

# PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT III

A PORTION OF PARCEL 1, PALM BEACH PARK OF COMMERCE, A P.I.P.D., PLAT NO. 1, PLAT BOOK 56, PAGE 172-176, WITHIN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA (BEING A PARTIAL REPLAT OF A PORTION OF "CALBUT GENPAR TRACT "A", PLAT BOOK 45, PAGES 70 & 71, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY)

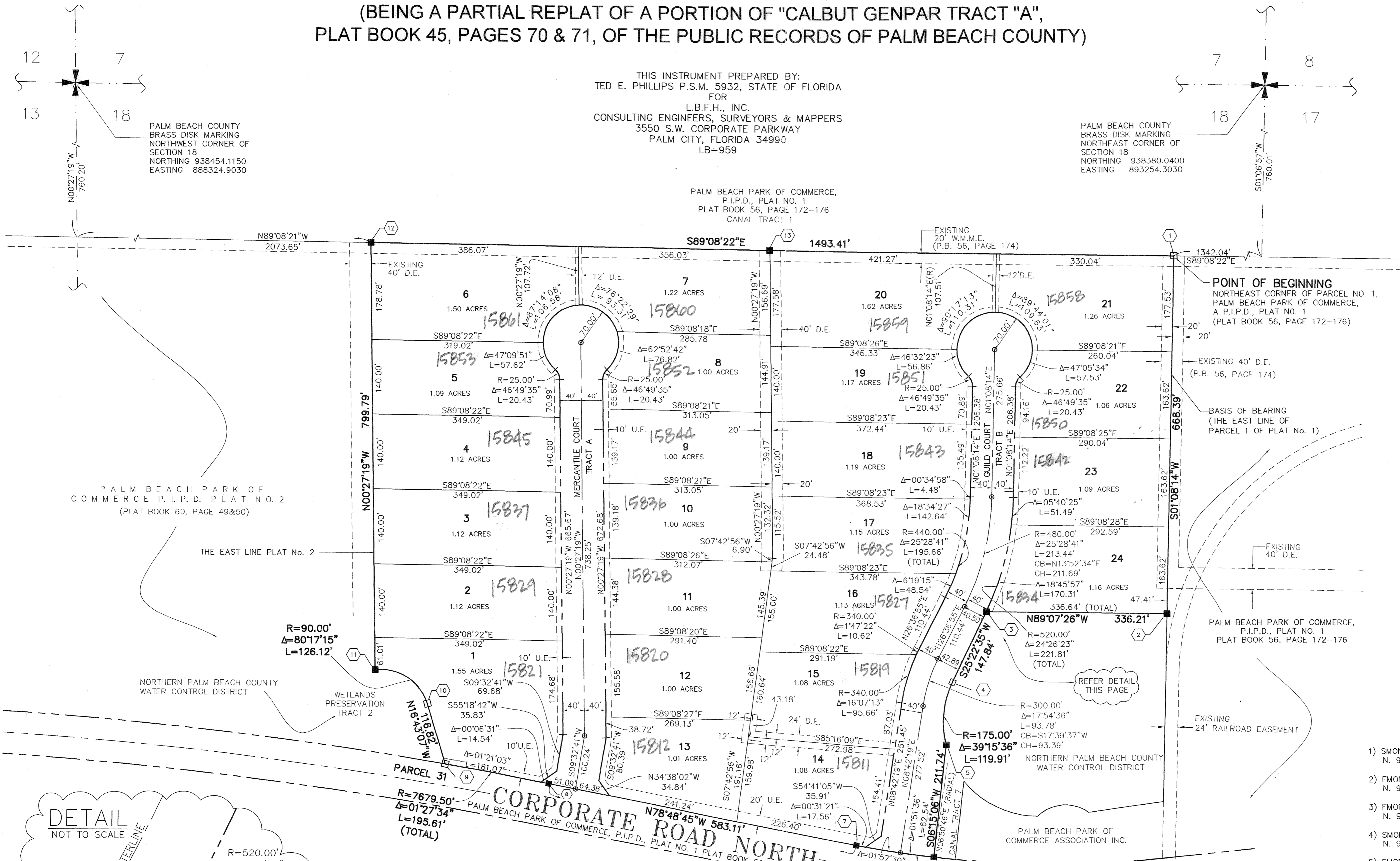
THIS INSTRUMENT PREPARED BY:  
TED E. PHILLIPS P.S.M. 5932, STATE OF FLORIDA  
FOR  
L.B.F.H., INC.  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
3550 S.W. CORPORATE PARKWAY  
PALM CITY, FLORIDA 34990  
LB-959

