

AUGUST 1999

LOXAHATCHEE ESTATES

SHEET 2 of 2

122

LYING AND BEING IN SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

PLAT NO. 3
WHISPERING TRAILS
(PLAT BOOK 53, PAGE 28)

PLAT OF
SHOREWOOD
(PLAT BOOK 61, PAGE 45)

PRESERVATION TRACT "A"
PLAT OF SHOREWOOD
(PLAT BOOK 61, PAGE 45)

BOUNDARY LINE OF
PLAT OF SHOREWOOD
(660.00' = PLAT OF SHOREWOOD)
(BB) $500^{\circ}03'39''$ W 659.88' = MEASURED

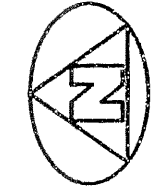
TRACT "D"
PLAT NO. 3
WHISPERING TRAILS
OPEN SPACE
(PLAT BOOK 53, PAGE 28)

FOUND P.M.
NO. 3428

N=955560.74
E=937475.85

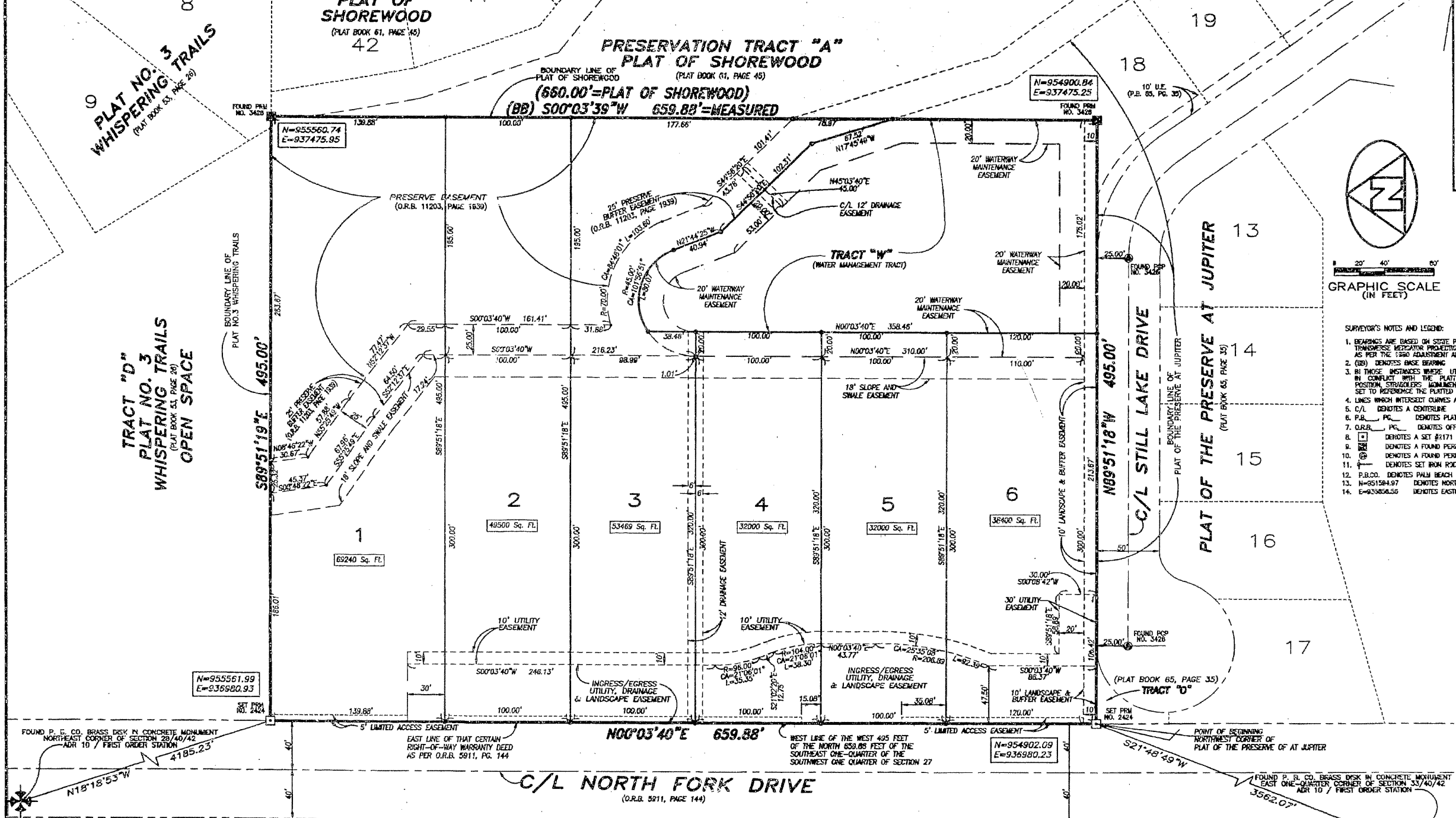
N=954900.84
E=937475.25

FOUND P.M.
NO. 3428



GRAPHIC SCALE
(IN FEET)

- SURVEYOR'S NOTES AND LEGEND:
1. BEARINGS ARE BASED ON STATE PLANE GRID AZIMUTHS ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.S.D. 83, AS PER THE 1983 ADJUSTMENT AND ALL BEARINGS ARE RELATIVE HERETO.
 2. (BB) DENOTES BASE BEARING.
 3. IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.), POSITION STRUCKERS NOMINATED AS PERMANENT CONTROL POINTS SHALL BE SET TO REFERENCE THE PLATTED P.C.P. POSITION.
 4. LINES WHICH INTERSECT CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.
 5. C/L DENOTES A CENTERLINE.
 6. P.B. DENOTES PLAT BOOK AND PAGE.
 7. O.R.B. DENOTES OFFICIAL RECORDS BOOK AND PAGE.
 8. DENOTES A SET #1171 PERMANENT REFERENCE MONUMENT (P.R.M.).
 9. DENOTES A FOUND PERMANENT REFERENCE MONUMENT (P.R.M.).
 10. DENOTES A FOUND PERMANENT CONTROL POINT (P.C.P.).
