

SUNSPIRE HEALTH, TYPE 3 CLF

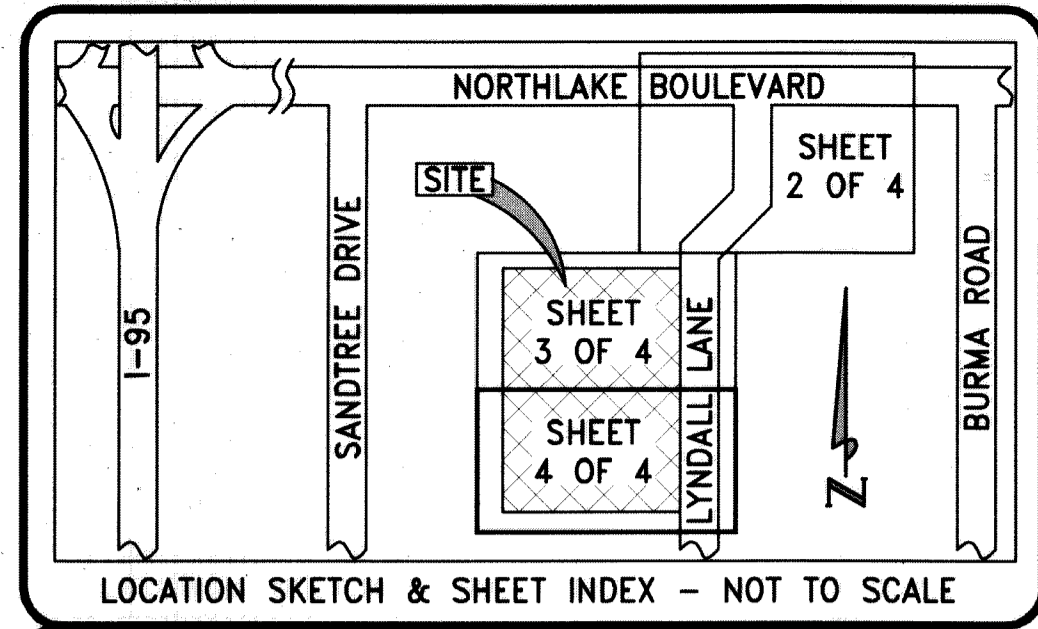
LYING THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

