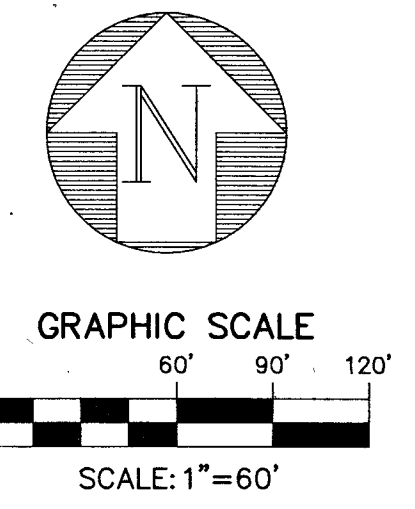
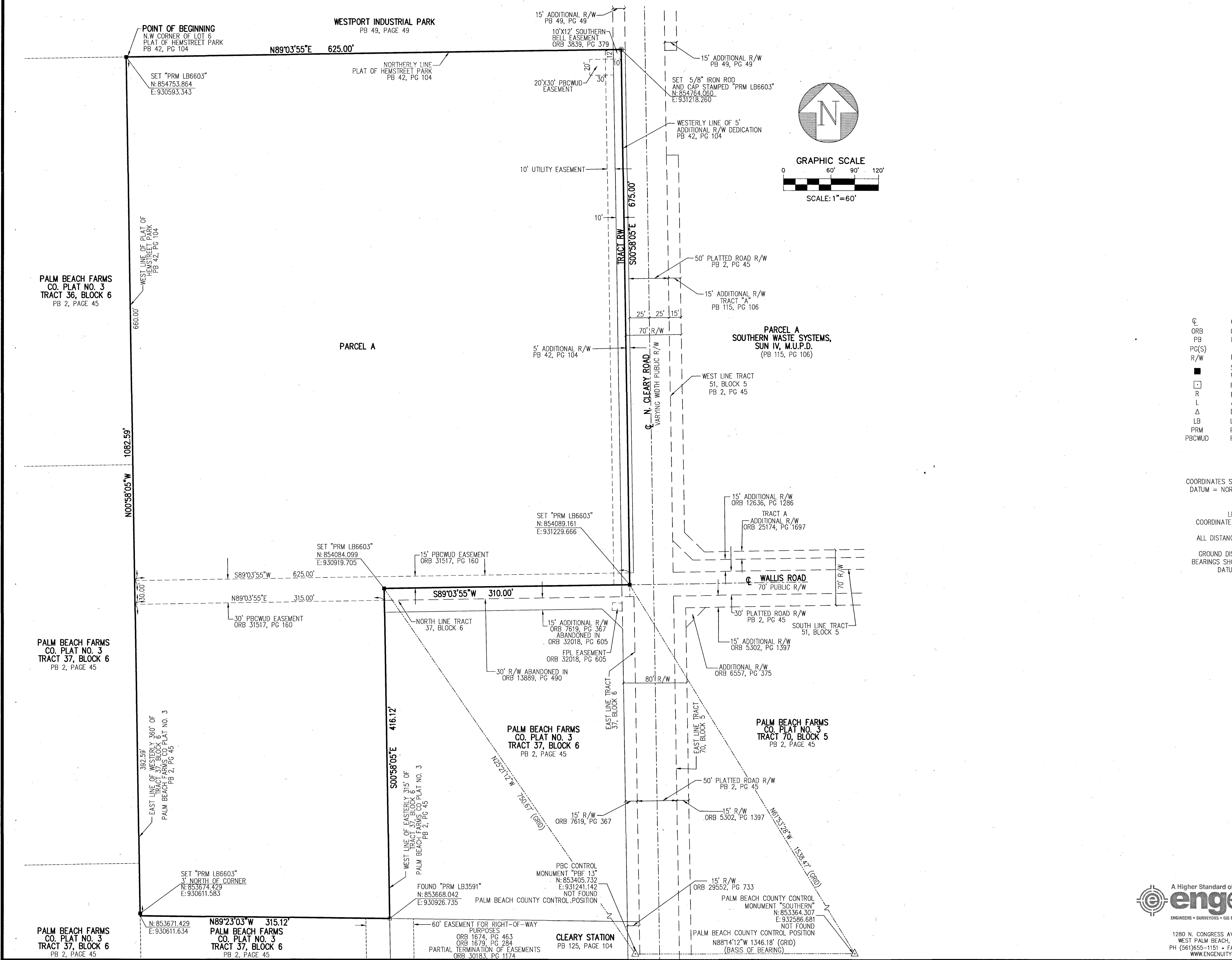