 11. DENOTES SET FROM ROAD AND CAP L.B. # 2171.
 12. P.B.C.C. DENOTES PALM BEACH COUNTY.
 13. N=951584.97 DENOTES NORTING COORDINATE.
 14. E=935656.56 DENOTES EASTING COORDINATE.



FOUND P. E. CO. BRASS DISK IN CONCRETE MONUMENT
NORTHEAST CORNER OF SECTION 28/40/42
ADR 10 / FIRST ORDER STATION
4185.23'

N=959535.36
E=935665.74

5' LIMITED ACCESS EASEMENT
EAST LINE OF THAT CERTAIN
RIGHT-OF-WAY WARRANTY DEED
AS PER O.R.B. 5911, PG. 144

$500^{\circ}03'40''$ E 659.88'

WEST LINE OF THE WEST 405 FEET
OF THE NORTH 659.88 FEET OF THE
SOUTHEAST ONE-QUARTER OF THE
SOUTHWEST ONE-QUARTER OF SECTION 27

N=954902.09
E=9356980.23

POINT OF BEGINNING
NORTHWEST CORNER OF
PLAT OF THE PRESERVE OF AT JUPITER

FOUND P. E. CO. BRASS DISK IN CONCRETE MONUMENT
EAST ONE-QUARTER CORNER OF SECTION 33/40/42
ADR 10 / FIRST ORDER STATION
3562.07'

N=951584.97
E=935656.56

CYPRESS COVE OF JUPITER
(PLAT BOOK 65, PAGE 156)

CYPRESS COVE OF JUPITER
(PLAT BOOK 65, PAGE 156)

CYPRESS COVE
CIRCLE
(EXISTING)

AREA SUMMARY

LOT	Sq. Ft.	Ac.
LOT 1	69,240	1.59
LOT 2	49,500	1.14
LOT 3	53,469	1.23
LOT 4	32,000	0.73
LOT 5	32,000	0.73
LOT 6	36,400	0.80
TRACT "A"	326,639	7.50
TOTAL		

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M., IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA

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RECORD PLAT
LOXAHATCHEE
ESTATES

DWN	D.J.H.	FB	DATE	8/31/99	WD.#	0211
CHKD			FILE #	111-217	SCALE	1" = 40'
					SHEET	2 OF 2