

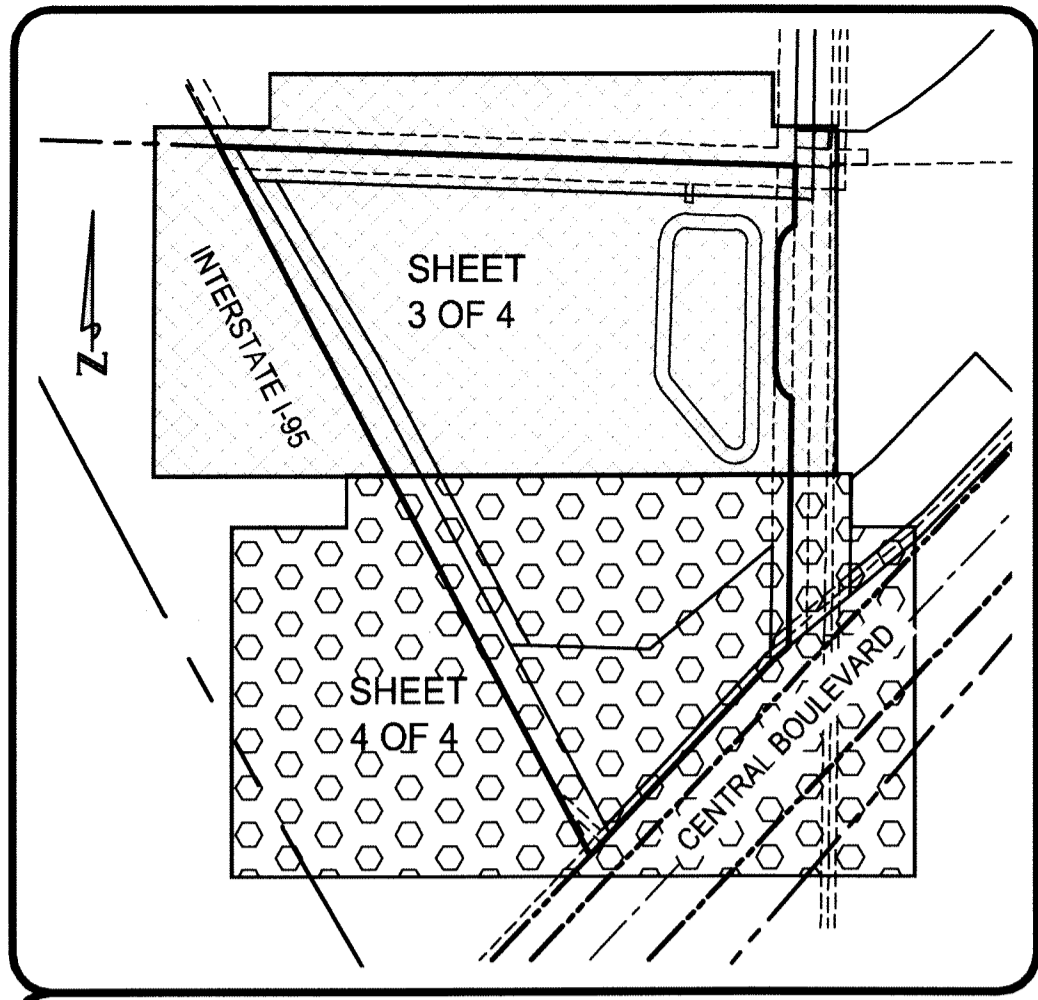
CENTRAL GARDENS GRAND APARTMENTS 169

BEING A REPLAT OF TRACT 1, TRACT P-'B', TRACT LB-'C', TRACT LB-'D' & TRACT OS-'A', CENTRAL GARDENS PLAT TWO, PLAT BOOK 121, PAGES 5 THROUGH 11 & ALSO BEING A PORTION OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

SHEET 4 OF 4

APRIL 2017

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED
 FOR RECORD AT _____M.
 THIS DAY OF _____, 2017
 AND DULY RECORDED IN PLAT
 NO. _____ ON PAGES _____
 THRU _____
 SHARON R. BOCK
 CLERK AND COMPTROLLER
 BY _____ D.C.



MATCH LINE - SEE PAGE 3 OF 4

LINE AND CURVE TABLES FOR THE VARIABLE WIDTH LAKE MAINTENANCE ACCESS EASEMENT, SEACOAST UTILITY AUTHORITY & PRIVATE INGRESS / EGRESS EASEMENT (PLAT BOOK 121, PAGE 5)

Line Table			Curve Table				
Line #	Length	Direction	Curve #	Length	Radius	Delta	CHORD BEARING
L11	24.21'	S00°46'36"W	C2	38.95	28.00'	079°42'23"	S39°04'36"E
			C3	76.67	52.00'	084°28'43"	N41°27'45"W

10.0' WIDE UTILITY EASEMENT

Line #	Length	Direction
L55	42.45'	N34°06'02"E
L56	36.91'	N72°16'39"E
L57	27.53'	S72°16'39"W
L58	47.53'	N34°06'02"E
L59	75.45'	S34°06'02"W
L60	13.12'	S72°16'39"W
L61	7.10'	N72°16'39"E
L62	28.61'	S34°06'02"W

TRACT 1A
 283,563.013 SQUARE FEET /
 6.510± ACRES

LINE TABLE FOR EXISTING S.U.A. WATER & SEWER LINE EASEMENT (PLAT BOOK 121, PAGE 5)

