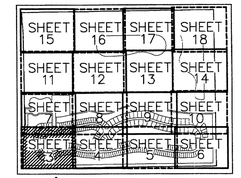
08564-001

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392–1991
JULY – 2014

PALM MEADOWS ESTATES

A PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF PARCEL A, PARCEL B, TRACTS A, B, C, D, L–1, L–2 AND L–3,
PALM BEACH THOROUGHBRED TRAINING FARM, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 96, PAGES 164 THROUGH 171, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTIONS 17, 18, 19 AND 20, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



34

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT ____ M.
THIS ____ DAY OF ____
A.D. 20__ AND DULY RECORDED
IN PLAT BOOK ____ ON
PAGES ____ AND ____.

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: ____
DEPUTY CLERK

SHEET 3 OF 18

MATCH LINE SHEET 7 OF 18

MATCH LINE SHEET 7 OF 18

MATCH LINE SHEET 4 OF 18

FOUND PALM BEACH COUNTY HORIZONTAL CONTROL POINT "PBF 52"
N 809123.911
E 920958.495

FOUND PALM BEACH COUNTY HORIZONTAL CONTROL POINT "PBF 54"
N 803745.925
E 920955.069

SET P.R.M. LB#3591

N05°45'00"E 119.92'

Δ=6°24'00"
R=3526.00'
L=393.85'
CB=S02°33'00"W
CD=393.65'

Δ=6°24'00"
R=3466.00'
L=387.15'
CB=S02°33'00"W
CD=386.95'

Δ=5°24'00"
R=3581.00'
L=400.00'
CB=S02°33'00"W
CD=399.79'

5377.86' (GROUND)

S00°02'11"W (GRID BEARING)

LYONS ROAD
(ROAD PLAT BOOK 6, PAGES 121–122)
(O.R.B. 6885, PAGES 795–797)
(O.R.B. 11085, PAGE 306)
(O.R.B. 11085, PAGES 764–774)
(PLAT BOOK 96, PAGES 164–171)

EQUUS AGR–PUD PHASE ONE
(PLAT BOOK 97, PAGES 11–24)

TRACT OS–1

N00°39'00"W 360.50'

S20°07'52"E (GRID BEARING)

1429.94' (GROUND)

10' UE(P)
5' LAE

N00°39'00"W 30.00'

10' X 30' MASS TRANSIT EASEMENT 2

S89°22'25"W 55.00'

S.W. CORNER OF PARCEL B
PALM BEACH THOROUGHBRED TRAINING FARM
(PLAT BOOK 96, PAGES 164–171)
SET P.R.M. LB#3591
N 802413.92
E 921449.94

S89°22'25"W
S89°01'22"W (GRID BEARING)

BEARING BASIS
SOUTH LINE OF PARCEL B
(PLAT BOOK 96, PAGES 164–171)

1245.88' PRM TO PRM

4986.55' (TOTAL)

FOUND P.R.M. LB#50

S89°22'25"W 4841.53' (TOTAL)

1812.45'

10' PBCUE

TRACT OS–1

45' L.W.D.D. EASEMENT
(O.R.B. 8109, PAGE 1487)

F.P.& L. EASEMENT
(O.R.B. 2498, PAGE 1857)

S00°38'35"E 10.54'
S00°38'35"E 17.50'
S89°21'25"W 17.50'
S00°37'35"E 5.00'
S89°49'39"E 67.96'
S89°49'39"E 65.22'
N89°21'25"E 5.00'
175.64'
46.01'
12.00'
360.48'
280.52'
302.49'
154.86'

C. STANLEY WEAVER CANAL
125' RIGHT–OF–WAY
(O.R.B. 930, PAGE 983)
(O.R.B. 1585, PAGE 505)
(O.R.B. 6495, PAGE 751)

125.00'

80.00'

COUNTRYSIDE MEADOWS
(PLAT BOOK 104, PAGES 12–18)

TRACT L–6
WATER MANAGEMENT/DRAINAGE TRACT TO BE OWNED AND MAINTAINED BY THE PALM MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN O.R.B. 27070, PAGE 496 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT L–4
WATER MANAGEMENT/DRAINAGE TRACT TO BE OWNED AND MAINTAINED BY THE PALM MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN O.R.B. 27070, PAGE 496 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT L–6
WATER MANAGEMENT/DRAINAGE TRACT TO BE OWNED AND MAINTAINED BY THE PALM MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN O.R.B. 27070, PAGE 496 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

GRAND PRIX LANE

TRACT R

NORTH

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
INTENDED DISPLAY SCALE
1 INCH = 50 FEET