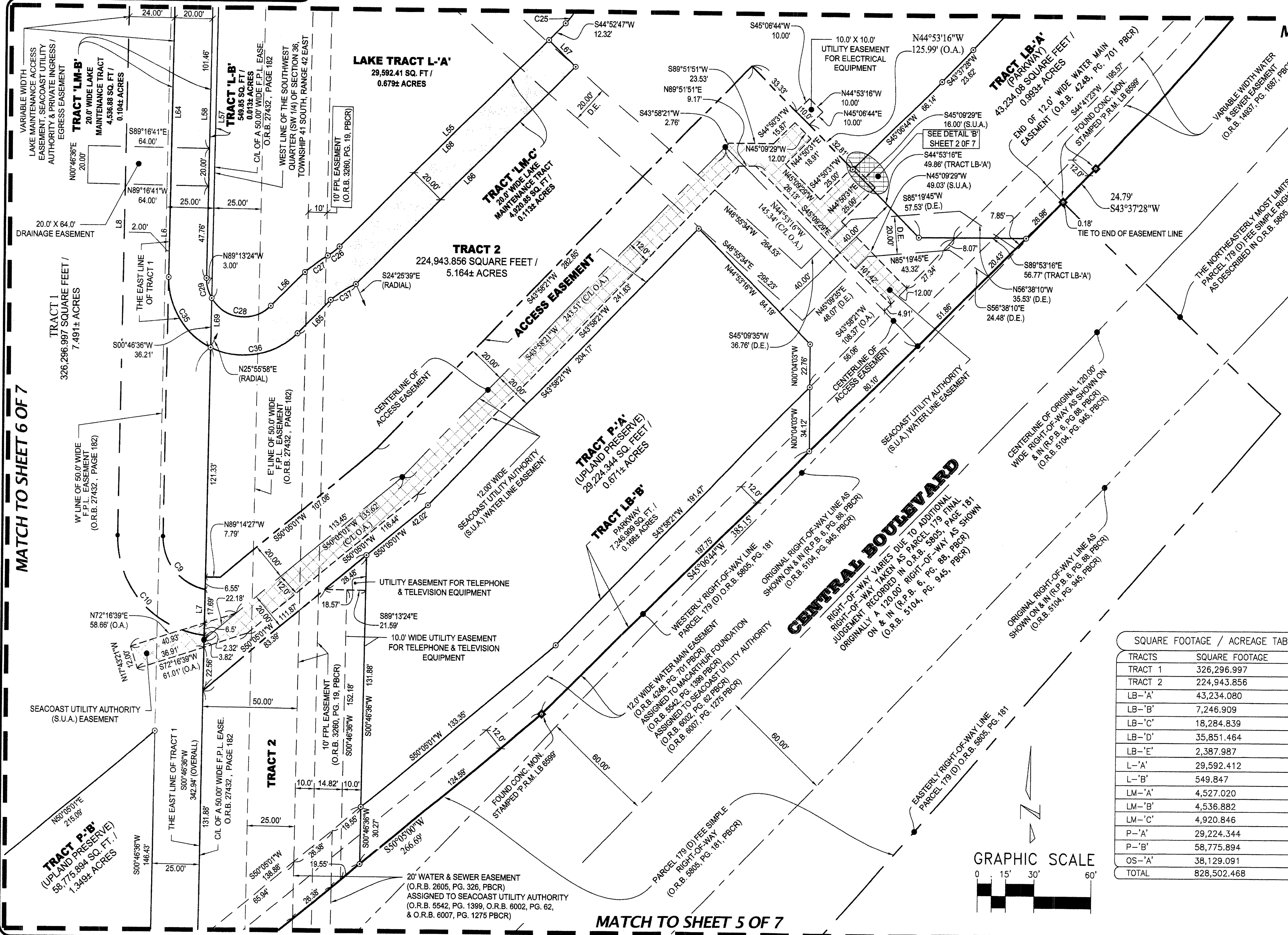
