PL CFN # 20260361095 BK: 142 PG: 29

STAR OF DAVID

A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 41 EAST, TOGETHER WITH A REPLAT OF PORTION OF MEMORIAL PARK ROAD, (NOW VACATED), AS SHOWN ON THE PLAT OF SHALOM MEMORIAL PARK (P.B. 31, PG. 194) CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY
JOHN F. PULICE
PULICE LAND SURVEYORS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB3870
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777

JUNE 2026

29

SHEET 2 OF 2 SHEETS

0' 25' 50' 100' 150' 200'
SCALE: 1"=50'
GRAPHIC SCALE

P.O.C.
NE CORNER OF SECTION 14-42-41
N:906277.057
E:913021.267

S01°28'43"W 4214.42'

P.O.B.
FOUND PRM LB2936
1.24'W
N:902064.041
E:912912.531

N:902054.044
E:912912.273
SET PRM, 10.00' SOUTH ON LINE

S01°28'43"W 10.00'

OPEN SPACE TRACT "L"
"OSPREY ISLES, A P.U.D."
P.B. 101, PG. 72

80'

"GARDENS OF HEBRON AND MT. CARMEL"
P.B. 32, PG. 183

TRACT "A"
"GARDENS OF BEN GURION"
P.B. 60, PG. 74

S88°26'41"E 1065.75'
1,064.51 FOUND PRM TO FOUND PRM
(BEARING BASIS)

S. LINE TRACT "A"
P.B. 60, PG. 74

LIMITS OF PLAT

OPEN SPACE TRACT "H"
WETLAND PRESERVE NO. 8
CONSERVATION EASEMENT
O.R.B. 15304, PG. 1686
O.R.B. 14225, PG. 1459

N:902092.966
E:911847.176

NORTHERLY MOST S. LINE OF TRACT "H"
P.B. 101, PG. 72

(RADIAL) N85°49'33"E 119.38'

8' LANDSCAPE BUFFER

163.04'

FOUND PRM LB6770

N88°26'41"W 93.20'

S01°33'19"W 8.00'

"OSPREY ISLES, A P.U.D."
P.B. 101, PG. 72

OPEN SPACE TRACT "H"
WETLAND PRESERVE NO. 8
CONSERVATION EASEMENT
O.R.B. 15304, PG. 1686
O.R.B. 14225, PG. 1459

LIMITS OF PLAT

239.67'

N01°50'08"E 409.18'
392.18'

N89°02'40"W 9.92'

P.B. 101, PG. 72

PRESERVE AREA NO. 6
CONSERVATION EASEMENT
O.R.B. 13689, PG. 1616

R=750.00'
CA=19°06'03"
A=250.01'
CA=24°10'31"
A=316.38'
CA=34°16'34"
A=448.58'

25' CONSERVATION BUFFER

N38°22'58"W 118.75'

S38°22'58"E 71.04'

52.42'
S86°20'30"W

N86°20'30"E 100.17'

R=500.00'
CA=17°26'30"
A=152.21'

R=475.00'
CA=17°26'30"
A=144.60'

25' CONSERVATION BUFFER

R=150.00'
CA=22°03'20"
A=57.74'

S89°02'40"E 10.30'

R=175.00'
CA=22°03'20"
A=67.37'

8' LANDSCAPE BUFFER

OSPREY ISLES BLVD.
TRACT "A"
"OSPREY ISLES, A P.U.D."
P.B. 101, PG. 72

10' U.E.
P.B. 101, PG. 72

OPEN SPACE TRACT "O"
P.B. 101, PG. 72

25' LANDSCAPE BUFFER EASEMENT
P.B. 101, PG. 72

25' SEACOAST UTILITY AUTHORITY EASEMENT
O.R.B. 15989, PG. 394

TRACT "P"

104.54'
89.53'

N89°02'40"W 29.68'
N89°02'40"W 25.00'
S89°02'40"E 36.88'

