CUMBERLAND FARMS AT PARK AND MILITARY

BEING A PORTION OF SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST.
VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA.

98

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT ____, ____, THIS ____ DAY OF ____, 2017, AND DULY RECORDED IN PLAT BOOK ____, PAGE ____.

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: ____ D.C.

SHEET 2 OF 2

NORTH

NORTH 1/4 CORNER OF SECTION 13--44-42
FOUND PBC BRASS DISC
N 839525.35
E 946023.66

NORTH LINE, SE1/4 OF SECTION 13-44-42

N01°41'42"E 3767.30'(GRID) 3767.22'(M)

THE SHOPPES AT CRESTHAVEN, P.C.D. PB

60'

53'

50'

50'

CRESTHAVEN BOULEVARD

CENTERLINE OF 100' PUBLIC RIGHT OF WAY

SET PRM
N 838451.34
E 946044.90

UNPLATTED

S88°06'30"E 362.00'

NORTH LINE, SOUTH 273', SOUTH 1/2, NW1/4, SE1/4 OF SECTION 13-44-42

SET PRM
N 838439.39
E 946406.70

PLAT LIMITS

TRACT 'B'
FDOT TRAFFIC SIGNAL EASEMENT
(SEE DETAIL)

CROSS ACCESS EASEMENT
ORB 29520 PG 0547

PLAT LIMITS

223.09'

LOT 1

89464.93 SQUARE FEET
2.054 ACRES ±

PLAT LIMITS

S01°41'42"W 248.00'

EAST LINE, WEST 415', SOUTH 1/2, NW1/4, SE1/4 OF SECTION 13-44-42

MARLBORO COURT
PLAT BOOK 56, PGS 80-81

N01°41'42"E 248.00'

10'

10'x30' PALM TRAN EASEMENT

30'

62.35'

EAST LINE, WEST 53', SOUTH 1/2, NW1/4, SE1/4 OF SECTION 13-44-42 & EAST RIGHT OF WAY LINE

SOUTH MILITARY TRAIL
(STATE ROAD 809)

WEST RIGHT OF WAY LINE

N01°41'42"E 5385.92'(M) 5385.85'(GRID) 273.00'

BEARING BASE

BASELINE OF SURVEY PER FDOT RIGHT OF WAY MAP SECTION 93590-2603 CENTERLINE OF 106' PUBLIC RIGHT OF WAY AND WEST LINE OF NW1/4, SE1/4 OF SECTION 13-44-42

UNPLATTED

TRACT 'A'
RIGHT OF WAY DEDICATION
PER THIS PLAT

N43°12'24"W 35.29

PLAT LIMITS

53'

53'

25'

POINT OF BEGINNING
SET PRM
N 838203.45
E 946037.56

337.09'

N88°06'30"W 362.00'

15'x10' UTILITY EASEMENT

42.59'

3'x10' UTILITY EASEMENT

116.37'

NORTH RIGHT OF WAY LINE

NORTH RIGHT OF WAY LINE

SET PRM
N 838191.50
E 946399.36

25'

30'

SOUTH LINE OF NW1/4, SE1/4, SECTION 13-44-42
CENTERLINE OF 50' PUBLIC RIGHT OF WAY
PARK LANE

25'

SOUTH RIGHT OF WAY LINE

UNPLATTED

N01°41'42"E 1345.73'(GRID) 1345.70'(M)

N87°52'46"W 2667.19'(GRID) 2667.12'(M)

SOUTH 1/4 CORNER OF SECTION 13-44-42
FOUND PBC BRASS DISC
N 836835.07
E 945944.05

SE CORNER OF SECTION 13-44-42
FOUND PBC BRASS DISC
N 836736.382
E 948609.408

TRACT 'B'
FDOT TRAFFIC SIGNAL EASEMENT

NW CORNER OF LOT 1

L1 S88°06'30"E 12.00'
L2 S01°41'42"W 15.00'
L3 N88°06'30"W 5.00'
L4 S01°41'42"W 14.16'
L5 N88°06'30"W 7.00'
L6 N01°41'42"E 29.16'

DETAIL: NOT TO SCALE

THIS INSTRUMENT WAS PREPARED BY
ROBERT BLOOMSTER JR.
PROFESSIONAL SURVEYOR AND MAPPER NO. 4134
STATE OF FLORIDA
IN THE OFFICE OF
BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
OFFICE PHONE NO. (772) 334-0868 – FAX NO. (772) 334-5283
LICENSED BUSINESS NO. 6018

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND AND ABBREVIATIONS:

□ = PERMANENT REFERENCE MONUMENT, SET NAIL & DISC (PRM LB 6018)
■ = PERMANENT REFERENCE MONUMENT, SET 4"x4" CONCRETE MONUMENT & DISC (PRM PLS 4134)
◉ = SET 5/8" IRON ROD & CAP (LB 6018)
PLS = PROFESSIONAL LAND SURVEYOR
PRM = PERMANENT REFERENCE MONUMENT
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
PB = PLAT BOOK
PG = PAGE
ORB = OFFICIAL RECORDS BOOK
LB = LICENSED BUSINESS
CCR = CERTIFIED CORNER RECORDS
PBC = PALM BEACH COUNTY

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