129

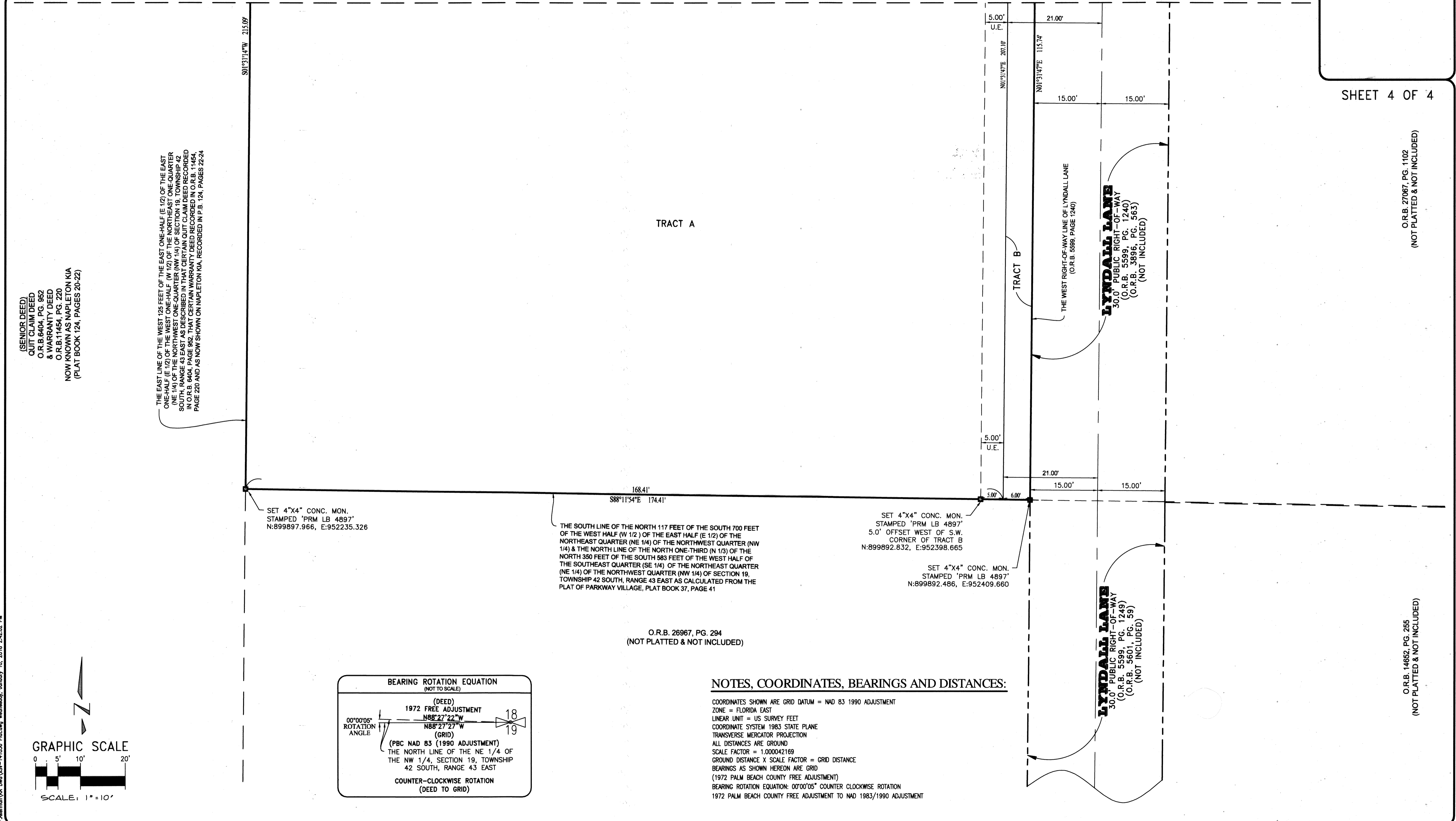
SHEET 4 OF 4

O.R.B. 27067, PG. 1102
(NOT PLATTED & NOT INCLUDED)

O.R.B. 14652, PG. 255
(NOT PLATTED & NOT INCLUDED)



MATCH LINE SEE PAGE 3 OF 4



(SENIOR DEED)
QUIT CLAIM DEED
O.R.B. 6404, PG. 962
& WARRANTY DEED
O.R.B. 11454, PG. 220
NOW KNOWN AS MAPLETON KA
(PLAT BOOK 124, PAGES 20-22)

THE EAST LINE OF THE WEST 125 FEET OF THE EAST ONE-HALF (E 1/2) OF THE EAST ONE-HALF (E 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN O.R.B. 9404, PAGE 962, THAT CERTAIN WARRANTY DEED RECORDED IN O.R.B. 11454, PAGE 220 AND AS NOW SHOWN ON MAPLETON KA, RECORDED IN P.B. 124, PAGES 22-24

S01°31'14"W 215.09'

TRACT A

TRACT B

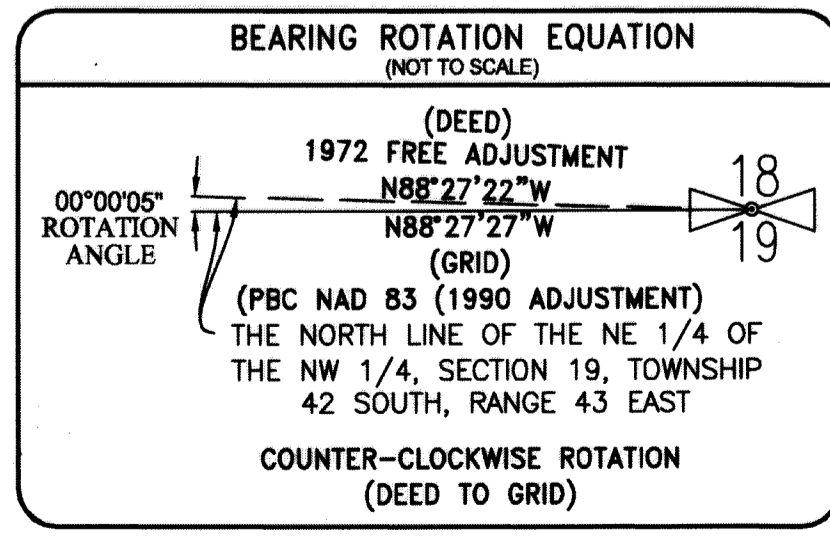
SET 4"x4" CONC. MON.
STAMPED 'PRM LB 4897'
N:899897.966, E:952235.326