N00°57'20"E 7.00'
N00°57'20"E 10.00'
S00°57'20"W 10.00'

S89°02'40"E 110.01'
17.00'
150.84'

S01°50'08"W 8.00'
S76°34'24"E 41.68'

N:901683.996
E:911834.070

TRACT "RW"
2,054 SF
R/W DEDICATED BY THIS PLAT

10' R/W DEDICATION PARCEL NO 106
O.R.B. 12196, PG. 1007

SUBORDINATION OF UTILITY INTEREST
O.R.B. 12081, PG. 995

25' SEACOAST UTILITY AUTHORITY EASEMENT
O.R.B. 31544, PG. 1300

10' U.E.

18' LANDSCAPE BUFFER

S89°02'40"E 960.78'

N89°02'40"W 977.09'

963.03'

5.0'

917.50'

N89°02'40"W 1068.34'

LIMITS OF PLAT

12' FPL EASEMENT
O.R.B. 2695, PG. 1521

2.0'

10' EMBANKMENT EASEMENT
O.R.B. 12196, PG. 1010

N. R/W LINE

SEACOAST UTILITY AUTHORITY EASEMENT
O.R.B. 31544, PG. 1300

N:901666.180
E:912902.261

60'

50'

NORTHLAKE BLVD.
PUBLIC R/W
O.R.B. 10471, PG. 349,
O.R.B. 12123, PG. 179,
O.R.B. 12195, PG. 1007

S. R/W LINE

10' R/W DEDICATION
O.R.B. 12123, PG. 179

UNPLATTED ACREAGE
A PORTION OF SECTION 14-42-41

TRACT "A"
428,572 SF
(9.839 ACRES)

MEMORIAL PARK RD.
50' PERPETUAL PUBLIC ACCESS EASEMENT

8' LANDSCAPE BUFFER

387.99' SET PRM TO SET PRM

S01°28'43"W 397.99'

LIMITS OF PLAT

20' BUFFER EASEMENT
P.B. 92, PG. 145

23' SEACOAST UTILITY AUTHORITY EASEMENT
O.R.B. 29814, PG. 43

25' WATER AND SEWER EASEMENT
P.B. 92, PG. 145

"CARLETON OAKS"
TRACT "C"
P.B. 92, PG. 145

E. LINE SECTION 14-42-41

5' L.A.E.
P.B. 92, PG. 145

10' U.E.
P.B. 92, PG. 145

N35°00'27"E 7.78'

S28°29'52"W 24.78'

N01°28'43"E 35.00'

N89°02'40"W 80.00'

S01°28'43"W 697.58'

N:900987.834
E:912890.699

N:900968.782
E:912884.263

SE CORNER OF SECTION 14-42-41

SE CORNER OF SECTION 14-42-41
PER P.B. 31, PG. 194

N18°39'58"E 20.11'

14 13
23 24

LEGEND & ABBREVIATIONS:

⊡	= SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4"X24" CONCRETE MONUMENT WITH ALUMINUM DISK "PRM LB3870", UNLESS OTHERWISE NOTED
℄	= CENTERLINE
○	= SET 1/2" IRON PIPE AND CAP LB3870
A	= ARC LENGTH
CA	= CENTRAL ANGLE
FPL	= FLORIDA POWER & LIGHT COMPANY
L.A.E.	= LIMITED ACCESS EASEMENT
LB	= LICENSED BUSINESS
O.R.B.	= OFFICIAL RECORDS BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.U.D.	= PLANNED UNIT DEVELOPMENT
PRM	= PERMANENT REFERENCE MONUMENT
R	= RADIUS
R/W	= RIGHT-OF-WAY
SF	= SQUARE FEET
U.E	= UTILITY EASEMENT
N:901666.180	= STATE PLANE COORDINATE – NORTHING
E:912902.261	= STATE PLANE COORDINATE – EASTING