Palm Beach County, PZB 08/12/2004 13:22:41

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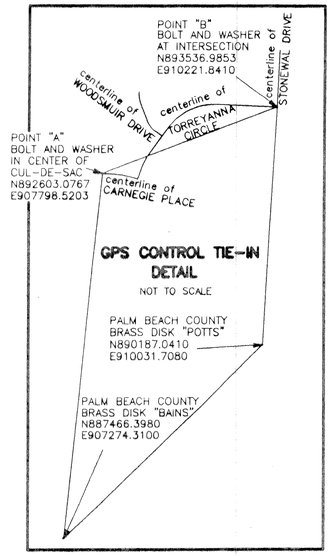
STONEWAL ESTATES P.U.D. PLAT No.5

LYING IN SECTION 26, TOWNSHIP 42 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA
OCTOBER 2000 SHEET 2 OF 2



UNPLATTED ACREAGE

N= 894527.714
E= 910694.593

UNPLATTED ACREAGE

S 03°29'06" W 737.88'

40.00'

26' DIKE EASEMENT (ORB 11861, PG 239)
S 03°29'06" W 711.88'

N 03°29'06" E 15.00'

15' BUFFER

70.00'

N 86°00'00" W 118.99'

N 86°00'00" W 115.10'

N 86°00'00" W 131.75'

48.99'

SET PRM OFFSET
N= 893793.233
E= 910599.762

UNPLATTED ACREAGE

N= 893795.325
E= 910550.816

S 12°39'31" W 250.00'

26' DIKE EASEMENT
S 12°39'31" W 276.30'

S 12°39'31" W 244.94'

15' BUFFER

26.30'

N 12°39'31" E 5.06'

40.00'

5'

SET PRM OFFSET
N= 893551.712
E= 910462.694

S 86°00'00" E 167.52'

S 86°00'00" E 193.69'

15' BUFFER

10' UTILITY EASEMENT

155.00'

N 86°00'00" W 195.00'

UNPLATTED ACREAGE

POINT OF BEGINNING

POINT OF COMMENCEMENT
S.E. CORNER, PLAT NO.1 STONEWAL
ESTATES, P.U.D. PLAT BOOK 47 PAGE 12

5' LIMITED ACCESS EASEMENT

S 41°00'00" E 21.72'

S 41°00'00" E 31.21'

S 04°00'00" W 181.90'

S 04°00'00" W 188.38'

10' UTILITY EASEMENT

20' BUFFER

5'

50.00'

N 04°00'00" E

N 41°00'00" W 35.36'

N= 893558.332
E= 910307.833

N= 893584.378
E= 910283.923

N 04°00'00" E 190.00'

111.80'
N 06°18'17" W

S 06°18'17" E 111.80'

S 06°18'17" E 139.76'

5' LIMITED ACCESS EASEMENT

S 04°00'00" W 104.55'

S 04°00'00" W 90.25'

S 40°00'00" W 28.28'

21.21'

S 40°00'00" E 28.28'

21.21'

5'

15'

20'

100.00'

120.00'

40.00'

S 04°00'00" W 970.00'
790.80'

N= 893884.964
E= 910276.754

N= 893774.207
E= 910292.038

60.00'

60.00'

GPS POINT "B"
FOUND BOLT & WASHER

N 86°00'00" W 845.00'

TORREYANNA CIRCLE

N= 894544.414
E= 910303.944

N 86°00'00" W 15.02'

N 86°00'00" W 5.01'

10' UTILITY EASEMENT

15' BUFFER

5'

5' LIMITED ACCESS EASEMENT

N 04°00'00" E 405.00'

N 04°00'00" E 420.00'

400.00'

N= 894504.406
E= 910303.235

40.00'

40.00'

179.20'

N 04°00'00" E 620.00'

STONEWAL DRIVE (80' RIGHT-OF-WAY)

PLAT NO. 1, STONEWAL ESTATES P.U.D.
(PB. 47, PGS. 12-17)

BAY HILL DRIVE R99-2389D

S 86°00'00" E 391.00'

PARCEL A

TRACT R-3
RECREATION
TRACT

R=800.00'
Δ=02° 51' 58"
L=40.02'

LOT 208

RIVERCHASE RUN

PLAT NO. 1, STONEWAL ESTATES P.U.D.
(PB. 47, PGS. 12-17)

LOT 191

TRACT R-3
RECREATION
TRACT

LOT 190

N

SCALE: 1"=40'
0 40 80

NOTES:
1) O DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) "LS 4133" SET.

2) BEARINGS BASED UPON THE CENTERLINE OF STONEWAL DRIVE BEING NORTH 04°00'00" EAST, AS SHOWN HEREON, PER THE PLAT OF STONEWAL ESTATES PER PLAT BOOK 47, PAGES 12-17, PALM BEACH COUNTY RECORDS.

3) ABBREVIATIONS:
PB = PLAT BOOK
PG(S) = PAGE
26-42S-41E = SECTION 26, TOWNSHIP 42 SOUTH RANGE 41 EAST
ORB = OFFICIAL RECORD BOOK
℄ = CENTERLINE
////// = 5' LIMITED ACCESS EASEMENT

ALL DISTANCES ARE GROUND
SCALE FACTOR 1.000014467
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
GROUND DISTANCE X SCALE FACTOR = GRID
COORDINATES SHOWN ARE GRID
ROTATION EQUATION:
S04°00'00"W (PLAT BEARING) =01°33'08" COUNTER CLOCKWISE PLAT TO GRID
S02°27'52"W (GRID BEARING)

THE GEODETIC CONTROL POINTS SHOWN HEREON (DETAIL ABOVE LEFT) ARE BASED ON A GPS GEODETIC CONTROL SURVEY PREPARED BY LIDBERG LAND SURVEYING, INC. "GLOBAL POSITIONING SURVEY FOR PLAT CONTROL AT STONEWAL 82 ACRES (REF.94-144)" WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY RELATIVE TO THE NEAREST CONTROL POINT WITHIN PALM BEACH COUNTY'S GEODETIC CONTROL NETWORK ON THE NORTH AMERICAN DATUM OF 1983 AS READJUSTED BY PALM BEACH COUNTY, FLORIDA IN 1997.

THE FOLLOWING STATIONS WERE CONSTRAINED ON THE ABOVE REFERENCED SURVEY:
"BAINS" N887466.3980, E907274.3100
"POTTS" N891187.0410, E910031.7080

THIS INSTRUMENT WAS PREPARED BY ROBERT P. BLASZYK, PSM, IN THE OFFICES OF

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11211 Prosperity Farms Road, Suite C-301, Palm Beach Gardens, Florida 33410
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"NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

PROJ NO. 98-016P
PLOT 9-28-00
SHT 2 OF 2

SUBDIVISION Stonewall Estates Plat 5
PAGE 13
FLOOD MAP # 0650
FLOOD ZONE B
QUAD # 59
ZONING RE
SE
TAZ 826
ZIP CODE 33412
PUB NAME