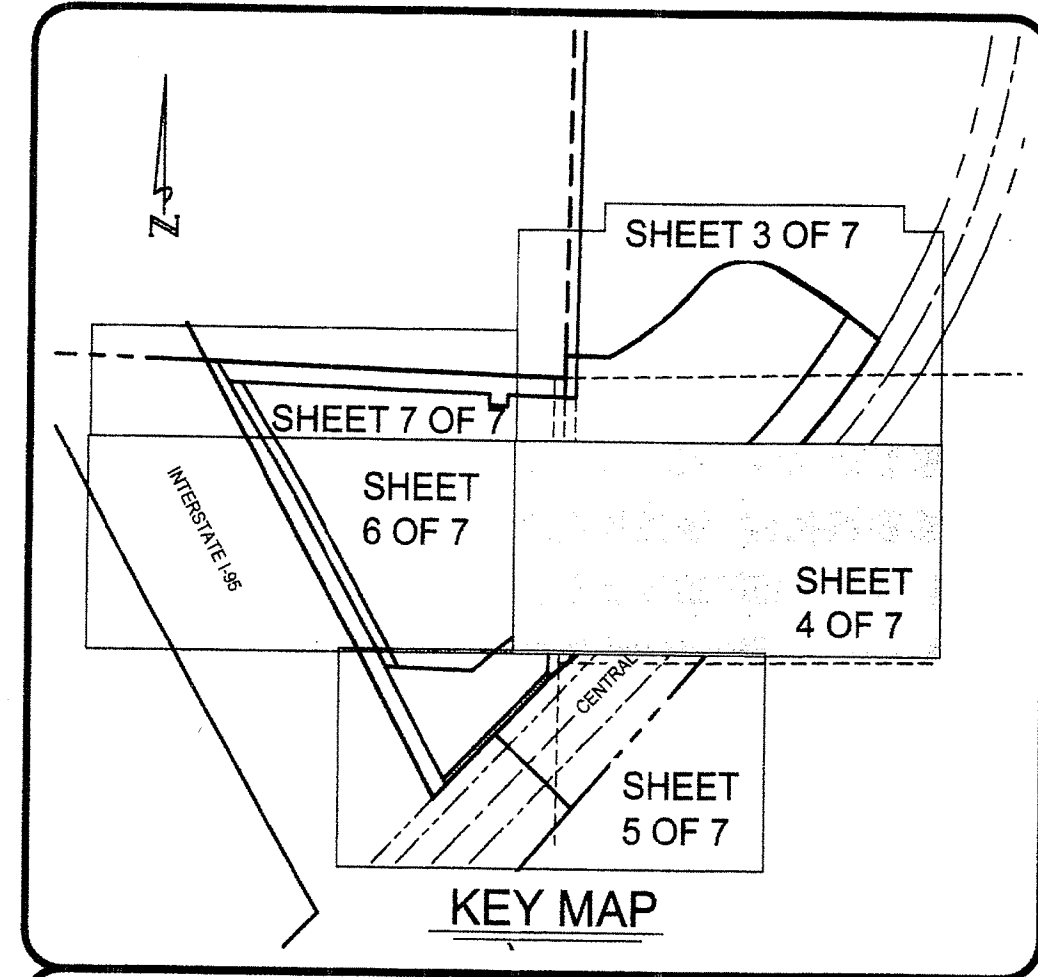


