50216.001

MERCEDES BENZ OF PALM BEACH M.U.P.D. PLAT TWO

A REPLAT OF MERCEDES BENZ OF PALM BEACH, M.U.P.D., AS RECORDED IN PLAT BOOK 105, PAGES 90 TO 91, AND PORTIONS OF WEST GATE ESTATES, AS RECORDED IN PLAT BOOK 8, PAGE 38; THE AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6 AND THE NORTHERN PART OF BLOCK A WEST GATE ESTATES, AS RECORDED IN PLAT BOOK 9, PAGE 20; AND SHARON'S REPLAT OF PORTIONS OF WEST GATE ESTATES, AS RECORDED IN PLAT BOOK 15, PAGE 64. ALL RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
BEING IN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST,
AND IN THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST,
PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 3

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STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD _____
THIS _____ DAY OF _____
AD, 2009 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____,

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: _____, D.C.

CIRCUIT COURT SEAL

0 25 50 75 100
GRAPHIC SCALE IN FEET

TO "OKEE SSP" N 862894.95 E 936669.81

R=2100.00' L=194.48'

N 82°50'58" W 1974.71(GRID)

40'

10' ADDITIONAL R/W ORB 17999, PG 1045

NOT PLATTED

INDIAN PLAZA CONDOMINIUM ORB 20124, PG 1

INDIAN ROAD ORB 1957, PG 284

N48°55'04"W 38.79'

N 862374.39 E 948571.39

N01°57'15"E

N 862349.11 E 948630.81

Δ=01°59'07" L=41.10'

SEE DETAIL "A" FOR MASS TRANSIT EASEMENT

Δ=03°17'58" L=68.31'

R=1186.28', Δ=11°19'03", L=234.32'

Δ=01°54'09" L=146.91'

R=2099.93 L=473.28'

PRODUCTION PROJECT NO. 93508

℄ CONSTRUCTION PER PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION PROJECT NO. 93508

R/W PER PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION PROJECT NO. 93508

WESTGATE AVENUE 80' R/W RPB 2, PG 205

N 862367.64 E 948834.02

10' UE
15' BE

NORTH R/W LINE ROAD PB 2, PG 205

N88°28'20"W 201.14'

PBCO 15'x20' UE ORB 21435 PG 411

80' DEED BOOK 544, PG 39

EAST 1/4 CORNER SECTION 25 TOWNSHIP 43 SOUTH RANGE 42 EAST

RANGE 42 E / RANGE 43 E

1496.38'

2709.51' TOTAL TO SECTION CORNER

N 862363.72 E 949035.40

316.78'
531.27'
15' BE
5' LAE
10' UE
15.00'
89.07'
N88°01'39"W
S88°01'39"E 80.79'
20.00'
PBCO UE ORB 21435, PG 411
N46°58'21"E 25.89'
S46°58'21"W 16.56'
N88°01'39"W 23.59'
S88°01'39"E 25.64'
S01°58'21"W 26.59'

WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25

TRACT B PB 105, PGS 90-91

10' BE
5' LAE
10' UE
179.51'
15' BE
N01°57'15"E 942.57'
R/W ORB 4386, PG. 1559
80.53'
30.00'
10' BE & UE
150.27'
5' LAE
N88°02'45"W 10.04'
S88°02'45"E 10.04'
S01°57'15"W 10.00'
10'x10' FPL EASEMENT ORB 8715, PG 1529
81.69'
79.66'
N88°01'39"W 53.00'
N01°58'21"E 5.00'
N88°01'39"W 15.00'
S01°58'21"W 5.00'
N88°01'39"W 14.13'
N45°00'00"W 19.05'
S88°01'39"E 90.02'
35.00'
38.81'
10'BE
16.00'
19.05'
S45°00'00"E
N 863316.65 E 948596.74
N88°57'24"W
N. LINE SECTION 25
30'

15' PBCO DE ORB 9745, PG 1465

N. LINE OF THE W 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 25

NOT PLATTED

SOUTH R/W LINE OKEECHOBEE BOULEVARD RPB 8, PG 67

65.50'

S88°57'24"E 127.23'

E. LINE OF THE W. 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 25

N01°57'48"E 240.00'

57.00'
10'BE
183.00'

N 863315.25 E 948723.97

5.00'

FIRESTONE TIRE AND RUBBER COMPANY STORM WATER DRAINAGE EASEMENT ORB 2054, PG 1258

S80°00'00"E 30.00'

20' BE

N 863555.17 E 948730.46

℄ CONSTRUCTION & B SURVEY RPB 8, PG 67

N 24°26'26"E 6088.89'(GRID)

TO "DRUMLIN" N 869098.44 E 951249.73

NOT PLATTED

TRACT A

MERCEDES BENZ OF PALM BEACH, M.U.P.D. PB 105, PGS 90-91 TRACT A

N. LINE OF THE S. 660' OF THE E. 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 25

3' PBCO DE ORB 9745, PG 1463

EAST LINE OF SECTION 25 TOWNSHIP 43 SOUTH RANGE 42 EAST

12' PBCO DE ORB 9745, PG 1271

20' PBCO WE ORB 8211, PG 1302 RELEASED ORB 23047, PG 1306

N88°01'39"W 298.46'

N88°01'39"W 114.00'

N01°58'21"E 10.00'
N88°01'39"W 15.00'
S01°58'21"W 10.00'

SOUTH R/W LINE OKEECHOBEE BOULEVARD RPB 8, PG 67

S88°57'24"E 337.29'

R/W ORB 4386, PG 1557

OKEECHOBEE BOULEVARD

RPB 2, PG. 132
RPB 8, PG 67-78
S88°57'24"E

173.26'

