

# NORTHWOOD SQUARE

A RE-PLAT OF ALL OF LOTS 1 THROUGH 14 AND A VACATED 15 FOOT ALLEY IN BLOCK 48, LOTS 1 THROUGH 11 AND UNNUMBERED LOT AND A VACATED 15 FOOT ALLEY IN BLOCK 49, LOTS 50 THROUGH 58 IN BLOCK 52, LOTS 1 THROUGH 21 IN BLOCK 53 AND VACATED RIGHTS OF WAY OF 24TH STREET (PLATTED AS TWENTY SECOND AVENUE), 25TH STREET (PLATTED AS TWENTY THIRD AVENUE), NORTHWOOD ROAD (PLATTED AS PINEWOOD AVENUE) AND PINEWOOD AVENUE (PLATTED AS PINEWOOD STREET) OF NORTHWOOD ADDITION TO WEST PALM BEACH (PLAT NO. 4), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 47, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LOT 22, BLOCK 53, OF RESUBDIVISION OF LOTS 22-26 INCL. BLK. 53 NORTHWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 27, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, JANUARY 12, 2023

# 27

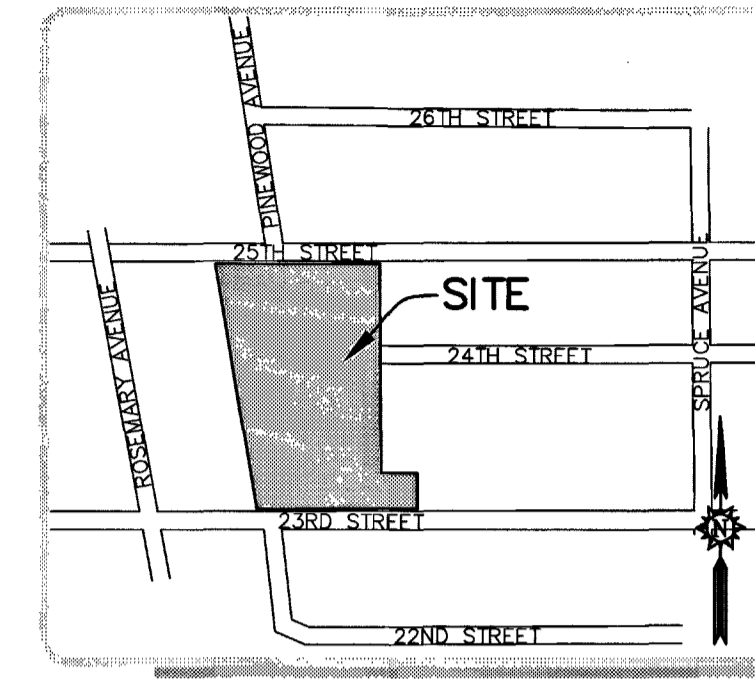
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_  
PAGES \_\_\_\_\_

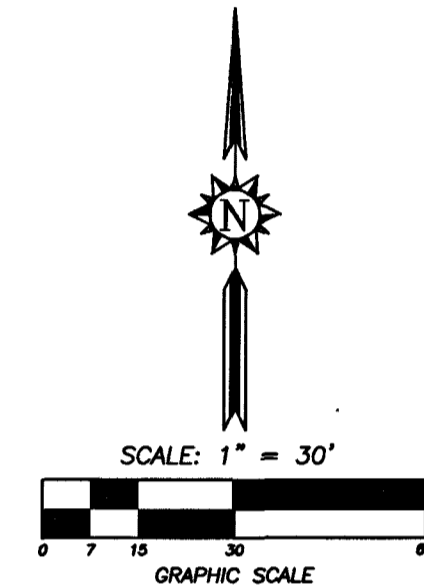
JOSEPH ABRUZZO, CLERK AND  
COMPTROLLER - PALM BEACH COUNTY

BY: \_\_\_\_\_ D.C.

