102

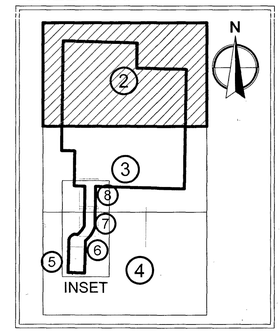
CENTRAL PARK
COMMERCE CENTER MUPD

BEING A PORTION OF SECTIONS 29 & 32, TOWNSHIP 43S, RANGE 40E
PALM BEACH COUNTY, FLORIDA

N

0 50 100 200
SCALE: 1" = 100'

SHEET MAP



NOT TO SCALE

19 20 30 29
NORTHWEST CORNER
SECTION 29-43-40
CCR 53924
N 864107.403
E 858910.195
NOT FOUND
P.B.C. PUBLISHED POSITION

ACCESS EASEMENT
FPL (ORB 33212, PG. 1239, PBCR)
SFWMD (ORB 33783, PG. 1725, PBCR)

N 859748.894
E 860922.976

S88°27'45"E 1376.22' (GND) 1376.21' (GRID)

(NOT PLATTED)
FPL
PARCEL B
(ORB 21805, PG. 634, PBCR)

25' B.E.

(NOT PLATTED)
SFWMD TRACT 2,
PARCEL 2
(ORB 14832, PG. 1206, PBCR)

WEST LINE SECTION 29-43-40

N00°49'13"E 930.71' (GND) 930.70' (GRID)

PBA ACCESS EASEMENT
(ORB 3208, PG. 1989, PBCR)
FDEP ACCESS EASEMENT
(ORB 30130, PG. 65, PBCR)

S00°57'24"W 467.02'

(NOT PLATTED)
SFWMD TRACT
NO. VF-100-018
(ORB 22065, PG. 167, PBCR)

S88°27'45"E 933.06' (GND) 933.05' (GRID)

N 859219.979
E 863223.607

25' B.E.

20 21 29 28
NORTHEAST CORNER
SECTION 29-43-40
COR 53922
N 864003.052
E 864245.148
NOT FOUND
P.B.C. PUBLISHED POSITION

(NOT PLATTED)
SFWMD TRACT 2,
PARCEL 2
(ORB 14832, PG. 1206, PBC

S88°19'30"E 804.53'

PALM BEACH COUNTY
CONTROL POINT "LEVEE 1"
FND. PALM BEACH
COUNTY BRASS DISC
IN CONC. MONUMENT
N 859196.4630
E 864027.7710

N00°49'13"E 5229.53'

HAUL ROAD
130' WIDE
(ORB 23400, PG. 1560, PBCR)
(ORB 14832, PG. 1206, PBCR)

TRACT B

S00°57'24"W 468.66'

EAST LINE SECTION 29-43-40
N01°12'21"E 5279.53'

30 29 S88°20'18"E 2075.24'

(BASIS OF BEARINGS)
SOUTH LINE SECTION 29-43-40
N88°20'18"W 5301.01' (5300.95' GRID)
NORTH LINE SECTION 32-43-40
N88°20'18"W 2307.11' (2307.10' GRID)

POB

N88°20'18"W 918.66'

29 28 32 33

31 32

NORTHWEST CORNER
SECTION 32-43-40
FOUND PALM BEACH
COUNTY BRASS DISC
IN CONC. MONUMENT
CCR 53927
N 858878.462
E 858835.340
P.B.C. PUBLISHED POSITION

S00°56'55"W 5274.30' 1763.40'

WEST LINE SECTION 32-43-40

N00°56'55"E 1111.42' (GND) 1111.41' (GRID)

25' B.E.

25' B.E.

1000.00' PRM TO PRM

S00°57'24"W 1759.20' (GRID) 1759.22' (GND)

POC
NORTHEAST CORNER
SECTION 32-43-40
FOUND 1/2" IRON PIN
COR 53930
N 858724.745
E 864134.056
P.B.C. PUBLISHED POSITION

(NOT PLATTED)
SFWMD TRACT 2,
PARCEL 2
(ORB 14832, PG. 1206, PBCR)

MATCHLINE (SEE PAGE 3)

LEGEND:

B.E.	= BUFFER EASEMENT
℄	= Center Line
CB	= CHORD BEARING
CD	= CHORD DISTANCE
CCR	= CERTIFIED CORNER RECORD
Conc.	= Concrete
Δ	= Delta (Central Angle)
DB	= DEED BOOK
D.E.	= Drainage Easement
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
FP&L	= Florida Power & Light
Fnd.	= Found
GND	= Ground
L	= Length of Arc
LB	= Licensed Surveying Business
LMAE	= Lake Maintenance Access Easement
MTE	= Mass Transit Easement
NAD	= North American Datum
NT	= Non-Tangent
ORB	= Official Records Book
Pg.	= Page
P.B.C.R.	= Palm Beach County Records
PCP	= PERMANENT CONTROL POINTS
P.D.E.	= PUBLIC DRAINAGE EASEMENT
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
PRM	= Permanent Reference Monument
PSM	= Professional Surveyor & Mapper
PB	= Plat Book
PC	= Point of Curvature
PRC	= Point of Reverse Curvature
PT	= Point of Tangency
R	= Radius
R/W	= Right-of-Way
SF	= SQUARE FEET
SFWMD	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
U.E.	= Utility Easement
W/	= With
●	= SET 5/8" IRON ROD & ALUMINUM CAP STAMPED "LB 7055 PRM"
■	= SET PCP BEING A NAIL AND DISK STAMPED "LB 7055 PCP"

THIS INSTRUMENT WAS
PREPARED BY JIM SULLIVAN

WGI™

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