PALM BEACH PARK OF COMMERCE,  
P.I.P.D., PLAT NO. 1  
PLAT BOOK 56, PAGE 172-176  
CANAL TRACT 1

PALM BEACH COUNTY  
BRASS DISK MARKING  
NORTHEAST CORNER OF  
SECTION 18  
NORTHING 938380.0400  
EASTING 893254.3030

SCALE: 1" = 100'  
GRAPHIC SCALE  
0 50 100

133



### LEGEND

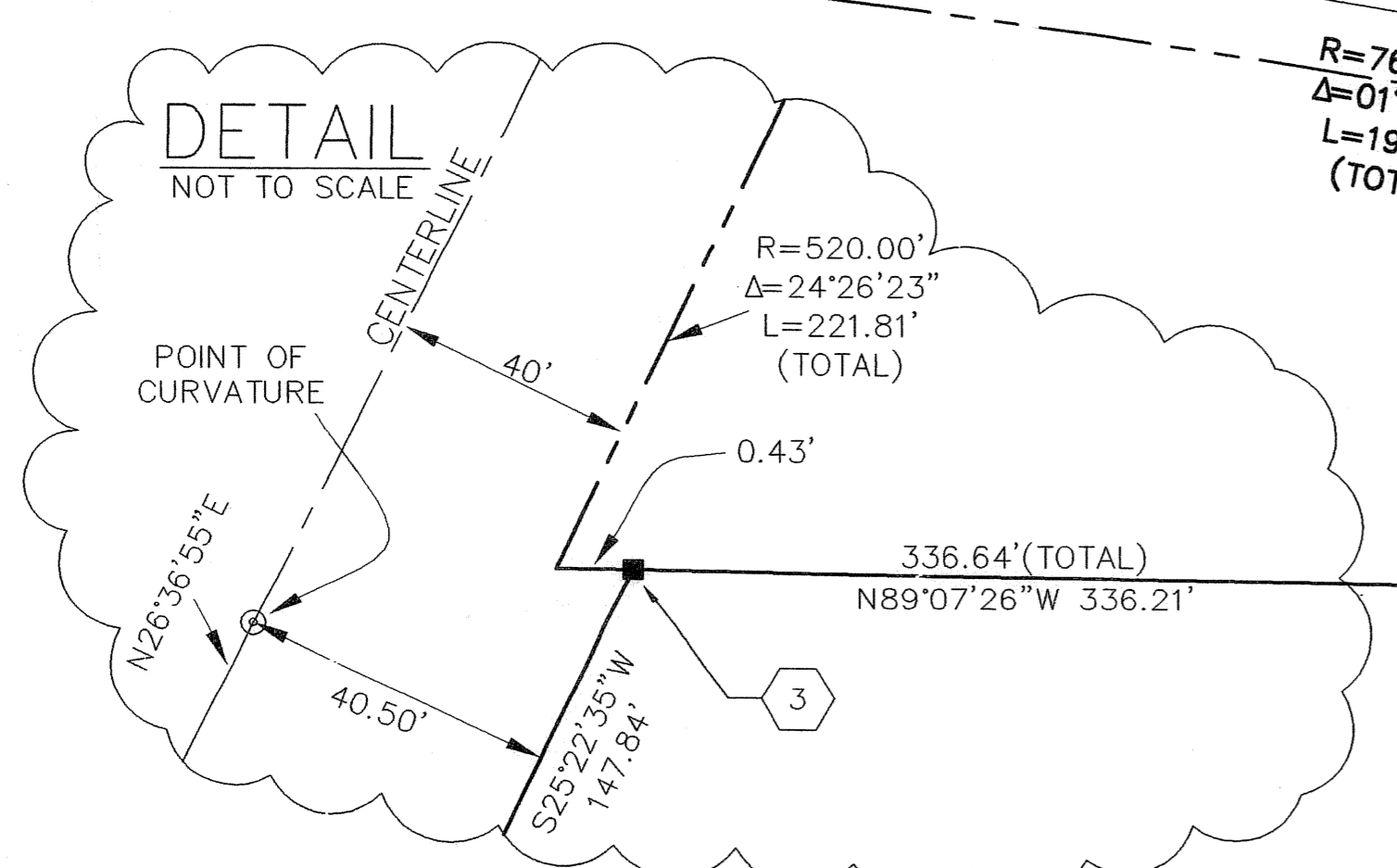
- CB - ARC CHORD BEARING
- CH - ARC CHORD LENGTH
- Δ - ARC DELTA
- L - ARC LENGTH
- R - ARC RADIUS
- D.E. - DRAINAGE EASEMENT
- L.A.E. - LIMITED ACCESS EASEMENT
- O.R.B. - OFFICIAL RECORDS BOOK
- (R) - RADIAL
- PC - PERMANENT CONTROL POINT
- - FOUND 4"x 4" CONCRETE MONUMENT STAMPED "4567"
- - FOUND 4"x 4" CONCRETE MONUMENT STAMPED "PRM, LBFH, LB959"
- SMON - SET PERMANENT REFERENCE MONUMENT STAMPED "PRM, LBFH, LB959"
- U.E. - UTILITY EASEMENT
- W.M.M.E. - WATER MANAGEMENT MAINTENANCE EASEMENT
- ✚ - SECTION CORNER

