SADDLEBROOK VILLAGE P.U.D.

BEING A REPLAT OF A PORTION OF TRACTS 7, 14, 15 AND 30 FOOT RIGHT-OF-WAY, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTIONS 29 AND 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 3 OF 8

0743-001

65

STATE OF FLORIDA ss
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____
__M., THIS____DAY OF _____, ____
AND DULY RECORDED IN PLAT BOOK NO. _____
ON PAGE_____
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
BY_____ D.C.

N

50 0 50 100 150

Scale 1" = 50'

COORDINATE NOTE:

STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83 1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY IN 1998
FLORIDA EAST ZONE, COORDINATE SYSTEM 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000024564
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

N 00°04'46"E (PLAT BEARING) -0°02'35" COUNTERCLOCKWISE ROTATION
N 00°57'49"W (GRID BEARING) PLAT TO GRID

THE WEST LINE OF TRACT 15, BLOCK 2, PALM BEACH FARMS COMPANY PLAT NO. 3 (PLAT BOOK 2, PAGES 45 - 54)

MATCH TO SHEET 4

TRACT "D"
OAK - LAND PARK
PLAT BOOK 55 PAGES 197 & 198

TRACT 14, BLOCK 2,
PALM BEACH FARMS COMPANY PLAT NO.3
PLAT BOOK 2 PAGES 45 - 54

NORTHWEST CORNER TRACT 15, BLOCK 2, PALM BEACH FARMS COMPANY PLAT NO.3 PLAT BOOK 2 PAGES 45 - 54

N= 858715.1492
E= 924474.7451
P.O.B.

S89°59'06"E 660.25'
S89°59'06"E 690.25'
NORTH LINE TRACT 15
30' LANDSCAPE BUFFER

N= 858726.9960
E= 925134.9050

N00°02'28"E 1960.76' OA.
30' LANDSCAPE BUFFER 199.56'
199.67'
TRACT "L-3"
30.0'
N00°02'28"E 246.54'
N00°02'28"E 46.98'
S00°02'28"W 272.46'

TRACT "D"
N00°00'04"E 221.59'
20' L.M.E.

TRACT "W"
TO BE MAINTAINED BY SADDLEBROOK AT PALM BEACH, LTD., ITS SUCCESSORS AND OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
SUBJECT TO EXISTING LITTORAL ZONE COVENANT AGREEMENT, AS RECORDED IN O.R.B. 11799 , PAGES 1533 , PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "B"
"PRESERVE MANAGEMENT TRACT"

TRACT 16, BLOCK 2, PALM BEACH FARMS COMPANY PLAT NO.3 PLAT BOOK 2 PAGES 45 - 54

WEST LINE TRACT 15
263.21'
30' LANDSCAPE BUFFER
N00°04'46"E 583.12'
30.00'
228.77'
N89°37'32"E 258.77'
319.9'
30' LANDSCAPE BUFFER

TRACT "A"

S89°46'30"E 280.25'
Δ=04°39'08"
L=9.05'
R=111.80'
122.27'
N37°54'02"E 147.00'
Δ=43°59'14"
R=147.00' L=112.85'
S67°52'42"W
S65°02'31"W 53.16'
R=45.00'
Δ=52°05'58"
L=40.92'
CHB=N26°02'42"W
Δ=25°48'56"
R=125.00'
L=56.32'
S17°59'25"E 23.61'

TRACT "G"

