THIS INSTRUMENT PREPARED BY GROVES TOWN CENTER PUD RONNIE L. FURNISS CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS BEING A REPLAT OF A PORTION OF TRACTS 4, 5 AND 6, BLOCK "I" OF LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA LB #3591 COLLECTING CANAL COLLECTING CANAL LOXAHATCHEE GROVES 60' RIGHT-OF-WAY (PLAT BOOK 12, PAGE 29) N 856608.75 (BEARING BASIS) N. LINE OF TRACTS 5 AND 6, BLOCK "I"— LOXAHATCHEE GROVES (PLAT BOOK 12, PAGE 29) SHEET 5 OF 5 REMAINDER TRACT 4 BLOCK "I" E 888565.12 S8912'34"E r5' LAE SET PRM 1 F5' LAE 1673.07' (TOTAL) S89*12'34"E 842.69' S89°12'34"E SET PRM 838.29' PRM TO PRM 834.78' PRM TO PRM -N. LINE OF TRACT 4, BLOCK "I" NW. CORNER OF ZO' CME TRACT 5, BLOCK "I" N 856597.21 E 889401.57 SHEET 2 OF 5 SHEET 3 OF 5 5' LAE ---SHEET 4 OF 5 SOUTHERN BLVD./STATE ROAD 80 TRACT C-1 KEY MAP NOT TO SCALE COORDINATES, BEARINGS AND DISTANCES COORDINATES SHOWN ARE GRID DATUM = NAD 83 2002 ADJUSTMENT ZONE = FLORIDA EAST _____<u>\$89*12'34"E</u> ____842.69'__ LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.000002GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE ROTATION EQUATION: N89°12'34"W 1272.95' SOUTH 89°12'34" EAST (PLAT) SOUTH 89°12'33" EAST (GRID) PLAT TO GRID BEARING = 00°00'01" CLOCKWISE COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY. W. LINE OF TRACT 5, BLOCK "I"-COORDINATE VALUES SHOWN ARE PER SIMON TRUST BOUNDARY PLAT PLAT BOOK 116, PAGE 26 REMAINDER OF TRACT 4, BLOCK "I" LOXAHATCHEE GROVES (PLAT BOOK 12, PAGE 29) POD B S S89°12'34"E 842.69' GRAPHIC SCALE INTENDED DISPLAY SCALE 1 INCH = 60 FEET LEGEND: BM - BENCHMARK 5' LAE ---CME - CANAL MAINTENANCE EASEMENT F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION FND. - FOUND FPL - FLORIDA POWER & LIGHT SHEET 2 OF 5 LAE - DENOTES LIMITED ACCESS EASEMENT LB — DENOTES LANDSCAPE BUFFER EASEMENT N.T.S. - DENOTES NOT TO SCALE NGVD 29 - NATIONAL GEODETIC VERTICAL DATUM OF 1929 NAVD 88 - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) O.R.B. - DENOTES OFFICIAL RECORDS BOOK (P) - DENOTES PLAT P.B. - DENOTES PLAT BOOK PBCUE - PALM BEACH COUNTY UTILITY EASEMENT PG. - DENOTES PAGE Δ - DENOTES DELTA (CENTRAL ANGLE) L - DENOTES ARC LENGTH R - DENOTES RADIUS R/W - DENOTES RIGHT-OF-WAY SF - DENOTES SQUARE FEET SHEET 3 OF 5 S.R. - DENOTES STATE ROAD UE - INDICATES UTILITY EASEMENT. P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591, UNLESS OTHERWISE NOTED - INDICATES NGS SURVEY BENCHMARK.