64

HEMSTREET PARK II

BEING A REPLAT OF HEMSTREET PARK LESS THE EAST 5 FEET, AS RECORDED IN PLAT BOOK 42, PAGE 104 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE 30.00 FOOT WIDE ROAD DYKE & DITCH RESERVATION RELEASED IN OFFICIAL RECORDS BOOK 13889, PAGE 490 AND TOGETHER WITH A PORTION OF THE EAST 315 FEET OF THE WEST 675 FEET OF TRACT 37, BLOCK 6 OF PALM BEACH FARMS CO. PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGE 45 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 2



- LEGEND**
- ⊙ CENTERLINE
 - ORB OFFICIAL RECORD BOOK
 - PB PLAT BOOK
 - PC(S) PAGE(S)
 - R/W RIGHT-OF-WAY
 - SET 4" X 4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED P.R.M. LB#6603
 - FOUND PERMANENT REFERENCE MONUMENT AS NOTED
 - R RADIUS
 - L ARC LENGTH
 - Δ DELTA ANGLE
 - LB LICENSED BUSINESS
 - PRM PERMANENT REFERENCE MONUMENT
 - PBCWJD PALM BEACH COUNTY WATER UTILITIES DEPARTMENT

NOTES

COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT (NAD 83-90)
 ZONE = FLORIDA EAST ZONE
 LINEAR UNITS = U.S. SURVEY FEET
 COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
 SCALE FACTOR: 1.0000277
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS SHOWN HEREON ARE BASED ON A GRID BLEPPING DATUM, NAD 83-90, FLORIDA EAST ZONE.

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. ENGENUITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS 1280 N. CONGRESS AVE., SUITE 101, WEST PALM BEACH, FLORIDA 33409. CERTIFICATE OF AUTHORIZATION NO. LB0006603

HEMSTREET PARK II

A Higher Standard of Excellence

ENGINEERS • SURVEYORS • GIS MAPPERS

1280 N. CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409
 PH (561)655-1151 • FAX (561)652-9390
 WWW.ENGENUITYGROUP.COM

DATE	11/4/2022
SCALE	1"=60'
CAD FILE	18070.01
S00K PROJECT	18070.01
DRAWN	JCM
CHECKED	CAR

SH E E T

2/2

JOB NO.

18070.01.16

PALM BEACH FARMS CO. PLAT NO. 3 TRACT 37, BLOCK 6 PB 2, PAGE 45

PALM BEACH FARMS CO. PLAT NO. 3 TRACT 37, BLOCK 6 PB 2, PAGE 45

60' EASEMENT FOR RIGHT-OF-WAY PURPOSES ORB 1874, PG 463 ORB 1679, PG 284 PARTIAL TERMINATION OF EASEMENTS ORB 30183, PG 1174

FOUND "PRM LB3591" N: 853668.042 E: 930926.735 PALM BEACH COUNTY CONTROL POSITION

PBC CONTROL MONUMENT "PBF 13" N: 853405.732 E: 931241.142 NOT FOUND

PALM BEACH COUNTY CONTROL MONUMENT "SOUTHERN" N: 853364.307 E: 932386.681 NOT FOUND

PALM BEACH COUNTY CONTROL POSITION N88°14'12"W 1346.18' (GRID) (BASIS OF BEARING)

CLEARY STATION PB 125, PAGE 104

50' PLATTED ROAD R/W PB 2, PG 45

15' R/W ORB 29552, PG 733 PALM BEACH COUNTY CONTROL MONUMENT "SOUTHERN"