CHERRY ROAD PLAZA, M.U.P.D.

BEING A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

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STATE PLANE COORDINATE NOTES:
a. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
b. SCALE FACTOR= 1.0000377
c. COORDINATE- SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, COORDINATES SHOWN ARE GRID COORDINATES
d. ZONE = FLORIDA EAST ZONE
e. DATUM = NAD 83-1990 ADJUSTMENT
f. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
g. LINEAR UNIT = U.S. SURVEY FEET
h. PLAT BEARINGS = GRID BEARINGS, NO ROTATION

NORTH LINE OF THE NW (1/4) OF THE NW (1/4) OF THE SE (1/4), SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST
20' L.W.D.D. R/W EASEMENT (O.R.B. 8570, PGs. 785-788)
(UNPLATTED)
S88°50'51"E 612.87'
LIMITS OF PLAT
N: 860908.3825
E: 946976.4636
53.0'
60.0'
52' L.W.D.D. EXCLUSIVE EASEMENT (O.R.B. 13648, PG. 1564)
PIPING, PAVING & PARKING LICENSE AGREEMENT (O.R.B. 13805, PG. 967)
72.0'
L.W.D.D. L-2 CANAL (72' R/W)
52' EASEMENT (O.R.B. 2997, PG. 1337)
PRM "LB7768" o/s 51.5' S
PRM "LB7768" o/s 52.0' S
EAST R/W LINE OF MILITARY TRAIL (O.R.B. 3283, PG. 1114) (O.R.B. 3283, PG. 1116) (O.R.B. 2788, PG. 867)
WEST R/W LINE OF MILITARY TRAIL (O.R.B. 695, PG. 660)
7.0'
LIMITS OF PLAT
L.W.D.D. NON-EXCLUSIVE PERPETUAL ACCESS EASEMENT (O.R.B. 34038, PG. 504)
CHERRY ROAD COMPLEX PLAT (P.B. 114, PG. 114)
25.0'
15' EASEMENT AGREEMENT (O.R.B. 2813, PG. 612)
15' DRAINAGE EASEMENT (O.R.B. 2788, PG. 867)
12' FPL EASEMENT (O.R.B. 3008, PG. 76)
SOUTH LINE OF THE NORTH 280.00' OF THE NW (1/4) OF THE NW (1/4) OF THE SE (1/4) OF SECTION 25
15.0
N1°25'21"E 524.64'
S1°27'34"W 674.93'
12' FPL EASEMENT (O.R.B. 3707, PG. 1199)
20' P.B.C. UTILITY EASEMENT (SEE DETAIL "B" ON SHEET 4)
25' LAKE WORTH DRAINAGE DISTRICT ACCESS EASEMENT (O.R.B. 21428, PG. 1806)
FURNITURE STORAGE SIGN (O.R.B. 5945, PG. 604)
53.0'
53.0'
25.0'
TRACT "A"
20' P.B.C. UTILITY EASEMENT (SEE DETAIL "B" ON SHEET 4)
25' DRAINAGE EASEMENT (O.R.B. 3528, PG. 992)
EAST LINE NW (1/4), NW (1/4), SE (1/4), SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST
MILITARY TRAIL (S.R. 809) (PUBLIC RIGHT-OF-WAY)
WEST LINE OF NW (1/4), NW (1/4), SE (1/4), SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST (BASIS OF BEARINGS N.01°25'21"E. (GRID))
7' ADDITIONAL R/W (O.R.B. 3283, PG.1114) (O.R.B. 3283, PG.1116)
ROAD EASEMENT (O.R.B. 5945, PG. 604)
ROOF EASEMENT (O.R.B. 5945, PG. 604)
12' FPL EASEMENT (O.R.B. 3707, PG. 1199)
60.0' R/W
123.00' N88°46'01"W
53' RIGHT-OF-WAY (O.R.B. 774, PG. 639)
SOUTHWEST CORNER NW (1/4), NW (1/4), SE (1/4), SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST
C/L MILITARY TRAIL (STATE ROAD 809) (R.P.B. 2, PG. 230 / 106' RIGHT-OF-WAY) MAP SECTION 93600-2602
150.03'
N1°25'21"E
(UNPLATTED)
20' P.B.C. UTILITY EASEMENT (SEE DETAIL "B" ON SHEET 4)
28' P.B.C. UTILITY EASEMENT (SEE DETAIL "B" ON SHEET 4)
LIMITS OF PLAT
℄ 40' ACCCESS EASEMENT (O.R.B. 3649, PG. 574)
SOUTH LINE OF NW (1/4), NW (1/4), SE (1/4), SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST
P.O.B.
N: 860233.6400
E: 946959.2727
NORTHEAST CORNER, SW (1/4), NW (1/4), SE (1/4), SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST
120.00' N88°46'01"W
NORTH LINE SW (1/4), NW (1/4), SE (1/4), SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST
PRM "LB7768" (TYPICAL)
53' RIGHT-OF-WAY (O.R.B. 674, PG. 329)
R=829.97' L=14.77' Δ=1°01'10" (TIE)
SIDEWALK EASEMENT (SEE DETAIL "A" ON SHEET 4)
S1°27'34"W 63.45'
10' UTILITY EASEMENT
10.0'
℄ 50' ACCCESS EASEMENT (O.R.B. 3649, PG. 574)
(UNPLATTED)
125.07'
N1°25'21"E
60' RIGHT-OF-WAY (O.R.B. 3037, PG. 1548)
R=829.97' L=202.50' Δ=013°58'45"
N88°54'06"W 20.65'
N: 860170.2106
E: 946957.6567
30.0'
LIMITS OF PLAT
NORTH RIGHT-OF-WAY CHERRY ROAD
S77°07'03"W 117.62'
EAST LINE SW (1/4), NW (1/4), SE (1/4), SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST
℄ (60' PUBLIC RIGHT-OF-WAY) (O.R.B. 770, PG. 119)
R=769.97' L=35.35' Δ=002°37'51"
60' RIGHT-OF-WAY (O.R.B. 770, PG. 119)