### NOTES

- 1) THE EAST LINE OF PARCEL 1, PLAT OF PALM BEACH PARK OF COMMERCE, A P.I.P.D., PLAT NO. 1, PLAT BOOK 56, PAGE 172-176, IS TAKEN TO BEAR SOUTH 01°08'14" WEST, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 2) ALL CURVES SHOWN HEREON ARE RADIAL UNLESS NOTED.
- 3) ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 4) ALL COORDINATES SHOWN HEREON ARE GRID, DATUM = NAD 83, 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = U.S. SURVEY FOOT COORDINATE SYSTEM IS 1983 STATE PLANE TRAVERSE MERCATOR PROJECTION
- 5) ALL DISTANCES ARE GROUND SCALE FACTOR = 1.000004521 GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE.

### MONUMENTATION IDENTIFICATION (COORDINATES ARE AT BOUNDARY CORNER)

- 1) SMON 4"x 4", LBFH LB959 N. 937640.6176, E. 891897.5676
- 2) FMON 4"x 4", MARKED PLS4567 N. 936,972.3633, E. 891,884.3022
- 3) FMON 4"x 4", PLS 4567 N. 936,977.5041, E. 891,548.1315
- 4) SMON 4"x 4" PRM, LBFH LB959 N. 936,843.9289, E. 891,484.7727
- 5) FMON 4"x 4" PLS 4567 N. 936,726.9374, E. 891,473.0003
- 6) FMON 4"x 4" NO IDENTIFICATION 0.10 NORTH, 0.19' EAST N. 936,516.4580, E. 891,449.9429
- 7) FMON 4"x 4" PLS 4567 N. 936,539.3231, E. 891,305.8475
- 8) FMON 4"x 4" PLS 4567 0.18' NORTH, 0.14' EAST N. 936,652.4583, E. 890,733.8180
- 9) SMON 4"x 4" PRM, LBFH LB959 N. 936687.9632, E. 890541.4595
- 10) SMON 4"x 4" PRM, LBFH LB959 N. 936799.8451, E. 890507.8537
- 11) FMON 4"x 4" PLS 4567 0.17' EAST N. 936863.2827, E. 890410.6803
- 12) SMON 4"x 4" PRM, LBFH LB959 N. 937663.0471, E. 890404.3231
- 13) FMON 4"x 4" PLS 4567 0.11' NORTH, 0.13' EAST N. 937651.8952, E. 891146.3522



SUBDIVISION PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT III  
BOOK 109 PAGE 133  
FLOOD ZONE B FLOOD MAP # 50B  
QUAD # 11 ZONING P.I.P.D.  
SE TAZ 870 ZIP CODE 33478  
PUD NAME

**lbph** INC. CONSULTING CIVIL ENGINEERS, SURVEYORS & MAPPERS  
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