SHEET 2 OF 2



LOCATION MAP  
NOT TO SCALE



### LINE TABLE

LINE	BEARING	DISTANCE
L1	S 88°46'07" E	25.99
L2	N 01°50'50" E	11.76
L3	N 01°50'50" E	21.56
L4	N 89°57'06" W	17.72
L5	N 00°45'43" W	28.63
L6	N 89°54'04" W	11.67
L7	N 07°57'45" W	54.84
L8	S 88°57'19" E	14.54
L9	S 00°57'42" E	1.28
L10	S 88°36'59" E	26.97
L11	N 01°40'57" E	1.25
L12	S 88°40'28" E	17.59
L13	N 01°40'57" W	1.25
L14	N 88°58'43" E	13.74
L15	S 01°13'53" W	24.20
L16	S 89°46'58" W	0.67
L17	S 01°11'34" W	9.74
L18	S 41°35'46" W	13.12
L19	S 01°10'42" W	44.53
L20	S 39°07'59" E	0.94
L21	S 00°40'20" W	12.82
L22	S 89°21'32" W	15.59
L23	N 39°07'59" W	0.14
L24	N 01°13'53" E	9.76
L25	N 88°46'07" W	0.66
L26	N 01°13'53" E	24.21
L27	N 88°17'14" E	3.61
L28	N 00°02'54" E	0.90
L29	S 88°58'07" E	17.42
L30	S 05°39'52" E	1.20
L31	S 89°31'00" E	23.61
L32	N 04°02'20" W	0.84
L33	S 88°42'45" E	13.81
L34	S 88°55'52" E	19.33
L35	S 11°49'29" W	1.51
L36	S 89°17'33" E	16.05
L37	N 00°02'54" E	1.23
L38	S 88°54'46" E	17.80
L39	S 00°02'54" W	1.16
L40	S 88°30'04" E	23.36
L41	N 01°41'13" W	1.27
L42	S 88°24'19" E	15.69
L43	N 46°42'26" E	54.21
L44	N 45°19'57" E	7.41
L45	N 89°45'33" E	12.03
L46	S 01°07'54" W	78.16
L47	N 88°46'23" W	183.97
L48	S 01°13'53" W	0.48
L49	N 88°55'20" W	21.68

### LEGEND:

- O.R.B. .... OFFICIAL RECORDS BOOK
- CL ..... CENTERLINE
- P.O.B. .... POINT OF BEGINNING
- P.B.C.R. .... PALM BEACH COUNTY RECORDS
- P.R.M. .... PERMANENT REFERENCE MONUMENT
- I.D. .... IDENTIFICATION
- N. .... NORTHING
- E. .... EASTING
- L.B. .... LICENSED BUSINESS
- P.B. .... PLAT BOOK
- PG. .... PAGE
- P.I. .... POINT OF INTERSECTION
- ID. .... IDENTIFICATION
- (P) .... DENOTES INFORMATION BASED ON PLAT OF RECORD
- NGS. .... NATIONAL GEODETIC SURVEY
- (R) .... DENOTES INFORMATION BASED ON RECORD INFORMATION
- L1 ..... LINE NO. 1

