0742-004

LESTER P.U.D. - PLAT ONE

SITUATE IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 9 OF 9 JULY, 1999

59

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

THIS PLAT WAS FILED FOR RECORD AT _____ THIS _____ DAY OF _____ AD. 1999 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____.

DOROTHY H. WILKEN, CLERK
CIRCUIT COURT

BY: _____ DC

MATCH LINE SEE SHEET 5 OF 9

MATCH LINE SEE SHEET 6 OF 9

MATCH LINE SEE SHEET 8 OF 9

PARCEL "C"
TO BE REPLATTED PRIOR TO DEVELOPMENT

S89°14'41"W 60.00'

N00°45'19"W 1122.89'

400.00'

TRACT "G"

S00°45'19"E 381.37'

N00°45'19"W 1370.76'

TRACT "K"

748.72'

N00°45'19"W 1688.11'

CASCADE LAKES BOULEVARD

N03°03'32"E 120.27'

S03°03'32"W 120.27'

N04°34'10"W 120.27'

N00°45'19"W 158.27'

157.53'

S00°45'19"E 157.53'

S00°45'19"E 40.00'

N00°45'19"W 40.00'

N00°45'19"W 157.18'

157.18'

40' REQUIRED L.W.D.D. R/W (O.R.B. 1732, PG. 612)

20.00'

1077.57'

N89°02'14"E 1097.57'

TRACT "M"

1126.95'

N89°02'14"E 96.00'

48.00' 48.00'

TRACT "G-1"

48.00' 48.00'

40.00'

N89°02'14"E 1285.20'

L.W.D.D. EASEMENT (O.R.B. 11185, PG. 1648)

SOUTH LINE OF THE S.E. 1/4 OF SECTION 35 TOWNSHIP 45 SOUTH, RANGE 42 EAST 1285.07'

TRACT "Q"

40.00' 80.00' 40.00'

S89°02'14"W 2520.03'

L.W.D.D. L-28 CANAL (P.B. 43, PG. 97-101) (O.R.B. 3475, PG. 1102)

PIPER'S GLEN BOULEVARD
120' RIGHT OF WAY
(P.B. 43, PG. 97-101)

UNPLATTED

TRACT "S"
PIPER'S GLEN PLAT NO. 1 (P.U.D.)
(PLAT BOOK 43, PAGES 97-101)

NOT INCLUDED UNPLATTED

60.00' 60.00'

SOUTH LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST

N89°02'22"E 597.12'

TRACT "H"

N89°02'22"E 617.06'

20.00'

20.00'

5' L.A.E.

10' U.E.

299.08'

WEST R/W LINE OF MILITARY TRAIL (O.R.B. 3726, PG. 654)

EAST LINE OF THE S.E. 1/4 OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST

S00°34'42"W 663.98'

MILITARY TRAIL
STATE ROAD 809 (ROAD PLAT BOOK 2, PG. 251) (O.R.B. 3726, PG. 654)

N12°55'03"E 51.42'

N00°34'42"W 2655.91'

TRACT "V"

255.00'

344.92'

N00°34'42"W 295.00'

60.00' 60.00'

UNPLATTED

12.00'

40.00'

S89°02'14"W 60.00'

S.E. CORNER OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST FOUND PALM BEACH COUNTY DISC

N

W E

S

0 30 60 120 180
SCALE 1 " = 60'

LEGEND:
Δ = CENTRAL ANGLE/DELTA
℄ = CENTERLINE
CH. = CHORD
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
F.P.& L. = FLORIDA POWER AND LIGHT COMPANY
A = ARC LENGTH
L.A.E. = LIMITED ACCESS EASEMENT
L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
N.R. = NON-RADIAL
N.T.S. = NOT TO SCALE
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS (RADII)
R.F. = RADIAL TO FRONT LOT LINE
R.R. = RADIAL TO REAR LOT LINE
R/W = RIGHT OF WAY
U.E. = UTILITY EASEMENT
W.C. = WITNESS CORNER
Z.L.L.M.E. = ZERO LOT LINE MAINTENANCE EASEMENT
⊙ = PERMANENT CONTROL POINT (PCP) PCP LB4820
■ = PERMANENT REFERENCE MONUMENT (PRM) SET PRM LB4820

SHEET 4
SHEET 7
SHEET 5
SHEET 8
SHEET 6
SHEET 9

KEY MAP
NOT TO SCALE

PROFESSIONAL SURVEYORS AND MAPPERS LB4820

ATLANTIC - CARIBBEAN MAPPING, INC.
3062 JOG ROAD - GREENACRES, FLORIDA 33467
(561) 964-7882, FAX (561) 964-1969

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FOLIO # 2058
ZONING PUD
ZIP CODE 33437
PUD NAME Legacy PUD