Line #	Length	Direction
L51	12.65'	S00°46'36"W
L52	36.91'	N72°16'39"E
L53	12.00'	N17°43'21"W
L54	40.93'	N72°16'39"E

LINE TABLE FOR S.U.A. WATER & SEWER LINE EASEMENT

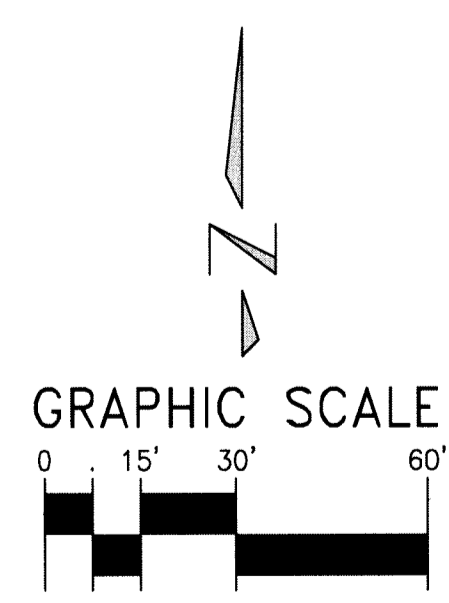
Line #	Length	Direction	Line #	Length	Direction
L36	10.47'	N52°51'16"E	L43	14.73'	N46°52'18"E
L37	12.00'	S37°08'44"E	L44	44.50'	S43°07'42"E
L38	11.09'	N52°51'16"E	L45	49.90'	N43°07'42"W
L39	8.96'	N41°16'08"W	L46	18.91'	S05°18'03"W
L40	12.00'	S48°43'52"W	L47	19.29'	N05°18'03"E
L41	8.72'	N41°16'08"W	L48	79.09'	S40°07'28"E
L42	13.28'	S17°43'21"E	L49	12.00'	N49°52'32"E
			L50	74.07'	N40°07'28"W

UTILITY EASEMENT

Line #	Length	Direction
L66	16.17'	S39°52'03"E
L67	1.23'	S50°07'57"W
L68	8.50'	S39°52'03"E
L69	16.94'	N50°07'57"E

SQUARE FOOTAGE / ACREAGE TABULAR DATA

TRACTS	SQUARE FOOTAGE	ACRES
TRACT '1A'	283,563.013	6.510
LB-'1A'	34,851.464	0.800
LB-'1B'	18,284.839	0.420
L-'1A'	27,605.047	0.634
LM-'1A'	16,128.937	0.370
P-'1A'	58,775.894	1.349
OS-'1A'	38,129.091	0.875
TOTAL	477,338.285	10.958



LEGEND OF SYMBOLS:
 4"x4" CONC. MON. STAMPED "P.R.M. LB4897" OR AS NOTED
 MAG NAIL & DISK STAMPED "P.R.M. LB 4897" OR AS NOTED
 CONC. = CONCRETE
 MON. = MONUMENT
 M.N.D. = MAG NAIL & DISK

PROPERTY CONTROL ABBREVIATIONS
 P.C.P. = PERMANENT CONTROL POINT
 P.R.M. = PERMANENT REFERENCE MONUMENT
 CONC. = CONCRETE
 MON. = MONUMENT
 M.N.D. = MAG NAIL & DISK

LEGEND OF ABBREVIATIONS:
 = DEGREES
 ' = MINUTES
 " = SECONDS
 R = RADIUS
 Δ = DELTA
 L = ARC LENGTH
 CB = CHORD BEARING
 P.C. = POINT OF CURVATURE
 P.T. = POINT OF TANGENCY
 P.R.C. = POINT OF REVERSE CURVE
 RAD. = RADIAL
 N.R. = NON-RADIAL
 T = TANGENT
 N.T. = NON-TANGENT
 C/L = CENTERLINE
 P.B. = PLAT BOOK
 D.B. = DEED BOOK
 O.A. = OVERALL
 O.R.B. = OFFICIAL RECORD BOOK

LEGEND OF ABBREVIATIONS:
 PG. = PAGE
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 P.O.T. = POINT OF TERMINUS
 R.P.B. = ROAD PLAT BOOK
 L.B. = LICENSED BUSINESS
 P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
 L.A.E. = LIMITED ACCESS EASEMENT
 L.B.E. = LANDSCAPE BUFFER EASEMENT
 L.M.E. = LAKE MAINTENANCE EASEMENT
 S.L.E. = SANITARY SEWER LINE EASEMENT
 W.L.E. = WATER LINE EASEMENT
 PBCR = PALM BEACH COUNTY RECORDS
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 ING-EGR = INGRESS / EGRESS
 S.U.A. = SEACOAST UTILITY AUTHORITY
 F.P.L. = FLORIDA POWER & LIGHT COMPANY

KESHAVARZ & ASSOCIATES
 Civil Engineers • Land Surveyors
 711 North Dixie Highway, Suite 201
 West Palm Beach, Florida 33401
 Tel: (561) 688-8600 Fax: (561) 688-7476

THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 688-8600.

DATE: 07/01/16	CHECKED: SB	PROJECT No.	SHEET No.
SCALE: 1" = 30'	APPROVED: SB	14-1041	4 OF 4
DRAWN: SB	DWG No: D14-1041P		

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