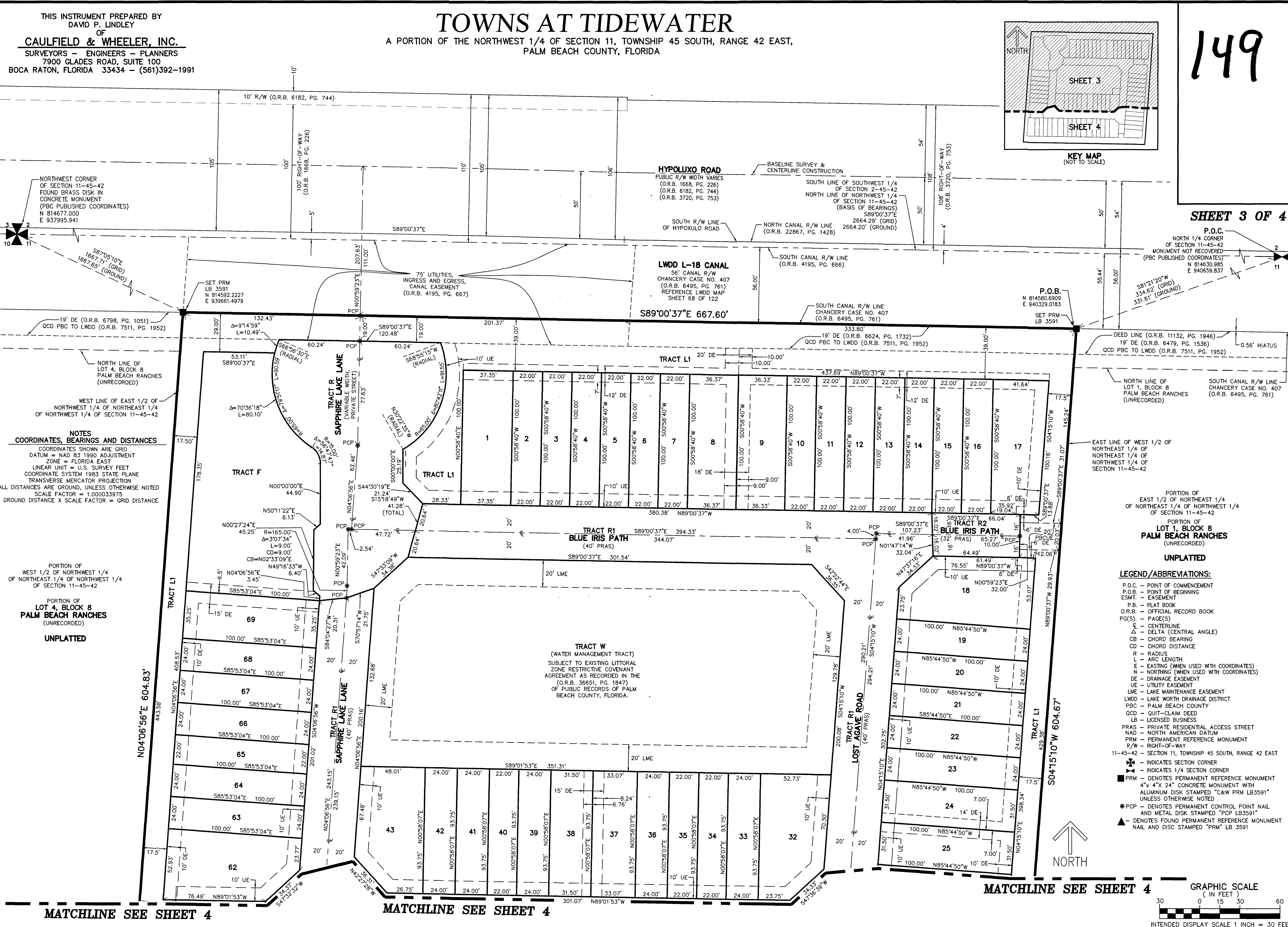
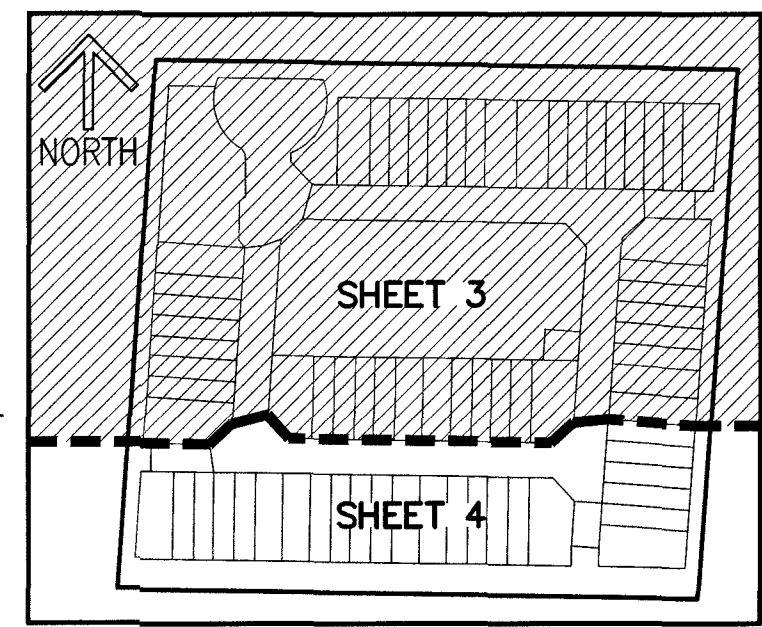




THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

TOWNS AT TIDEWATER

A PORTION OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA



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SHEET 3 OF 4

NORTHWEST CORNER
OF SECTION 11-45-42
FOUND BRASS DISK IN
CONCRETE MONUMENT
(PBC PUBLISHED COORDINATES)
N 814677.000
E 937995.941

HYPOLUXO ROAD
PUBLIC R/W WIDTH VARIES
(O.R.B. 1668, PG. 226)
(O.R.B. 6182, PG. 744)
(O.R.B. 3720, PG. 753)

BASELINE SURVEY &
CENTERLINE CONSTRUCTION

SOUTH LINE OF SOUTHWEST 1/4
OF SECTION 2-45-42
NORTH LINE OF NORTHWEST 1/4
OF SECTION 11-45-42
(BASIS OF BEARINGS)
S89°00'37"E
2664.29' (GRID)
2664.20' (GROUND)

SOUTH R/W LINE
OF HYPOXULO ROAD

NORTH CANAL R/W LINE
(O.R.B. 22867, PG. 1428)

SOUTH CANAL R/W LINE
(O.R.B. 4195, PG. 666)

LWDD L-18 CANAL
56' CANAL R/W
CHANCERY CASE NO. 407
(O.R.B. 6495, PG. 761)
REFERENCE LWDD MAP
SHEET 68 OF 122

SOUTH CANAL R/W LINE
CHANCERY CASE NO. 407
(O.R.B. 6495, PG. 761)

P.O.B.
N 814580.6909
E 940329.0183
SET PRM
LB 3591

P.O.C.
NORTH 1/4 CORNER
OF SECTION 11-45-42
MONUMENT NOT RECOVERED
(PBC PUBLISHED COORDINATES)
N 814630.985
E 940659.837

S81°21'20"W
334.62' (GRID)
331.61' (GROUND)

DEED LINE (O.R.B. 11132, PG. 1946)
19' DE (O.R.B. 6479, PG. 1536)
OCD PBC TO LWDD (O.R.B. 7511, PG. 1952)

SOUTH CANAL R/W LINE
CHANCERY CASE NO. 407
(O.R.B. 6495, PG. 761)

EAST LINE OF WEST 1/2 OF
NORTHEAST 1/4 OF
NORTHWEST 1/4 OF
SECTION 11-45-42

PORTION OF
EAST 1/2 OF NORTHEAST 1/4
OF NORTHEAST 1/4 OF NORTHWEST 1/4
OF SECTION 11-45-42
PORTION OF
LOT 1, BLOCK 8
PALM BEACH RANCHES
(UNRECORDED)

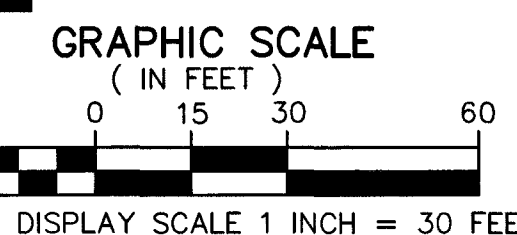
UNPLATTED

LEGEND/ABBREVIATIONS:

- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- ESMT - EASEMENT
- P.B. - PLAT BOOK
- O.R.B. - OFFICIAL RECORD BOOK
- PG(S) - PAGE(S)
- C - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- R - RADIUS
- L - ARC LENGTH
- E - EASTING (WHEN USED WITH COORDINATES)
- N - NORTHING (WHEN USED WITH COORDINATES)
- DE - DRAINAGE EASEMENT
- UE - UTILITY EASEMENT
- LME - LAKE MAINTENANCE EASEMENT
- LWDD - LAKE WORTH DRAINAGE DISTRICT
- PBC - PALM BEACH COUNTY
- QCD - QUIT-CLAIM DEED
- LB - LICENSED BUSINESS
- PRAC - PRIVATE RESIDENTIAL ACCESS STREET
- NAD - NORTH AMERICAN DATUM
- PRM - PERMANENT REFERENCE MONUMENT
- R/W - RIGHT-OF-WAY
- 11-45-42 - SECTION 11, TOWNSHIP 45 SOUTH, RANGE 42 EAST
- ✱ - INDICATES SECTION CORNER
- ✱ - INDICATES 1/4 SECTION CORNER
- - DENOTES PERMANENT REFERENCE MONUMENT
4"x 4"x 24" CONCRETE MONUMENT WITH
ALUMINUM DISK STAMPED "C&W PRM LB3591"
UNLESS OTHERWISE NOTED
- - DENOTES PERMANENT CONTROL POINT NAIL
AND METAL DISK STAMPED "PCP LB3591"
- ▲ - DENOTES FOUND PERMANENT REFERENCE MONUMENT
NAIL AND DISC STAMPED "PRM" LB 3591



MATCHLINE SEE SHEET 4



MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 4