

COMMERCIAL SUBDIVISION PLAT OF MELALEUCA TRAIL

BEING A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA SHEET 2 OF 2 FEBRUARY, 1998

	SITE	WELTARY TRAIL S.R. 809 WELTARY TRAIL S.R. 809	A A	COUNTY OF PALM BEACH STATE OF FLORIDA THIS PLAT WAS FILED FOR RECORD AT
1	LOCATION MAP NOT TO SCALE			RECORDED IN PLAT BOOK NO ON PAGE DOROTHY H. WILKEN, Clerk Circuit Court

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

> LICENSE NO. 3238 STATE OF FLORIDA

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA HAVING A GRID BEARING OF NORTH 01°27'56" EAST, AS DERIVED FROM PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTATION. THE BEARING BASE DATUM IS NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED. STATE PLANE COORDINATES, AS SHOWN HEREON, ARE GRID COORDINATES BASED ON NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION. SCALE FACTOR IS 1.0000388. GROUND DISTANCE TIMES SCALE FACTOR EQUALS GRID DISTANCE. LINEAR UNIT IS THE U.S. SURVEY FOOT.
- NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- - DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.), P.S.M. NO. 3238
- L.A.E. DENOTES LIMITED ACCESS EASEMENT.
- (GROUND) DENOTES GROUND DISTANCE.
- (GRID) DENOTES GRID BEARING AND/OR DISTANCE BASED ON GRID N.A.D. '83, 1990 ADJUSTMENT.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH IN THE OFFICES OF W.L. FISH & COMPANY, INC., 105 S. NARCISSUS AVE., SUITE 412, WEST PALM BEACH, FLORIDA. 33401

AREA TABULATION:

	TRACT "A"	58,866 SQUARE FEET +/-	1.3514 ACRES +/-			
	TRACT "B"	46,507 SQUARE FEET +/-	1.0677 ACRES +/-			
	TRACT "C"	48,249 SQUARE FEET +/-	1.1076 ACRES +/-			
	TOTAL AREA	153,622 SQUARE FEET +/-	3.5267 ACRES +/-			

THE COUNTRY P.B. 32, PG. 189 COMMERCIAL TRACT #1 POINT OF BEGINNING
N.W CORNER OF N.1/2 OF E. 1/2 OF NORTH LINE OF THE N. 1/2 OF E. 1/2 OF S.E. 1/2 OF N.E. 1/4 OF S.W. 1/4 OF SEC. 25/44/42 S.E. 1/4 OF N.E. 1/4 OF S.W. 1/4 OF SCALE: 1"=50' SEC. 25/44/42 ----EXIST. 12' WIDE WATER UTILITY EASEMENT (O.R.B. 3011, PG. 1034) S.87°02'48"E /945,637.11 E. 53.00' -S.01°27'13"W. 828,150.81 N. 945,372.00 E. UTILITY EASEMENT S.84*21'26"E. RADIAL (O.R.B. 4218, PG. 1249) D=0'48'19"-R=2245.83 A=31.54' -D=01'21'45" 4653 828,757.0740 945,709.3700 A=53.40'TRACT "C" FOUND P.B. CO. BRASS DISK IN -71.53 CONCRETE HORIZONTAL CONROL POINT "FULLER" EXIST. 6' WIDE F.P.L. EASEMENT (O.R.B. 1601, PG. 288) D=02*24'44" A=98.43' —
EXIST. PRIVATE 20' WIDE UTILITY EASEMENT (O.R.B. 10331, PAGE 853) UNPLATTED 10' UTILITY WELLMAN PLAT EASEMENT-S.87°02'48"E. 253.49' P.B. 35, PG. 112 (NON-RADIAL)
EXIST. 12' WIDE F.P.L. EASEMENT
(O.R.B. 3135, PG. 1447) D=03'08'22" A=128.10'— 4671 TRACT "B" **MELALEUCA** -SOUTH LINE OF THE N. 1/2 OF E. 1/2 OF S.E. TRAIL 1/4 OF N.E. 1/4 OF S.W. 1/4 OF SEC. 25/44/42 PARCEL S.87°01'17"E. 250.03' L6' WIDE F.P.L. EASEMENT PER O.R.B. 1601, PAGE 288 RELEASED BY PARTIAL RELEASE OF EASEMENT PER O.R.B. 10209, PAGE 1175 EXIST. 6' WIDE F.P.L. EASEMENT-(O.R.B. 1587, PG. 213) UNPLATTED UNPLATTED 4689 TRACT "A" 10' UTILITY EASEMENT ---52.00' — 10' UTILITY EASEMENT ---P.R.M. OFFSET EXIST. 5' WIDE F.P.L. EASEMENT N.88*32'47"W., 1.00'-O.R.B. 8825, PG. 224 53.00 (O.R.B. 3135, PG. 1447) 10' UTILITY-EASEMENT 945,606.20 E O.R.B. 6178. PG. 1239 ADDITIONAL RIGHT-OF-WAY FOR MELALEUCA LANE PER STIPULATED CRDER OF TAKING RECORDED IN O.R.B. 6293, PAGE 1604 ADDITIONAL RIGHT OF WAY FOR MILITARY TRAIL AND MELALEUCA LANE PER O.R.B. 3011, PAGE 1021 4 MELALEUCA LANE FOUND P.B. CO. BRASS DISK IN CONCRETE AT SOUTH ONE-QUARTER CORNER SECTION 25, TOWNSHIP-44 SOUTH, RANGE 42 EAST. 826,118.2260 945,652.9020 -O.R.B. 5298, PG. 1996 HORIZONTAL CONTROL TIE DETAIL L-13.0' UNPLATTED NOT TO SCALE

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