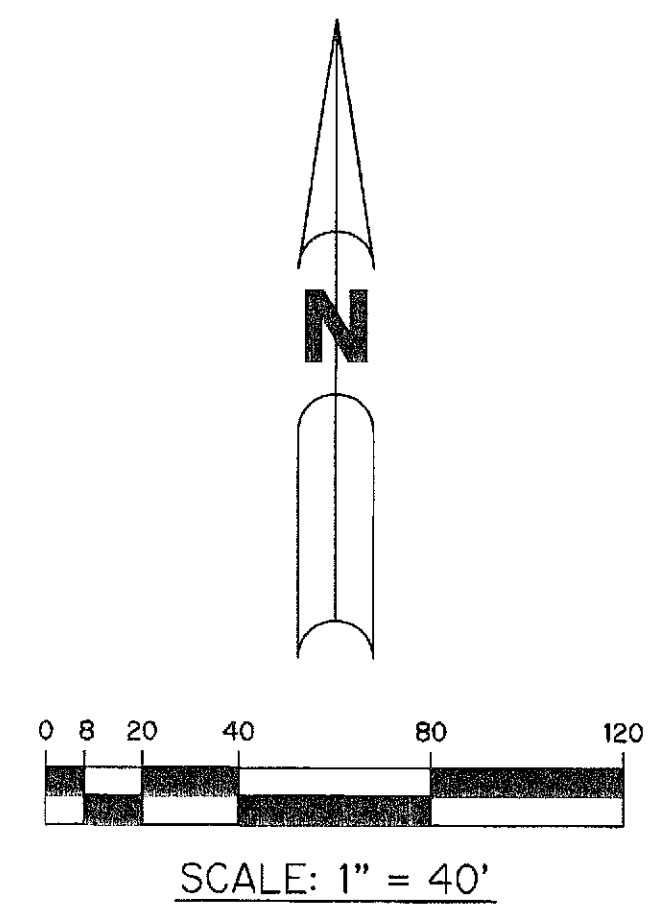


# LYONS WEST AGR P.U.D. - PLAT SEVEN

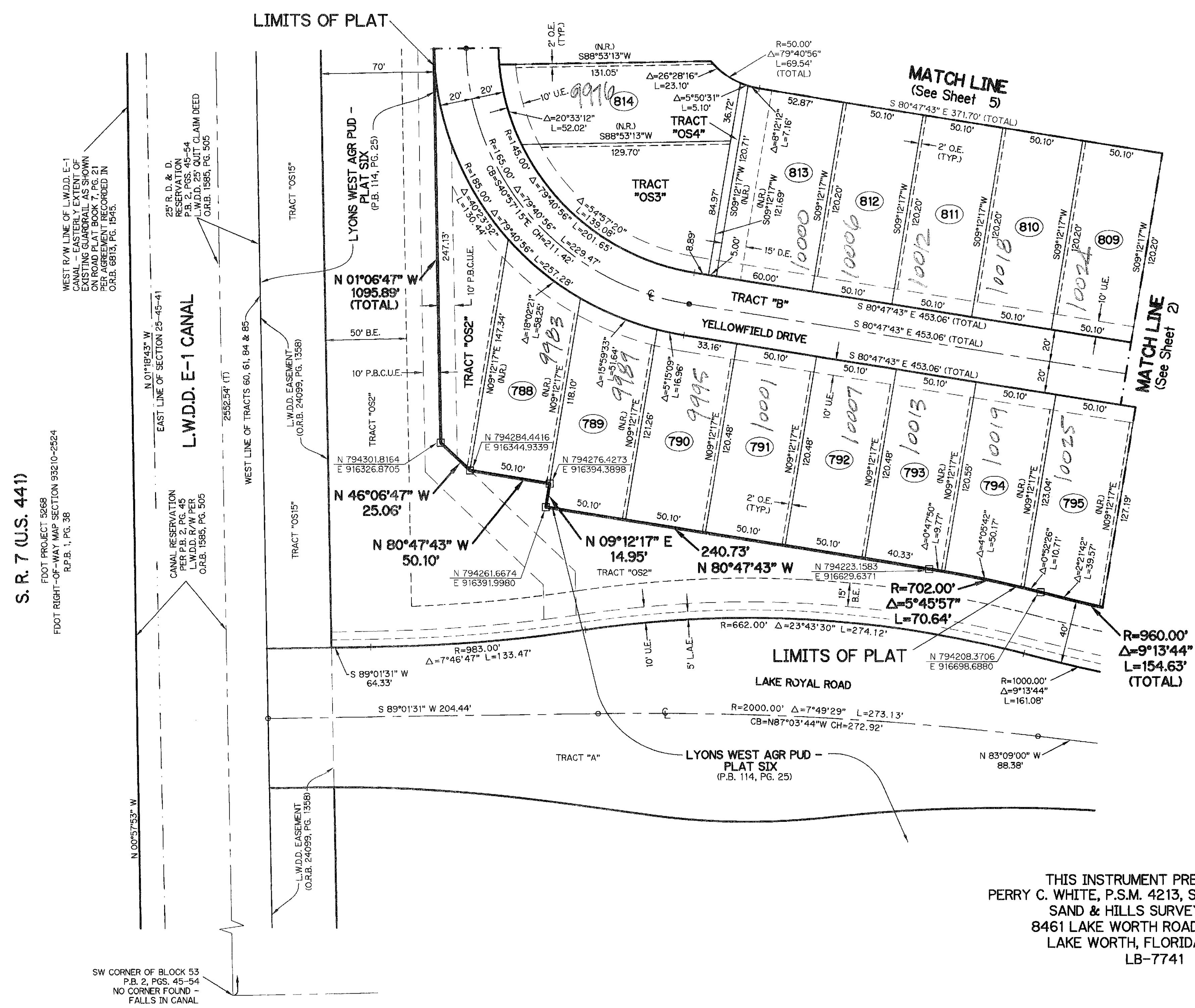
BEING A REPLAT OF A PORTION OF TRACTS 59, 60, 61, 62, 83 AND 84 AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, ALL LYING WITHIN BLOCK 53, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 42 EAST