R=334.00' L=130.07'
Δ=22°35'55"
Δ=39°10'44"
R=243.00' L=166.16'
L=100.06'
Δ=78°32'39"
R=73.00' L=169.39'
Δ=35°59'54"
L=45.87'
R=130.49'
Δ=20°33'43"
L=46.84'
R=300.00'
Δ=05°25'54"
L=28.44'
(CHB=N02°31'09"E)
R=17.00'
Δ=41°53'19"
L=12.43'
R=17.00'
Δ=41°53'19"
L=12.43'
20' LANDSCAPE BUFFER
44.59'
TRACT "H"
TRACT "C"
S77°53'31"W 179.18'
℄ 12' D.E.
N2°19'25"E RADIAL
R=71.00'
Δ=68°40'53"
L=85.11'
Δ=44°33'06"
L=56.76'
CH.B.=S 34°20'09" E
MADISON CHASE
N00°11'48"W 173.79'
N00°11'48"E 129.20'
S00°11'48"E 68.59'
S00°11'48"E 69.28'
50.00'
50.00'
50.00'
50.00'
N00°00'16"E 64.36'
27.36'
37.00'
N89°59'44"W 106.62'
N83°00'38"E 126.24'
TRACT "L-1"
5' L=328.71' Δ=06°59'38" R=2692.79'
10' U.E.
20' LANDSCAPE BUFFER
5'
385.17'
215.94'
106.62'
N89°59'44"W 807.74'
N= 858132.0973
E= 924484.5521
75.00'
L.W.D.D. EASEMENT DEED (O.R.B. 11808, PAGE 1592)
L.W.D.D. CANAL L-3
(O.R.B. 5207, PAGE 353)
BELVEDERE ROAD
(ROAD PLAT BOOK 4, PAGES 96 - 102)

N00°00'17"E 219.20'
R=265.00' L=72.04'
Δ=15°34'33"
Δ=70°45'23"
R=50.00' L=61.75'
N86°20'14"E 59.29'
R=30.00'
Δ=86°20'21"
L=45.21'
N00°00'17"E 68.68'
20' L.M.E.
Δ=59°04'46"
L=34.10'
R=50.00'
Δ=92°46'50"
L=80.97'
20' L.M.E.
S87°13'28"W 245.71'
N81°43'30"E 160.21'
Δ=53°42'04"
L=46.87'
Δ=81°43'19"
R=50.00' L=71.32'
TIE LINE S89°59'49"E 90.00'
L.W.D.D. EASEMENT DEED (O.R.B. 11808 PG. 1596)
20.20' L.W.D.D. EASEMENT
255.23'
N= 858195.7455
E= 925784.7720
S83°00'38"W 162.20'
R=2729.79' Δ=06°59'38" L=333.22'
N= 858146.7393
E= 925292.1793
N= 858173.0798
E= 925624.1594
75.00'
N40°40'36"W GRID
103.05' GROUND
50.00'
N= 858117.5169
E= 925851.9405
"WOLF" FOUND PALM BEACH COUNTY BRASS DISK

20' L.M.E.
N00°00'11"E 701.61'
EAST 19.80 FEET OF TRACTS 7, 14 & 15 PER CHANCERY CASE NO. 6495, PAGE 76) L.W.D.D.
N00°00'11"E 1219.87'
20' LANDSCAPE BUFFER
N00°00'11"E 2155.53' OA.
TRACT "L-1"
701.61'
S00°00'11"W 2504.74' OA.
50' CANAL RESERVATION (O.R.B. 1585, PAGE 505)
EAST LINE OF TRACTS 7, 14 & 15 BLOCK 2, PALM BEACH FARMS COMPANY PLAT NO.3 PLAT BOOK 2 PAGES 45 - 54
40' EASEMENT TO L.W.D.D. FOR CANAL AND DRAINAGE PURPOSES (O.R.B. 6242, PAGE 1933)
L.W.D.D. CANAL E-2
TRACT "A" SUMMER CREEK PLAT BOOK 64 PAGES 160 & 163

SHEETS 5 8 8
SHEETS 4 8 7
SHEETS 3 8 6
KEY MAP NOT TO SCALE

Saddlebrook Village PUD
US
Index Map # 150A
Quad # 46
Zone PUD
Sec
Zip Code 33411
Taz 1065
Plat Book 8
Page 88
PUD Name

Landmark Surveying & Mapping Inc.
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SADDLEBROOK VILLAGE P.U.D.