OF CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS

7301-A WEST PALMETTO PARK ROAD, SUITE 100A

BOCA RATON, FLORIDA 33433 - (561)392-1991 LB #3591

JULY-2011

A PORTION OF TRACT 5, BLOCK K, REPLAT OF LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT _____ M.
THIS ____ DAY OF ____ A.D. 2011 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES ____ AND ____.

SHARON R. BOCK CLERK AND COMPTROLLER

DEPUTY CLERK

SHEET 2 OF 3

COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND

SCALE FACTOR = 1.0000084

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE. COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

SURVEY NOTES:

DETERMINED BY USE RIGHTS GRANTED.

OF PALM BEACH COUNTY, FLORIDA.

8. U.E. - INDICATES UTILITY EASEMENT.

11. N.T.S. - DENOTES NOT TO SCALE

14. R/W - DENOTES RIGHT-OF-WAY

18. L – DENOTES ARC LENGTH 19. R — DENOTES RADIUS

22. S.R. - DENOTES STATE ROAD

"F" ROAD 60' RIGHT-OF-WAY "REPLAT OF LOXAHATCHEE GROVES" -"REPLAT OF LOXAHATCHEE GROVES" (PLAT BOOK 12, PAGE 29) (PLAT BOOK 12, PAGE 29) WEST LINE OF BLOCK "K" N87°42'14"W 318.35 ~10.00**'** -(BEARING BASIS) FOUND PALM BEACH COUNTY S88°05'04"E HORIZONTAL CONTROL POINT 10.00'¬ N87°42'14"W "BABY BLUE" POINT OF BEGINNING-LIMITED - ACCESS OPENING S87°42'14"E TRACT RW -N 852597.17 _24.29'~ SET PRM N02°17'46"E E 898237.42 S01°54'56"W ___24.29' 854975.90 1976.82' (GRID AND GROUND) RIGHT-OF-WAY LINE SET PRM — N 854573.81 898226.76 NOO'46'35"W 10' R&DE _402.48′ O.R.B. 5444, PAGE 1644 7 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT E 898210.64 SET PRM -- 98.17' -- = -TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE 25' N02°17'46"E SET PRM N 854459.02 EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS 854570.76 1450.00' SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL E 898282.10 ¬ 898286.58-HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE 111.84 15' LBE-^J SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING NO2 17'46"E 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF LOXAHATCHEE GROVES ZONING REGULATIONS. SEE SHEET 3 OF 3 FOR DETAIL OF DRAINAGE EASEMENT NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR 25.46 TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN APPROVALS 50' LBE-SET PRM -N 854423.09 OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. └--10' LBE 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, E 898315.71 (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT. 5. BEARINGS ARE RELATIVE TO A GRID BEARING OF TRACT 'A' S88'05'04"E ALONG THE NORTH LINE OF TRACT 5 BLOCK "K", REPLAT OF LOXAHATCHEE GROVES, S02*17'46"W 21.14 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN _Δ=45°23'45" R=32.00' L=25.35' PLAT BOOK 12, PAGE 29 OF THE PUBLIC RECORDS √S43*05'58"E 1.98' _Δ=45°23'45" R=32.00' L=25.35' 6. P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591. FOUND PALM BEACH COUNTY 7. • P.R.M. - INDICATES NAIL AND DISK PERMANENT HORIZONTAL CONTROL POINT S87°42'14"E CENTERLINE. CONTROL POINT STAMPED P.R.M. LB 3591. −20′ P.B.C.U.E. N 854131.49 S87°42'14"E 10.00 9. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC E 902060.40 III P.B.C.U.E. **2**5.05' FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL 10'x30' MASS RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT TRANSIT EASEMENT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH _S02'17'46"W 10. LBE - DENOTES LANDSCAPE BUFFER EASEMENT 12. LSE - DENOTES LIFT STATION EASEMENT S0217'46"W 13. F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION SET PRM-548.10 N 854417.87 15. O.R.B. - DENOTES OFFICIAL RECORDS BOOK E 898514.64 25' | 25' 16. PBCUE - DENOTES PALM BEACH COUNTY UTILITY EASEMENT N 854965.54 17. Δ - DENOTES DELTA (CENTRAL ANGLE) E 898536.60 20. LAE - DENOTES LIMITED ACCESS EASEMENT 21. S.F.W.M.D. - DENOTES SOUTH FLORIDA WATER MANAGEMENT DISTRICT 23. R&DE - DENOTES ROAD AND DRAINAGE EASEMENT TRACT 5, BLOCK K "REPLAT OF LOXAHATCHEE GROVES" (PLAT BOOK 12, PAGE 29) S02°17'46"W EAST LINE OF TRACT 5, BLOCK "K" "REPLAT OF LOXAHATCHEE GROVES"