THE SOUTH LINE OF THE NORTH 117 FEET OF THE SOUTH 700 FEET OF THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) & THE NORTH LINE OF THE NORTH ONE-THIRD (N 1/3) OF THE NORTH 350 FEET OF THE SOUTH 583 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST AS CALCULATED FROM THE PLAT OF PARKWAY VILLAGE, PLAT BOOK 37, PAGE 41

SET 4"x4" CONC. MON.
STAMPED 'PRM LB 4897'
5.0' OFFSET WEST OF S.W.
CORNER OF TRACT B
N:899892.832, E:952398.665

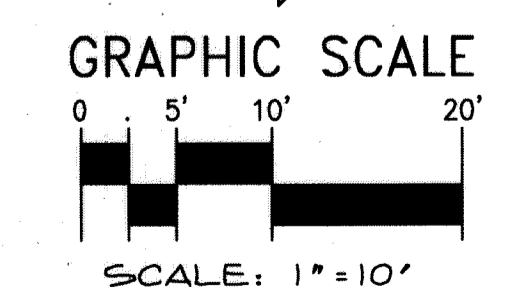
SET 4"x4" CONC. MON.
STAMPED 'PRM LB 4897'
N:899892.486, E:952409.660

O.R.B. 26967, PG. 294
(NOT PLATTED & NOT INCLUDED)



NOTES, 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 = 1.000042169
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID
(1972 PALM BEACH COUNTY FREE ADJUSTMENT)
BEARING ROTATION EQUATION: 00°00'05" COUNTER CLOCKWISE ROTATION
1972 PALM BEACH COUNTY FREE ADJUSTMENT TO NAD 1983/1990 ADJUSTMENT



LEGEND OF SYMBOLS:

- = 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB4897" OR AS NOTED.
- △ = MAG NAIL & DISK STAMPED "P.R.M. LB 4897" OR AS NOTED.
- = A POINT REPRESENTING THE CHANGE IN DIRECTION FOR THE LINE FROM THE P.O.C. TO THE P.O.B.

PROPERTY CONTROL ABBREVIATIONS

- P.C.P. = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- CONC. = CONCRETE
- MON. = MONUMENT
- MND = MAG NAIL & DISK

LEGEND OF ABBREVIATIONS:

- D = DEGREES
- M = MINUTES
- S = 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
- LB = LICENSED BUSINESS
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.T. = POINT OF TERMINUS
- LB = LICENSED BUSINESS
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER

EASEMENT / MISCELLANEOUS ABBREVIATIONS

- D.E. = DRAINAGE EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- U.E. = UTILITY EASEMENT
- S.L.E. = SANITARY SEWER LINE EASEMENT
- W.L.E. = WATER LINE EASEMENT
- P.B.C.U.E. = PALM BEACH COUNTY UTILITY EASEMENT
- R/W = RIGHT-OF-WAY
- ING-EGR = INGRESS EGRESS EASEMENT
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- PBC = PALM BEACH COUNTY
- R/W = RIGHT-OF-WAY

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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) 689-8600.

DATE: 04/19/17	CHECKED: SB	PROJECT No.	SHEET No.
SCALE: 1" = 10'	APPROVED: SB	14-1056	4 OF 4
DRAWN: SB	DWG No: D14-1056P		

P:\14-1056 Sunspire CLF\Akerman\VA DWG\14-1056 Plat.dwg Wednesday, January 10, 2018 2:42:02 PM