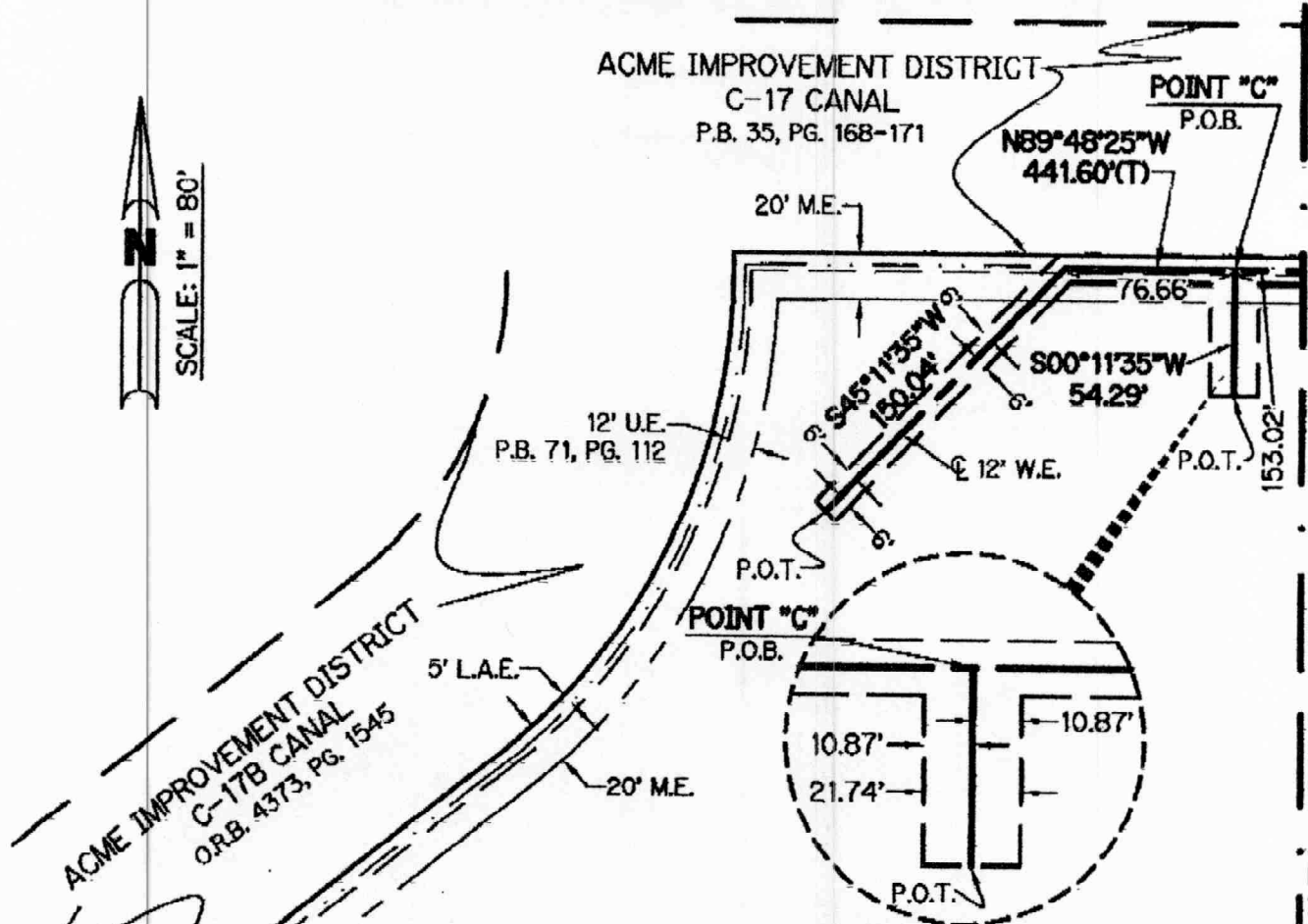
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SEE MATCH LINE "B" - SHEET 4 OF 7

LEGEND:

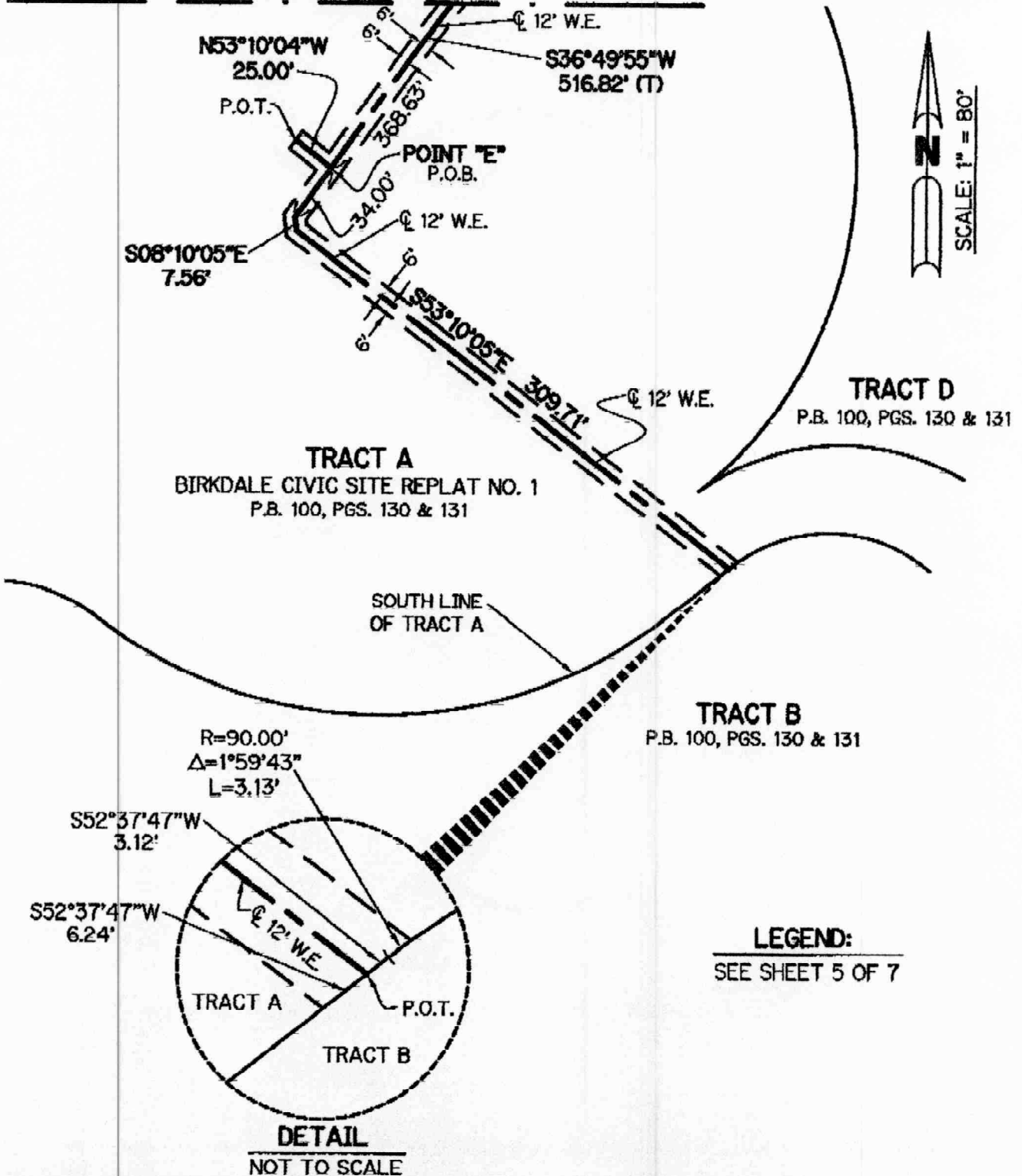
- D.B. - DEED BOOK
- P.B. - PLAT BOOK
- PG. - PAGE
- R/W - RIGHT OF WAY
- O.R.B. - OFFICIAL RECORD BOOK
- Δ - DELTA ANGLE
- A - ARC LENGTH
- R - RADIUS
- U.E. - UTILITY EASEMENT
- L.A.E. - LIMITED ACCESS EASEMENT
- M.E. - MAINTENANCE EASEMENT
- A.E. - ACCESS EASEMENT
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- (T) - TOTAL

DETAIL
NOT TO SCALE

TRACT A
BIRKDALE CIVIC SITE REPLAT NO. 1
 P.B. 100, PGS. 130 & 131

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SEE MATCH LINE "C" - SHEET 4 OF 7



SKETCH TO ACCOMPANY DESCRIPTION. THIS IS NOT A SURVEY!

DATE: 3/18/05

BY: BEJ

CKD: PCW

DWG.: A955SD01

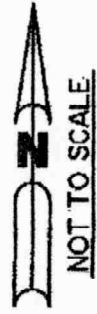
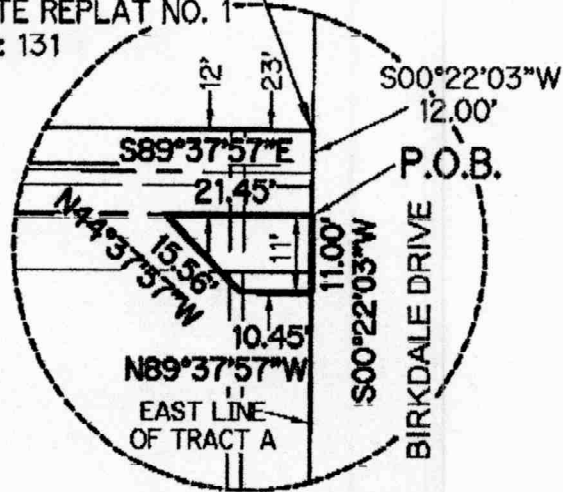
JOB NO.: A955

SHEET 6 OF 7

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P.O.C.

MOST EASTERLY NORTHEAST
 CORNER OF TRACT A,
 BIRKDALE CIVIC SITE REPLAT NO. 1
 P.B. 100, PGS. 130 & 131



DETAIL
 NOT TO SCALE

LEGEND:
 SEE SHEET 5 OF 7

SKETCH TO ACCOMPANY DESCRIPTION. THIS IS NOT A SURVEY!

DATE: 3/16/05	BY: BEJ	CKD: PCW	DWG.: A955SD01	JOB NO.: A955	SHEET 7 OF 7
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