LEGEND

P.B.	PLAT BOOK
PG./PG(s).	PAGE/PAGES
R.P.B.	ROAD PLAT BOOK
O.R./O.R.B.	OFFICIAL RECORDS BOOK
D.B.	DEED BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
U.E.	UTILITY EASEMENT
P.B.C.	PALM BEACH COUNTY
M.U.P.D.	MULTI-USE PLANNED DEVELOPMENT
o/s	OFFSET
(D)	DEED DISTANCE
(G)	GRID DISTANCE
R/W	RIGHT-OF-WAY
℄	CENTER LINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA ANGLE
L.M.E.	LAKE MAINTENANCE EASEMENT
L.W.D.D.	LAKE WORTH DRAINAGE DISTRICT
FPL	FLORIDA POWER & LIGHT CO.
W.M.T.	WATER MANAGEMENT TRACT
■/PRM	SET PERMANENT REFERENCE MONUMENT, A 1 1/2" BRASS DISK STAMPED "PRM LB7768" IN A 4"x4" CONCRETE MONUMENT
●	SET NAIL WITH DISC "LB7768"

N

0 40 80

SCALE: 1" = 40'

BEARING BASE REFERENCE SKETCH

NORTH QUARTER CORNER, SECTION 25, TOWNSHIP 43 S., RANGE 42 E.
NOT FOUND
PALM BEACH COUNTY PUBLISHED POSITION
N: 863606.0620
E: 946370.3470

24 / 25
S12°39'47"E 2764.93'(G) 2764.82'
N
60.0'
53.0'
WEST LINE OF NW (1/4), NW (1/4), SE (1/4), SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST (BASIS OF BEARINGS N.01°25'21"E. (GRID))
SOUTH LINE OF THE NORTH 280.00' OF THE NW (1/4) OF THE NW (1/4) OF THE SE (1/4) OF SECTION 25
TRACT "A"
5381.03'(G) 5380.83'
MILITARY TRAIL (S.R. 809) (PUBLIC RIGHT-OF-WAY)
N1°25'21"E
60.0'
SOUTH LINE OF NW (1/4), NW (1/4), SE (1/4) OF SECTION 25
P.O.B.
CHERRY ROAD (PUBLIC R/W)
2132.96'(G) 2133.04'(G)
2072.83' 2072.91'(G)
N19°47'58"E
N20°21'04"E
P.O.C.
SOUTH QUARTER CORNER SECTION 25, TOWNSHIP 43 S., RANGE 42 E.
NOT FOUND
PALM BEACH COUNTY PUBLISHED POSITION
N: 858226.6910
E: 946236.7540
25 / 36

THIS INSTRUMENT PREPARED BY
LUIS J. ORTIZ, P.S.M.
LS7006 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 106,
RIVIERA BEACH, FLORIDA 33404
CERTIFICATE OF AUTHORIZATION NO. LB7768

GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd. Suite 106 Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

DWG NAME: W:\CHERRY ROAD M.U.P.D\PLAT\CHERRY ROAD PLAZA M.U.P.D._PLAT.DWG PLOTTED BY: LUIS ORTIZ ON: 7/25/2023 1:35 PM LAST SAVED BY: LUISO ON: 7/25/2023 11:54 AM