SHEET 3 OF 7 JUNE, 2011



**NOTE:**  
COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.  
COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT) AS READJUSTED BY PALM BEACH COUNTY IN 1998.  
ZONE = FLORIDA EAST ZONE  
LINEAR UNIT = U.S. SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000207  
PLAT BEARING = GRID BEARING

- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT, L.B. #7741
  - - FOUND PERMANENT REFERENCE MONUMENT, L.B. #7741
  - - SET PERMANENT CONTROL POINT, L.B. #7741
  - - FOUND PERMANENT CONTROL POINT, L.B. #7741
  - Δ - DELTA ANGLE
  - B.E. - BUFFER EASEMENT
  - CB - CHORD BEARING
  - CH - CHORD DISTANCE
  - C - CENTERLINE
  - D.B. - DEED BOOK
  - D.E. - DRAINAGE EASEMENT
  - F.P.L. - FLORIDA POWER & LIGHT
  - G.E. - GRADING EASEMENT
  - L - ARC LENGTH
  - L.A.E. - LIMITED ACCESS EASEMENT
  - L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
  - L.M.E. - LAKE MAINTENANCE EASEMENT
  - L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
  - N.R. - NOT RADIAL
  - N.T.S. - NOT TO SCALE
  - O.R.B. - OFFICIAL RECORD BOOK
  - O.E. - OVERHANG EASEMENT
  - P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT
  - P.B. - PLAT BOOK
  - P.C.P. - PERMANENT CONTROL POINT
  - PGS. - PAGES
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
  - R - RADIUS
  - R/W - RIGHT-OF-WAY
  - R.D. & D. - ROAD, DYKE AND DITCH RESERVATION
  - S.T. - SURVEY TIE
  - U.E. - UTILITY EASEMENT
- N 100000.0000 - DENOTES STATE PLANE COORDINATES  
E 100000.0000



**S. R. 7 (U.S. 441)**  
FDOT PROJECT 5268  
FDOT RIGHT-OF-WAY MAP SECTION 53210-2524  
R.P.B. 1, PG. 38

WEST R/W LINE OF L.W.D.D. E-1 CANAL, EASTERN EXTENT OF CANAL, EASTERN EXTENT OF CANAL, EASTERN EXTENT OF CANAL ON ROAD PLAT BOOK 7, PG. 21 PER AGREEMENT RECORDED IN O.R.B. 8813, PG. 1515.

25' R.D. & D. RESERVATION PER P.B. 2, PGS. 45-54 O.R.B. 1589, PG. 505

**L.W.D.D. E-1 CANAL**  
EAST LINE OF SECTION 25-45-41  
N 01°19'43" W  
2552.54' (T)

WEST LINE OF TRACTS 60, 61, 84 & 85  
L.W.D.D. EASEMENT (O.R.B. 24099, PG. 1358)

CANAL RESERVATION PER P.B. 2, PG. 45 L.W.D.D. R/W PER O.R.B. 1585, PG. 505

SW CORNER OF BLOCK 53 P.B. 2, PGS. 45-54 NO CORNER FOUND - FALLS IN CANAL

THIS INSTRUMENT PREPARED BY  
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA  
SAND & HILLS SURVEYING, INC.  
8461 LAKE WORTH ROAD, SUITE 410  
LAKE WORTH, FLORIDA 33467  
LB-7741