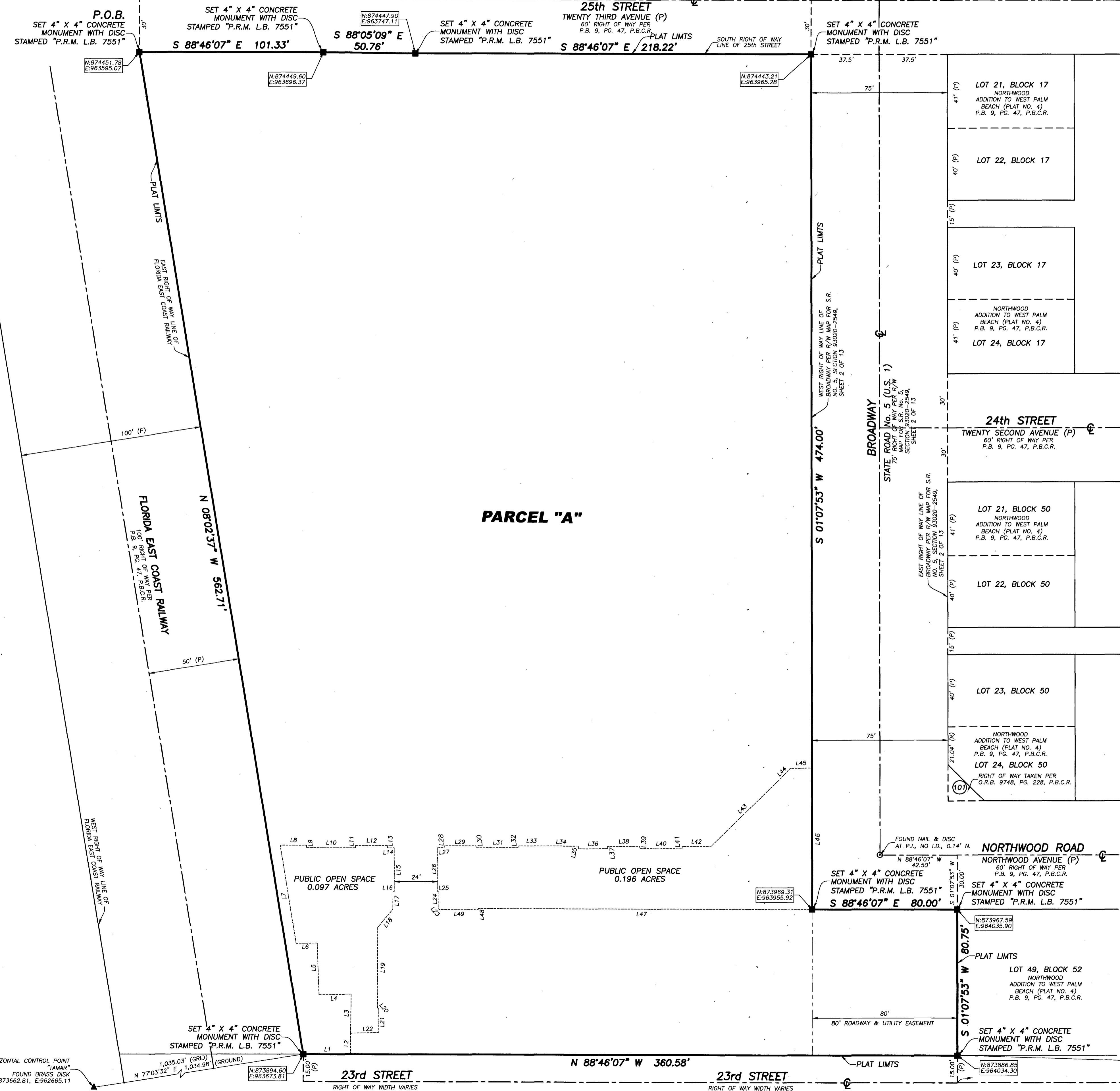
### NOTE:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (0901), NORTH AMERICAN DATUM (N.A.D.) OF 1983-90.
2. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.88°46'07"E, ALONG THE SOUTH RIGHT OF WAY LINE OF 25TH STREET AND REFER TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THE SCALE FACTOR FOR NGS HORIZONTAL CONTROL POINT "TAMAR" = 1.000048883. THE SCALE FACTOR FOR NGS HORIZONTAL CONTROL POINT "NORTHWOOD" = 1.000050721. (GROUND DISTANCE = GRID DISTANCE / SCALE FACTOR).

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L.B. 7551  
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414



### PARCEL "A"

NGS HORIZONTAL CONTROL POINT "NORTHWOOD" FOUND BRASS DISK N:873822.51, E:963268.75  
S.E. CORNER OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 43 EAST; MONUMENT NOT FOUND OR SET

9 10  
16 15