

2

LOX HOLDINGS

BEING A REPLAT OF LOT 208, 209, LOTS 210 TO 215, INCLUSIVE, PLAT 1, LOXAHATCHEE HOMES,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA.

SCHOOL BOARD OF PALM BEACH COUNTY
(NOT PLATTED)

LOT 312

LOT 314

LOT 316

LOT 318

LOT 320

LOT 322

PLAT 1, LOXAHATCHEE HOMES
P.B. 22, PG. 55

TANGERINE DRIVE
(P.B. 22, PG. 55)
(PUBLIC R/W, WIDTH VARIES)

10.00' RESERVED FOR FUTURE ROAD WIDENING
(P.B. 22, PG. 55)

N: 854972.98
E: 894469.21
BM EL: 17.32' (NAVD88)
BM EL: 18.81' (NGVD29)

N: 854991.22
E: 893714.43
BM EL: 16.39' (NAVD88)
BM EL: 17.88' (NGVD29)

FDOT PARCEL 803
PERPETUAL EASEMENT
O.R.B. 29172, PAGE 1040

LOT 207

PLAT 1, LOXAHATCHEE HOMES
P.B. 22, PG. 55

ORANGE AVENUE
(P.B. 22, PG. 55)
(50' PUBLIC R/W)

10.00' BUILDING LINE
(P.B. 22, PG. 55)

FDOT PARCEL 810
DRAINAGE
EASEMENT
O.R.B. 29172,
PAGE 1048

LOT 206

LOT 217

PLAT 2, LOXAHATCHEE HOMES
P.B. 23, PG. 103

LOXAHATCHEE AVENUE
(P.B. 22, PG. 55)
(50' PUBLIC R/W)

LOT 216

LOT 1
6.552 ACRES

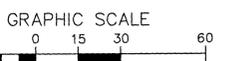
S.R. 80 (SOUTHERN BLVD.)
FDOT R/W MAP SECTION No. 93120-2538
(PUBLIC R/W, WIDTH VARIES)

LEGEND/ABBREVIATIONS:

- BM - BENCHMARK
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- Δ - DELTA ANGLE
- N - NORTHING (WHEN USED WITH COORDINATES)
- E - EASTING (WHEN USED WITH COORDINATES)
- EE - EQUESTRIAN EASEMENT
- ESMT. - EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- LAE - LIMITED ACCESS EASEMENT
- LB - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORD BOOK
- PBC - PALM BEACH COUNTY
- PBCUE - PALM BEACH COUNTY UTILITY EASEMENT
- P.B. - PLAT BOOK
- - DENOTES SET PERMANENT REFERENCE MONUMENT
- 4" x 4" x 24" CONCRETE MONUMENT WITH NAIL & DISK STAMPED "WSM FRM LB#7232"

NOTES

- COORDINATES, BEARINGS AND DISTANCES
- COORDINATES SHOWN ARE GRID
- DATUM = NAD 83 2007 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNIT = U.S. SURVEY FEET
- COORDINATE SYSTEM 1983 STATE PLANE
- TRANSVERSE MERCATOR PROJECTION
- ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED
- SCALE FACTOR = 0.99966488
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



THIS INSTRUMENT PREPARED BY
THOMAS E. WHIDDEN
OF
WHIDDEN SURVEYING & MAPPING, II

9200 BELVEDERE ROAD, SUITE 114
ROYAL PALM BEACH, FLORIDA 33411 (561)790-551