P8

# CENTRAL GARDENS PLAT TWO

BEING A REPLAT OF TRACT B, TRACT LB-2, TRACT LB-3, TRACT LB-5, TRACT LB-6, TRACT LB-7, TRACT P-2, TRACT P-3 & TRACT OS-1, CENTRAL GARDENS, PLAT BOOK 115, PAGES 190 THROUGH 195 & BEING A PORTION OF SECTIONS 35 & 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA  
NOVEMBER 2015

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED  
FOR RECORD AT \_\_\_\_\_ M.  
THIS DAY OF \_\_\_\_\_, 2015  
AND DULY RECORDED IN PLAT  
NO. \_\_\_\_\_ ON PAGES \_\_\_\_\_  
THRU \_\_\_\_\_  
  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
  
BY \_\_\_\_\_ D.C.



MATCH TO SHEET 3 OF 7

MATCH TO SHEET 6 OF 7

MATCH TO SHEET 5 OF 7

LINE AND CURVE TABLES FOR LAKE TRACT L-A' (SHOWN ON SHEET 4 OF 7)

LINE TABLE			CURVE TABLE			
LINE No.	LENGTH	DIRECTION	Curve #	RADIUS	DELTA	CHORD BEARING
L55	167.90	N44° 52' 47"E	C25	30.00	094°11'25"	49.32 N02°12'55"W
L56	25.32	N44° 47' 17"E	C26	30.00	014°49'57"	7.77 N52°17'45"E
L57	190.28	S00° 46' 36"W	C27	73.42	011°36'41"	14.88 S53°54'23"W
			C28	20.00	104°13'07"	36.38 S83°06'09"E

LINE AND CURVE TABLES FOR LAKE TRACT L-B' (SHOWN ON SHEET 4 OF 7)

LINE TABLE			CURVE TABLE			
LINE No.	LENGTH	DIRECTION	Curve #	RADIUS	DELTA	CHORD BEARING
L57	190.28	S00° 46' 36"W	C29	20.00	031°46'12"	11.09 S15°06'30"E
L58	169.22	S00° 46' 36"W				

LINE AND CURVE TABLES FOR LAKE MAINTENANCE TRACT LM-B' (SHOWN ON SHEET 4 OF 7)

LINE TABLE			CURVE TABLE			
LINE No.	LENGTH	DIRECTION	Curve #	RADIUS	DELTA	CHORD BEARING
L58	169.22	S00° 46' 36"W	C29	20.00	031°46'12"	11.09 S15°06'30"E
L64	169.22	N00° 46' 36"E	C35	40.00	064°50'38"	45.27 S31°38'43"E
L69	25.68	S00° 46' 36"W				

LINE AND CURVE TABLES FOR LAKE MAINTENANCE TRACT LM-C' (SHOWN ON SHEET 4 OF 7)

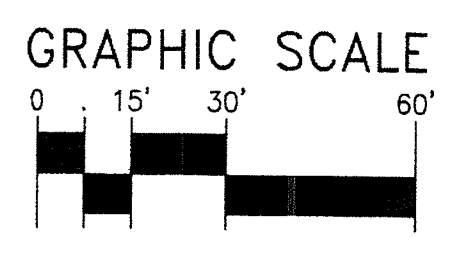
LINE TABLE			CURVE TABLE			
LINE No.	LENGTH	DIRECTION	Curve #	RADIUS	DELTA	CHORD BEARING
L56	25.32	N44° 47' 17"E	C26	30.00	014°49'57"	7.77 N52°17'45"E
L65	24.69	S44° 47' 17"W	C27	73.42	011°36'41"	14.88 S53°54'23"W
L66	163.18	S44° 52' 47"W	C28	20.00	104°13'07"	36.38 S83°06'09"E
L67	20.00	S45° 07' 13"E	C36	40.00	071°08'40"	49.87 N80°21'37"E
L68	155.58	N44° 52' 47"E	C37	53.42	016°54'03"	15.76 S57°07'20"W
L69	25.68	S00° 46' 36"W				

LINE AND CURVE TABLES FOR LAKE MAINTENANCE ACCESS EASEMENT, S.U.A. & PRIVATE INGRESS / EGRESS EASEMENT (SHOWN ON SHEET 4 OF 7)

