

# PERIMETER

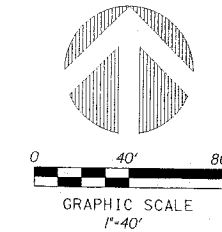
**SURVEYING & MAPPING**  
 Certificate of Authorization No. LB7264  
 Prepared by: Jeff S. Hodapp, P.S.M.  
 949A Clint Moore Road  
 Boca Raton, Florida 33487  
 Tel: (561) 241-9988  
 Fax: (561) 241-5182

## LADERA, P.U.D.

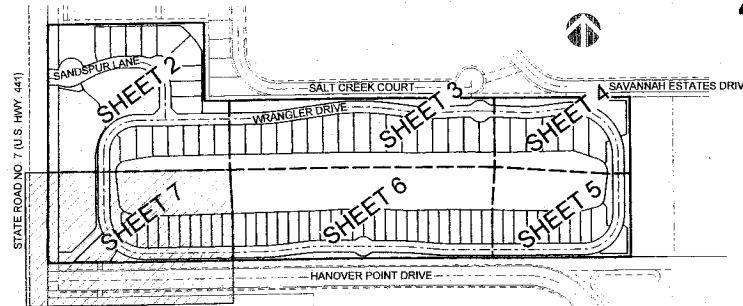
BEING THE SOUTH HALF OF TRACTS 71 AND 72, AND ALL OF TRACTS 73 THROUGH 79, AND ALL OF TRACT 80, LESS THE EAST 183 FEET, AND A PORTION OF THE NORTH 15 FEET OF A ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, LYING SOUTH OF AND PARALLEL TO SAID TRACTS 73 THROUGH 80, BLOCK 43, ACCORDING TO THE PLAT OF "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

JANUARY, 2012

# 55



SHEET 7 OF 7



LOCATION MAP N.T.S.

SEE SHEET 2

MATCH LINE

STATE ROAD NO. 7 (U.S. HWY. 441)

FLORIDA DEPARTMENT OF TRANSPORTATION  
 RIGHT-OF-WAY MAP SECTION 9321-2525

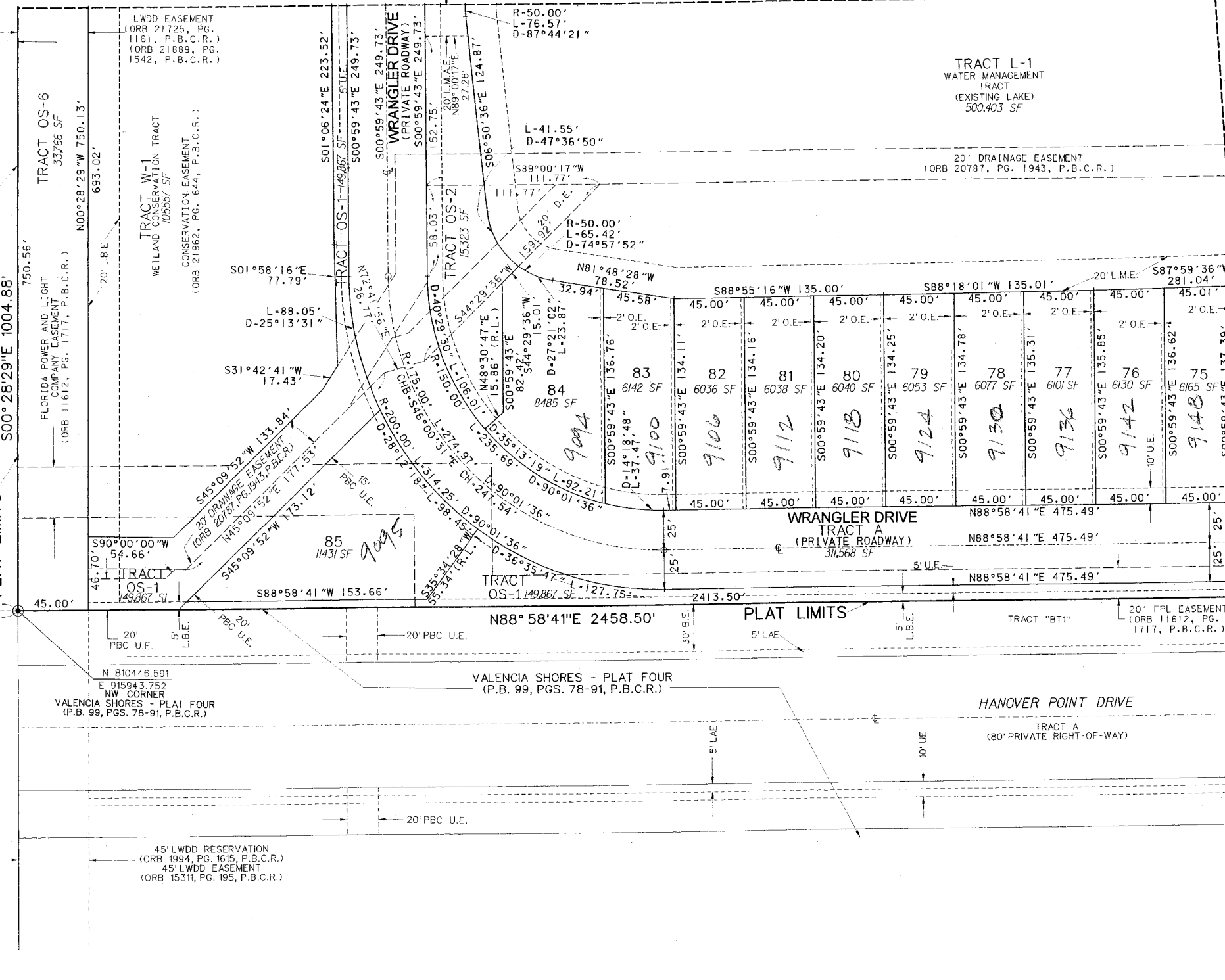
W. LINE SECTION 7-45-42 O.R.B. 6813, PG. 1545  
 R/W LINE PER

