

85

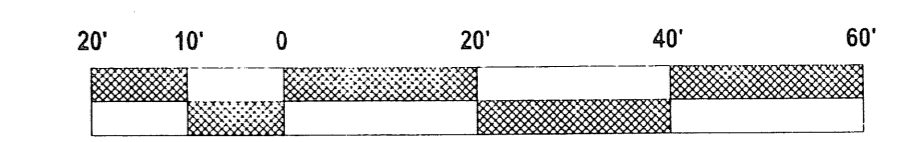
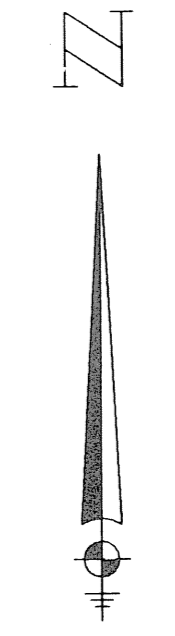
# PLANET KIDS AT CYPRESS LAKES P.U.D.

LYING IN SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

JANUARY, 2005

SHEET 2 OF 2

FOUND COUNTY BRAS DISK, NORTHEAST CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 42 EAST N 874294.1460 E 943958.6960



SCALE IN FEET  
1" = 20'

### SURVEYOR'S NOTES

- The East line of Section 14, Township 43 South, Range 42 East bears S. 01 degrees 38' 40" W. based on state plane coordinate datum: North America 1983 Datum, 1990 adjustment, Florida East Coast Zone, and all other bearings are relative thereto.
- No building or any kind of construction or trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable Palm Beach County approvals or permits as required for such encroachments.
- Building setback lines shall be as required by the current Building and Zoning regulations of Palm Beach County and/or any restrictive covenants pertaining to that reflected by this Plat.
- In instances where Drainage and Utility easements cross, Drainage easements shall take precedence.
- Abbreviations used on this plat are as follows:

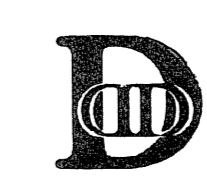
- = (P.R.M.) Permanent Reference Monument, 4" X 4" Concrete Monument with a PK Nail & Disk, or PK Nail & Disk set in Impervious surface, Stamped "PRM LB 4165"
- = (Monument) 5/8" Iron Rod & Cap, or PK Nail & Disk, Stamped "LB 4165"
- ⊕ = (P.C.P.) Permanent Control Point PK Nail & Disk Stamped "PCP LB 4165"

L.B. = Licensed Business  
 C/L = Centerline  
 ORB = Official Record Book  
 N xx.xx = State Plane Coordinates (Northing)  
 E xx.xx = State Plane Coordinates (Easting)

- State Plane Coordinate Information:
  - Coordinates shown are grid
  - Datum = NAD 83, 1990 Adjustment
  - Zone = Florida East
  - Linear Unit = US Survey Foot
  - Coordinate system 1983 State Plane Transverse Mercator Projection
  - All distances are ground.
  - Scale Factor = 1.0000341
  - Ground distance X scale factor = grid distance
- The Plat position and orientation to the State Plane Coordinate System was performed by traversing to achieve a minimum relative distance accuracy of 1:10,000 to the nearest N.A.D. 83, 1990 adjustment Geodetic Control.
- This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanting in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

CORNER#	DESCRIPTION	NORTHING	EASTING
1	SET PRM LB 4165	N 873326.4406	E 943876.8932
2	SET PRM LB 4165	N 873333.6147	E 943626.9929
3	SET PRM LB 4165	N 873613.4993	E 943635.0277
4	SET PRM LB 4165	N 873607.0428	E 943859.9351
5	SET PRM LB 4165	N 873631.3183	E 943885.6456

THIS INSTRUMENT WAS PREPARED BY DONALD D. DANIELS IN THE OFFICES OF DONALD D. DANIELS, INC.

 DONALD D. DANIELS, INC. Consulting Surveyors & Mappers	<b>PLANET KIDS AT CYPRESS LAKES P.U.D.</b>		SCALE: 1" = 20' DWG. NUMBER: 02-046-06P SHEET 2 OF 2
	Florida Certificate LB No. 4165 725 North A-1-A, Suite C-111 Jupiter, Florida 33477 Tel: (561) 747-9894	REFERENCE: 14/43/42 OFFICE: D. OSHA CHECKED: DDD	REVISIONS: 08/06/04 - Revised County Utility Easement 08/31/04 - Addressed Comments 12/22/04 - Addressed Comments

"UN-PLATTED"  
CYPRESS LAKES COMMERCIAL TRACT  
PER ORB 3671, PAGE 189

C/L CAMPANELLI BOULEVARD  
PLAT BOOK 37, PAGES 148-151

C/L CAMPANELLI BOULEVARD - TRACT "C"  
S88°21'20"E 250.00'  
(60' PRIVATE ROAD)  
15,625 SQUARE FEET / 0.36 ACRES

TRACT S-7  
PLAT BOOK 37, PAGES 148-151

TRACT "A"  
44,001 square feet / 1.01 acres

TRACT "B"  
50' LANDSCAPE BUFFER  
10,688 SQUARE FEET / 0.24 ACRES

LOT 8  
CYPRESS LAKES PLAT NO. 2  
PLAT BOOK 37, PAGES 148-151

LOT 11  
CYPRESS LAKES PLAT NO. 2  
PLAT BOOK 37, PAGES 148-151

LOT 12  
CYPRESS LAKES PLAT NO. 2  
PLAT BOOK 37, PAGES 148-151

LOT 13  
CYPRESS LAKES PLAT NO. 2  
PLAT BOOK 37, PAGES 148-151

LOT B1  
CYPRESS LAKES PLAT NO. 2  
PLAT BOOK 37, PAGES 148-151

SUBDIVISION PLANET KIDS AT CYPRESS LAKES  
 BOOK 105  
 PLAT BOOK 37  
 CHAIN 70  
 33  
 174  
 174  
 174

SOUTHEAST QUART CORNER  
SECTION 14, TOWNSHIP 43  
SOUTH, RANGE 42 EAST  
N 871652.3730, E 943882.8570