LINE TABLE			CURVE TABLE			
LINE No.	LENGTH	DIRECTION	Curve #	RADIUS	DELTA	CHORD BEARING
L6	319.20	S00° 46' 36"W	C9	28.00	079°42'23"	38.85 S39°04'36"E
L7	24.21	S00° 46' 36"W	C10	52.00	084°28'43"	76.67 S41°27'45"E
L8	327.20	S00° 46' 36"W				

SQUARE FOOTAGE / ACREAGE TABULAR DATA

TRACTS	SQUARE FOOTAGE	ACRES
TRACT 1	326,296.997	7.491
TRACT 2	224,943.856	5.164
LB-'A'	43,234.080	0.993
LB-'B'	7,246.909	0.166
LB-'C'	18,284.839	0.420
LB-'D'	35,851.464	0.823
LB-'E'	2,387.987	0.055
L-'A'	29,592.412	0.679
L-'B'	549.847	0.013
LM-'A'	4,527.020	0.104
LM-'B'	4,536.882	0.104
LM-'C'	4,920.846	0.113
P-'A'	29,224.344	0.671
P-'B'	58,775.894	1.349
OS-'A'	38,129.091	0.875
TOTAL	828,502.468	19.020



LEGEND OF SYMBOLS:  
 4"x4" CONC. MON. STAMPED "P.R.M. LB4897" OR AS NOTED  
 Δ = MAG NAIL & DISK STAMPED "P.R.M. LB 4897" OR AS NOTED  
 ○ = CHANGES OF DIRECTION, P.C.'S OR P.T.'S FOR TRACT LINES  
 ○ = MONUMENT  
 ● = CHANGES OF DIRECTION, P.C.'S OR P.T.'S FOR EASEMENT LINES

PROPERTY CONTROL ABBREVIATIONS  
 P.C.P. = PERMANENT CONTROL POINT  
 P.R.M. = PERMANENT REFERENCE MONUMENT  
 CONC. = CONCRETE  
 MON. = MONUMENT  
 M.N.D. = MAG NAIL & DISK

LEGEND OF ABBREVIATIONS:  
 ° = DEGREES  
 ' = MINUTES  
 " = SECONDS  
 R = RADIUS  
 Δ = DELTA  
 L = ARC LENGTH  
 CB = CHORD BEARING  
 P.C. = POINT OF CURVATURE  
 P.T. = POINT OF TANGENCY  
 P.R.C. = POINT OF REVERSE CURVE  
 RAD. = RADIAL  
 N.R. = NON-RADIAL  
 T = TANGENT  
 ARITHMETIC / ANNOTATION ABBREVIATIONS  
 N.T. = NON-TANGENT  
 C/L = CENTERLINE  
 P.B. = PLAT BOOK  
 D.B. = DEED BOOK  
 O.A. = OVERALL  
 O.R.B. = OFFICIAL RECORD BOOK  
 P.C. = PAGE  
 P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 P.O.T. = POINT OF TERMINUS  
 R.P.B. = ROAD PLAT BOOK  
 W.L.E. = WATER LINE EASEMENT  
 PBCR = PALM BEACH COUNTY RECORDS

EASEMENT / MISCELLANEOUS ABBREVIATIONS  
 L.A.E. = LIMITED ACCESS EASEMENT  
 L.B.E. = LANDSCAPE BUFFER EASEMENT  
 L.M.E. = LAKE MAINTENANCE EASEMENT  
 S.L.E. = SANITARY SEWER LINE EASEMENT  
 W.L.E. = WATER LINE EASEMENT  
 PBCR = PALM BEACH COUNTY RECORDS  
 D.E. = DRAINAGE EASEMENT  
 U.E. = UTILITY EASEMENT  
 S.U.A. = SEACOAST UTILITY AUTHORITY  
 F.P.L. = FLORIDA POWER & LIGHT COMPANY

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THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC., 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.

DATE: 01/30/15	CHECKED: SB	PROJECT No.	SHEET No.
SCALE: 1" = 30'	APPROVED: SB	13-1005	4 OF 7
DRAWN: SB/RB	DWG No: D13-1005P		