

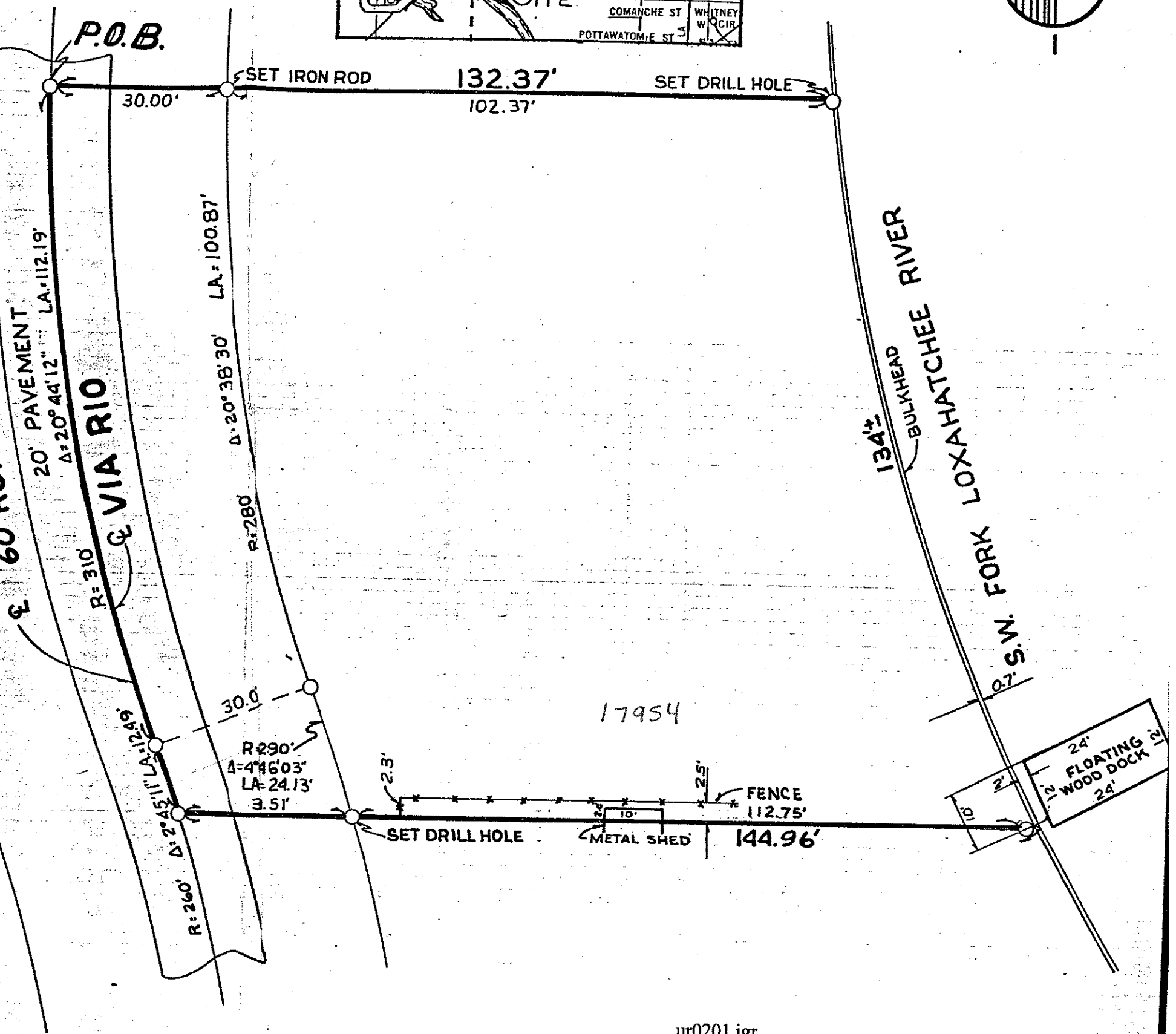
LEGAL DESCRIPTION

LOT 7, VIA RIO (UNRECORDED) - FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, GO SOUTH 89° 40' 00" EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 1353.54 FEET TO A POINT WHICH IS ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF LOXAHATCHEE RIVER ROAD AS NOW LAID OUT AND IN USE; THENCE NORTH ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 245.88 FEET TO A POINT; THENCE EAST A DISTANCE OF 100 FEET TO A POINT; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 45° 00' 00" AND A RADIUS OF 118.58 FEET, A DISTANCE OF 93.13 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A CENTRAL ANGLE OF 66° 37' 06" AND A RADIUS OF 260 FEET; A DISTANCE OF 302.30 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 22° 30' 00" AND A RADIUS OF 310 FEET A DISTANCE OF 121.74 FEET TO THE POINT OF BEGINNING; THENCE EAST A DISTANCE OF 130 FEET, MORE OR LESS, TO THE BULKHEAD, THENCE SOUTHERLY AND EASTERLY MEANDERING SAID BULKHEAD A DISTANCE OF 125 FEET, MORE OR LESS, TO A POINT; THENCE WEST A DISTANCE OF 135.51 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH AN ARC OF CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 2° 45' 11" AND A RADIUS OF 260 FEET; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 12.49 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID REVERSE CURVE CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 20° 44' 12" AND A RADIUS OF 310 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR ROADWAY AND DRAINAGE PURPOSES OVER AND ACROSS THE WESTERLY 30 FEET THEREOF; AND HAVING APERPETUAL RIGHT OF INGRESS AND EGRESS FOR ROADWAY PURPOSES OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND, TOMIT:

SUBJECT TO THE FOLLOWING EASEMENT AFFECTING LOTS 6, 7, 9, 10 AND 11, VIA RIO, AN UNRECORDED SUBDIVISION; A STRIP OF LAND 60 FEET IN WIDTH EXTENDING 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE. FROM THE INTERSECTION OF THE SOUTH LINE OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND THE EASTERLY RIGHT-OF-WAY LINE OF LOXAHATCHEE RIVER ROAD AS NOW LAID OUT AND IN USE; GO NORTH ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 245.83 FEET TO A POINT IN THE SAID EASTERLY RIGHT-OF-WAY LINE AND THE BEGINNING OF THE HEREIN DESCRIBED CENTER LINE; THENCE HAVING A DISTANCE OF 100 FEET TO A POINT; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST SOUTHERLY ALONG THE ARC OF 45° AND A RADIUS OF 118.58 FEET A DISTANCE OF 93.13 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 66° 37' 06" AND A RADIUS 260 FEET A DISTANCE OF 302.30 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 43° 14' 12" AND A RADIUS OF 310 FEET A DISTANCE OF 233.93 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 22° 37' 06" AND A RADIUS OF 260 FEET A DISTANCE OF 102.67 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF LOXAHATCHEE RIVER ROAD AS NOW LAID OUT AND IN USE, AND THE END OF THE HEREIN DESCRIBED CENTER LINE.

60' ROAD EASEMENT



I HEREBY CERTIFY that the plat of survey shown hereon is a true and correct representation of the property description as furnished. Said Survey, made under my direction, is accurate to the best of my knowledge and belief, and contains no visible encroachments, unless shown.
I FURTHER CERTIFY that the Survey represented hereon meets the minimum requirements adopted by the Florida Society of Professional Surveyors and the Florida Land Title Association.

- NOTE: 1. No search of the Public Records has been made by this office.
2. This Survey is not valid unless sealed with an Embossed Surveyor's Seal.

[Signature]
14 Aug 79
DATE
DAILEY & ASSOCIATES
Professional Land Surveyor
Certificate No. 3335
State of Florida

UNDER CONST. TIE-IN SURVEY _____ REVISED _____ UP-DATED _____

DAILEY AND ASSOCIATES
LAND SURVEYORS
4115 WEST INDIANTOWN ROAD
JUPITER, FLORIDA 33458
PHONE (305) 746-8424

SURVEY PREPARED FOR:
FRED BISCHOFF

SCALE 1" = 20'
DR. H.C.C. CHK.
DATE 25 JULY 79
JOB NO. 79-270

ur0201.igr
VIA RIO 35/40/42