PL CFN # 20260370181 BK: 142 PG: 31

COASTAL ESTATES

BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 1, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

31

FOUND P.B.C. DISK STAMPED "TIM" N: 787934.339 E: 942915.599

S26°45'42"E 3798.40'(GROUND) 3798.55'(GRID)

SET PRM N:784604.417 E:944743.341

LAKE AREA

PRESTWICK PLAT, A PUD PLAT BOOK 38, PG 19

TRACT E

ESTATE POND CIRCLE

TRACT A (RAS)

TRACT C W.M.T. & P.D.E.

TRACT D

RECREATION TRACT B

TRACT R1 PRIVATE STREET

SEE DETAIL "A"

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38

UNPLATTED

SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN O.R.B. 35927, PAGE 1225 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

COCONUT LANE
D.B. 1048, PG. 222
VARIED WIDTH PUBLIC R/W

MONTREUX II PLAT BOOK 108, PG 15

FOUND P.B.C. DISK STAMPED "LWDD" N: 782504.694 E: 943164.386

N47°16'43"E 2172.97'(GROUND) 2173.05'(GRID)

BEARING BASE N02°37'25"W 5435.34'(GRID) 5435.14'(GROUND)

NORTH LINE OF THE SOUTH 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 1, TOWNSHIP 46S, RANGE 42E

36 — NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 46 S, RANGE 42 E NO CORNER FOUND/NO CORNER SET (FALLS IN CANAL) CCR#52363 N:787981.295 E:945676.217

EAST LINE OF THE WEST 1/2 OF SECTION 1 N01°23'29"W 5420.00'(GRID) 5419.80'(GROUND)

LEGEND OF ABBREVIATIONS

Δ	DELTA ANGLE
A.E.	ACCESS EASEMENT
B.B.	BEARING BASE
CB	CHORD BEARING
CD	CHORD DISTANCE
D.B.	DEED BOOK
L	ARC LENGTH
LS	LIFT STATION
L.M.E.	LAKE MAINTENANCE EASEMENT
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
No.	NUMBER
N.R.	NOT RADIAL
N.T.S.	NOT TO SCALE
O.H.E.	OVERHEAD EASEMENT
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
P.B.C.	PALM BEACH COUNTY
P.D.E.	PUBLIC DRAINAGE EASEMENT
P.C.P.	PERMANENT CONTROL POINT (NAIL & DISK STAMPED "LB 8351 PCP"
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT (4"x4"x24") CONCRETE MONUMENT WITH METAL DISK STAMPED "KMA LB 8351 PRM"
R	RADIUS
RAD	RADIAL
RAS	RESIDENTIAL ACCESS STREET
R/W	RIGHT OF WAY
SEC.	SECTION
SQ.FT.	SQUARE FEET
TR.	TRACT
TWP.	TOWNSHIP
U.E.	UTILITY EASEMENT
W.M.T.	WATER MANAGEMENT TRACT
⊡	SET PERMANENT REFERENCE MONUMENT (4"x4"x24") CONCRETE MONUMENT WITH METAL DISK STAMPED "KMA LB 8351 PRM"
◉	PERMANENT CONTROL POINT (NAIL & DISK STAMPED "LB 8351 PCP"
⊶⊷	QUARTER SECTION CORNER

DETAIL "A" NOT TO SCALE

PLAT POSITION AND ORIENTATION

1. COORDINATES SHOWN HEREON ARE GRID AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, FLORIDA STATE PLANE, EAST ZONE (901).
2. DISTANCE SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. DATUM = NORTH AMERICAN DATUM OF 1983 (NAD 83), 1990 ADJUSTMENT
4. ZONE = FLORIDA EAST (901)
5. LINEAR UNITS = US SURVEY FEET
6. SCALE FACTOR = 1.000036672
7. GROUND DISTANCES X SCALE FACTOR = GRID DISTANCE

332.44' N89°20'32"W — SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 1, TOWNSHIP 46S, RANGE 42E

S.E. CORNER OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 1

N01°23'29"W 1354.82'

12 P.O.C. SOUTH 1/4 CORNER SECTION 1 FOUND N&D "HSQ GROUP" 0.2'S. CCR#52383 N: 782562.890 E: 945807.835

GRAPHIC SCALE 40' (0, 40', 80')

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Certificate of Authorization Number: L.B.8351

THIS INSTRUMENT PREPARED BY:
WILLIAM E. HAYHURST, P.S.M.
REGISTRATION NO. 4416
PREPARATION DATE: AUGUST 22, 2024