20' BE

10'

60'
60'

THE HABITAT PB 52, PG 115

5' LAE

10' FPLE ORB 3674, PG 960

15' BE

518.45'

S01°58'21"W 925.12'
BASIS OF BEARINGS

345.88'

10' FPLE ORB 3627, PG 112

10' BE

N01°58'21"E 10.00'
N88°01'39"W 23.50'
10'x23.50' FPLE ORB 8715, PG 1529

N01°58'21"E 201.77'
S01°58'21"W 201.77'
N88°01'39"W 42.00'
S88°01'39"E 23.50'
10.00'
6' FPLE ORB 1836, PG 152
N 863288.46 E 949060.70
15.16'
108.61'
72.48'
S88°01'39"E 62.00'
20.00'
5' O/S CM N 863546.46 E 949067.61
10' BE
24.42'
14.08'
97.57'
70'
15' PER RPB 2, PG 132
NE CORNER OF SECTION 25, TOWNSHIP 43 S, RANGE 42 E
45.00'
SEE DETAIL "B"
N 863555.88 E 949067.98

RANGE 42
RANGE 43
NORTH LINE OF 10' FPLE ORB 3627, PG 112

31 PBCO ORB 11493, PG 971
20' PBCO DE ORB 6613, PG 345
32 PBCO ORB 11497, PG 1511
2 PBCO ORB 11793, PG 1504
N 863172.39 E 949114.56
WEST GATE ESTATES PB 8, PG. 38 BLOCK 25
CHEROKEE AVENUE PB 8, PG 38
GENESSEE AVENUE PB 8, PG 38
WEST GATE ESTATES PB 8, PG 38 BLOCK 19
HENNESSEY'S REPLAT OF WEST GATE ESTATES PB 15, PG 67
WEST GATE ESTATES PB 8, PG 38 BLOCK 13
CHICKAMAUGA AVENUE PB 8, PG 38
WEST GATE ESTATES PB 8, PG 38 BLOCK 7
AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5 AND 6 WEST GATE ESTATES PB 9, PG 20 BLOCK 1
SHARON'S REPLAT OF WEST GATE ESTATES PB 15, PG 64 BLOCK "A"
SHARON'S REPLAT OF WEST GATE ESTATES PB 15, PG 64 BLOCK "B"
SHAWNEE AVENUE 40' WIDE R/W, VACATED BY ORB 1655, PG 1610
AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5 AND 6 WEST GATE ESTATES PB 9, PG 20 BLOCK 1
NOT PLATTED
OKEECHOBEE ROAD COMMERCIAL AREA PB 28, PG 30

N88°28'19"W 56.11'
N01°31'41"E 115.00'
N 863287.37 E 949116.80
N88°28'19"W 175.00'
20' PBCO DE ORB 23011, PG 1726
25.5'
S01°31'41"W 115.00'
LOT 40, BLOCK 7 PB 8, PG 38
N88°28'19"W 14.99'
N 863168.98 E 949289.53
N 863283.97 E 949291.77
S01°31'41"W 267.50'
VACATED R/W
BLOCK "B" PB 15, PG 64
BLOCK 1 PB 9, PG 20
10'x30' MASS TRANSIT EASEMENT
65.50'
60'
N 863551.13 E 949311.97
S88°28'19"E 244.02'
S88°28'19"E
10'

5' O/S CM N 863288.71 E 949306.89

INDIAN ROAD
TRACT B PB 105, PGS 90-91
5' LAE
10' BE
15' BE
10' UE
N09°47'23"W 10.00'
Δ=01°26'56" L=30.25'
Δ=01°26'56" L=30.00'
TRACT A PB 105, PGS 90-91
WESTGATE AVENUE
S08°20'27"E 10.00'
DETAIL "A" NOT TO SCALE

TRACT A PB 105, PG 90-91
S88°57'24"E 337.29'
N01°58'21"E 4.50'
5.00'
5.50'
15'
S01°58'21"W 20.50'
POC
POB
BLOCK 1 PB 9, PG 20
S88°28'19"E 244.02'
NORTH LINE PB 9, PG 20
30.19'
OKEECHOBEE BOULEVARD
DETAIL "B" NOT TO SCALE

LEGEND

BE	BUFFER EASEMENT	PG	PAGE
℄	CENTERLINE	POB	POINT OF BEGINNING
CM	CONCRETE MONUMENT	POC	POINT OF COMMENCEMENT
DE	DRAINAGE EASEMENT	PB	PLAT BOOK
Δ	CENTRAL ANGLE	PBCO	PALM BEACH COUNTY
FPLE	FLORIDA POWER & LIGHT EASEMENT	▩	4"x4" CONCRETE PERMANENT REFERENCE MONUMENT LB 048
O	5/8" IRON REBAR AND CAP LB 048	R	CURVE RADIUS
L	ARC LENGTH	RPB	ROAD PLAT BOOK
LAE	LIMITED ACCESS EASEMENT	R/W	RIGHT-OF-WAY
ORB	OFFICIAL RECORDS BOOK	UE	UTILITY EASEMENT
O/S	OFFSET		

THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ, P.S.M. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SHEET 2 OF 3

SCALE:	1"=50'
P.A. NO.:	A5063.06
DATE:	OCTOBER 2008
DRAWING NO.	43-42-25-64

FLORIDA L.B. NO. 48
MOCK•ROOS
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(561) 683-3113, fax 478-7248

MERCEDES BENZ OF PALM BEACH, M.U.P.D. PLAT TWO
BEING A PORTION OF THE NORTHEAST QUARTER SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AND A PORTION OF THE NORTHWEST QUARTER SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

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