9999-999 WESTGATE PLAZA APARTMENTS THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY CAULFIELD and WHEELER, INC. A PORTION OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA SURVEYORS — ENGINEERS — PLANNERS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 MARCH - 2011 STATE OF FLORIDA COUNTY OF PALM BEACH S89°22'28"E (BEARING BASIS) THIS PLAT WAS FILED FOR 2698.34 GRID 2698.25 MEASURED RECORD AT _____ M.
THIS ____ DAY OF ___
A.D. 2011 AND DULY RECORDED S89°22'11"E 2698.35' CALCULATED NORTH LINE SECTION 25-43-42 N89'22'11"W 1686.44' IN PLAT BOOK _____ ON PAGES ____ AND ____. S89'22'11"E 1011.91' NORTHWEST CORNER NORTH QUARTER CORNER ∽ SECTION 25-43-42 -SECTION 25-43-42 FOUND PALM BEACH COUNTY SHARON R. BOCK FOUND PALM BEACH COUNTY BRASS DISK CLERK AND COMPTROLLER BRASS DISK NORTHEAST CORNER N 863635.53 N 863606.06 SECTION 25-43-42 -E 943672.17 E 946370.35 UNPLATTED PUBLISHED POSITION N 863576,38 E 949068.54 DEPUTY CLERK SET PRM R=25.00' R=2140.00' SHEET 2 OF 2 WESTGATE AVENUE √D=96**14'44**" D=00°07'57" 80' RIGHT-OF-WAY ROAD PLAT BOOK 2, PAGE 205 L=42.00' L=4.95' 10'x30' MASS TRANSIT EASEMENT _5' LIMITED ACCESS SET PRM EASEMENT N 862197.64 E 948019.50 N 862195.68 D=07°22'43" L=152.77\R=1186.28' E 948146.65 GRAPHIC SCALE SET PRM 35.00 5' LIMITED ACCESS - S04*38'39"E S03"11'43"E-EASEMENT D=04°04'41" (RADIAL) (RADIAL) (IN FEET) L=84.43' -D=01°26'56" -└ 10' UTILITY EASEMENT 1 INCH = 30 FEETR=1186.28' L=38.34' R=1186.28' L=30.00' R=1186.28' D=01°26'56" - SOUTHERLY RIGHT-OF-WAY LINE L=30.25' R=1196.28' WESTGATE AVENUE ___35.00' COORDINATES, BEARINGS AND DISTANCES COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND PARCEL No. 5 SCALE FACTOR = 1.00003773620' UTILITY EASEMENT GROUND DISTANCE X SCALE FACTOR == GRID DISTANCE RESOLUTION R98-982 BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE. SURVEY NOTES: 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE PARCEL A EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS. 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT SET PRM WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT _PARCEL No. 1 N 861949.36 E 948324.94 BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS PALM BEACH COUNTY OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. RESOLUTION R98-982 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT. N89'07'02"W 15.00'-(ORB 10601, PAGE 1054) (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH SOUTH LINE NORTH 283.3' OF NW 1/4 APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT. BEARINGS ARE RELATIVE TO A GRID BEARING OF \$89"22"28"E OF SE 1/4 OF NE 1/4 SEC 25 ALONG THE NORTH LINE OF THE NW 1/4 SECTION 25-43-42. SET PRM N 861949.59 6. P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT OR EQUIVALENT MARKED LB 3591. E 948309.94 7. U.E. - INDICATES UTILITY EASEMENT. 8. "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 QUAIL DRIVE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL PARCEL No. 4 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT PALM BEACH COUNTY MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH RESOLUTION R98-982 9. NO - DENOTES NUMBER 10. Q- DENOTES CENTERLINE 11. O.R.B. - DENOTES OFFICIAL RECORDS BOOK 12. D — DENOTES DELTA (CENTRAL ANGLE) 13. L - DENOTES ARC LENGTH 14. R - DENOTES RADIUS POINT OF BEGINNING NORTHWEST CORNER ← QUAIL WOODS PLAT BOOK 75, PAGES 49-54 15' RIGHT-OF-WAY ORB 2356 PAGE 1290 -SET PRM NORTH LINE QUAIL WOODS SET PRM N 861821.17 (PER OCCUPATION) N 861815.94 E 948009,42 E 948306.33 9.50 N88'59'26"W 296.97 -25' BUFFER EASEMENT PB 75, PAGES 49-54 QUAIL WOODS PLAT BOOK 75, PAGES 49-54