NORTHEAST CORNER OF THE A BOUNDARY PLAT OF NORTHWEST QUARTER OF SECTION 13 TRINITY UNITED METHODIST CHURCH , SHARON R. BOCK, CLERK & FOUND PALM BEACH COUNTY "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE ORIGINAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE COMPTROLLER OF THE CIRCUIT COURT OF PALM BEACH COUNTY, BRASS DISK IN CONCRETE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE FLORIDA, HEREBY CERTIFY THAT MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE OF PALM BEACH GARDENS NORTH 906069.00400 THIS PLAT WAS FILED FOR RECOR FOUND IN THE PUBLIC RECORDS OF THIS COUNTY." IN PLAT BOOK \_\_\_\_ EAST 947814.45200 THE BEARINGS ARE BASED ON THE NORTH/SOUTH QUARTER SECTION LINE OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEARING NORTH COUNTY, FLORIDA, PUBLIC LYING IN SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, WITHIN RECORDS, THIS \_\_\_\_\_ DAY 1°45'30" EAST, ACCORDING TO THE NORTH AMERICAN DATUM OF 1983, AND READJUSTED IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA 1990, AS COMPUTED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM. SHARON R. BOCK, CLERK & COMPTROLLER OF THE NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL CIRCUIT COURT, PALM BEACH MAY 2007 APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH COUNTY, FLORIDA CONTAINING 8.8919 ACRES MORE OR LESS DEPUTY CLERK FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT OFFICIAL RECORD BOOK 1013, PAGE 231-PHASE 4 ROADWAY AT BALLENISLES PLAT BOOK 74, PAGES 194-195 & GARDENIA DRIVE -R=321.00A=150.13'SOUTH LINE OF GARDENIA DRIVE TRACT R-2-GA=26'47'51' SOUTHWEST CORNER OF -NORTH 904341.78025 GARDENIA DRIVE TRACT R-2-EAST 946824.36024 -SET P.R.M. LS4088 506.69 S. 88°26'36" SET P.R.M. LS4088-R = 429.00506.69 A=200.65'∠5' LAE 70.00 GA=26'47'51 SET P.R.M. F GARDENIA DRIVE R=321.00 R=321.00' A=20.00'A=130.13 /-SET P.R.M. LS4088 CA=3'34'12"-CA=2313'39" -SOUTH LINE OF GARDENIA DRIVE TRACT R-3 -R=429.00 A=15.19 CA=2'01'44"-SCALE: 1" = 5080 THE JOHN AND CATHERINE T. MACARTHUR FOUNDATION SIGN EASEMENT OFFICIAL RECORD BOOK 7533, PAGE 323 -77.83' N. 4312'02" W.--/ RO STATE PLANE COORDINATE DATA COORDINATES SHOWN ARE GRID LINEAR UNIT = US SURVEY FOOT ZONE = FLORIDA EAST ALL DISTANCES ARE GROUND DATUM = NAD 83, 1990 ADJUSTED SCALE FACTOR = 1.00004218GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE 1983 STATE PLANE TRAVERSE MERCATOR PROJECTION 936.63' /12.00' N. 88°26'36" W. 10' FPL EASEMENT \_12.00' N. 1°33'24" E. OFFICIAL RECORD SEACOAST UTILITY
AUTHORITY WATER &
SEWER EASEMENT BOOK 21421, PAGE 1146 LEGEND: R = RADIUS-EAST LIMITS OF FPL EASEMENT A = ARC DISTANCE OFFICIAL RECORD BOOK 5466, PAGE 1901 CA = CENTRAL ANGLE -12' FPL EASEMENT OFFICIAL RECORD BOOK 5466, PAGE 1901 L = CENTERLINE N. 1'33'24" E. PRM = PERMANENT REFERENCE TA TO 20' SOUTHERNBELL EASEMENT OFFICIAL RECORD BOOK 1063, PAGE 215 MONUMENT LAE - LIMITED ACCESS EASEMENT 213.31 SOUTHEAST CORNER SET P.R.M. LS4088 452.69 OF TRACT ECA-2-869.63 88'26'36" -12' SEACOAST UTILITY AUTHORITY 67.00 NORTH LINE OF BALLENISLES POD 23: NORTH 903875.31002 WATER & SEWER EASEMENT POINT OF BEGINING\_ EAST 946810.03947 OFFICIAL RECORD BOOK 5886 PAGE 1340 NORTHEAST CORNER-BALLENISLES POD 23, PLAT BOOK 89, PAGE 159-161 OF BALLENISLES POD 23 NORTH 903851.68430 EAST 947679,34850 NORTH 903420.05657 EAST 947733.12855 N. 88'26'36" W. SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 13 SUNSHINE SURVEYORS THIS INSTRUMENT WAS PREPARED BY JAY ALAN BONNER, LS4088 SHEET PO Box 31224 (LB4725) IN THE OFFICE OF SUMBHINE SURVEYORS, 2 OF 2 7592 159th COURT NORTH, PALM BEACH GARDENS, FLORIDA 33418 Palm Beach Gardens Florida 33420-1224