L.W.D.D. E-1 CANAL  
 L.W.D.D. E-1 CANAL R/W, PG. 518  
 ORB 1565, PG. 505 & DB 118, PG. 518

25' ROAD DITCH & DIKE RESERVATION (P.B. 2, PG. 43, P.B.C.R.)

PLAT LIMITS

00°28'29"E 1004.88'



WRANGLER DRIVE TRACT A (PRIVATE ROADWAY) 311,568 SF

PLAT LIMITS

HANOVER POINT DRIVE TRACT A (80' PRIVATE RIGHT-OF-WAY)

### LEGEND:

- SET P.R.M. (UNLESS OTHERWISE NOTED)-4" DIAMETER ALUMINUM DISK IN CONC. MON. STAMPED FRM #B7264
  - P.C.P. STAMPED P.C.P. #LB7264 CENTERLINE
- ABBREVIATIONS:**
- AC. ACRES
  - B.E. BUFFER EASEMENT
  - CH CHORD
  - CHB CHORD BEARING
  - CONC. CONCRETE
  - COR. CORNER
  - D DELTA (CENTRAL ANGLE)
  - D.E. DRAINAGE EASEMENT
  - I.R. IRON ROD
  - I.R.C. IRON ROD AND CAP
  - L ARCLength
  - L.A.E. LIMITED ACCESS EASEMENT
  - L.B. LICENSED BUSINESS
  - L.B.E. LANDSCAPE BUFFER EASEMENT
  - L.M.E. LAKE MAINTENANCE EASEMENT
  - L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
  - L.S. LICENSED SURVEYOR
  - L.S.E. LIFT STATION EASEMENT
  - L.W.D.D. LAKE WORTH DRAINAGE DISTRICT
  - MON. MONUMENT
  - O.E. OVERHANG EASEMENT
  - O.R.B. OFFICIAL RECORDS BOOK
  - N.R. NON-RADIAL
  - P.B. PLAT BOOK
  - P.B.C.R. PALM BEACH COUNTY RECORDS
  - P.E. PEDESTRIAN EASEMENT
  - PG. PAGE
  - P.C.P. PERMANENT CONTROL POINT
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - P.S.M. PROFESSIONAL SURVEYOR & MAPPER
  - P.U.D. PLANNED UNIT DEVELOPMENT
  - R. RADIUS
  - R.L. RADIAL LINE
  - R/W RIGHT-OF-WAY
  - SEC. SECTION
  - S.F. SQUARE FEET
  - U.E. UTILITY EASEMENT

S/4 CORNER SECTION 12-45-41 FOUND P.B.C. BRASS DISK IN CONC. MON. N 808985.722 E 913242.485

SW CORNER SECTION 7-45-42 FOUND PRM "ADAIR-BRADY" N 809037.442 E 915880.876

N88°53'55"E 2638.83' (GROUND) 2638.88' (GRID) S. LINE SE1/4 SEC. 12-45-41

N 810446.591 E 915843.752 NW CORNER VALENCIAS SHORES - PLAT FOUR (P.B. 99, PGS. 78-91, P.B.C.R.)

45' LWDD RESERVATION (ORB 1994, PG. 1615, P.B.C.R.) 45' LWDD EASEMENT (ORB 15311, PG. 195, P.B.C.R.)

20' FPL EASEMENT (ORB 11612, PG. 1717, P.B.C.R.)