

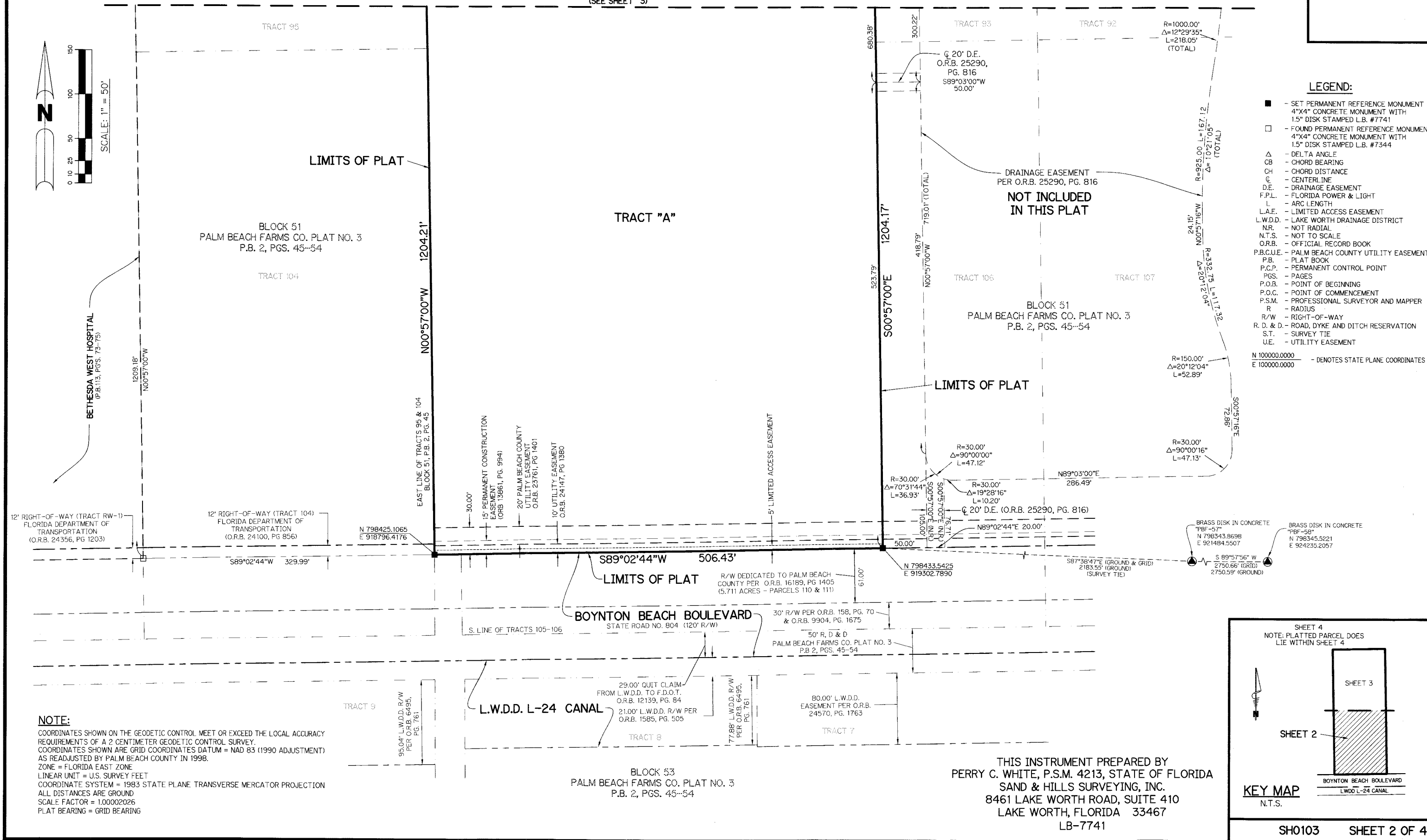
AMESTOY PLAT TWO - 14 ACRE PARCEL

BEING A REPLAT OF A PORTION OF TRACTS 93, 94, 105 AND 106 AND A PORTION OF ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, ALL LYING WITHIN BLOCK 51, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTIONS 19 AND 30, TOWNSHIP 45 SOUTH, RANGE 42 EAST

SHEET 2 OF 4 MAY, 2012

MATCH LINE
(SEE SHEET 3)

157



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH 1.5" DISK STAMPED L.B. #7741
 - - FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH 1.5" DISK STAMPED L.B. #7344
 - Δ - DELTA ANGLE
 - CB - CHORD BEARING
 - CH - CHORD DISTANCE
 - CL - CENTERLINE
 - D.E. - DRAINAGE EASEMENT
 - F.P.L. - FLORIDA POWER & LIGHT
 - L - ARC LENGTH
 - L.A.E. - LIMITED ACCESS EASEMENT
 - L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
 - N.R. - NOT RADIAL
 - N.T.S. - NOT TO SCALE
 - O.R.B. - OFFICIAL RECORD BOOK
 - P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT
 - P.B. - PLAT BOOK
 - P.C.P. - PERMANENT CONTROL POINT
 - P.C.S. - PAGES
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
 - R - RADIUS
 - R/W - RIGHT-OF-WAY
 - R.D. & D. - ROAD, DYKE AND DITCH RESERVATION
 - S.T. - SURVEY TIE
 - U.E. - UTILITY EASEMENT
- N 100000.0000
E 100000.0000 - DENOTES STATE PLANE COORDINATES

12' RIGHT-OF-WAY (TRACT RW-1) FLORIDA DEPARTMENT OF TRANSPORTATION (O.R.B. 24356, PG 1203)

12' RIGHT-OF-WAY (TRACT 104) FLORIDA DEPARTMENT OF TRANSPORTATION (O.R.B. 24100, PG 856)

N 798425.1065
E 918796.4176

EAST LINE OF TRACTS 95 & 104
BLOCK 51, P.B. 2, P.G. 45

30.00'
15' PERMANENT CONSTRUCTION EASEMENT (O.R.B. 13861, PG. 994)

20' PALM BEACH COUNTY UTILITY EASEMENT (O.R.B. 23761, PG 1401)

10' UTILITY EASEMENT (O.R.B. 24147, PG 1380)

5' LIMITED ACCESS EASEMENT

S89°02'44"W 506.43'

R/W DEDICATED TO PALM BEACH COUNTY PER O.R.B. 16189, PG 1405 & O.R.B. 9904, PG. 1675 (5.711 ACRES - PARCELS 110 & 111)

BOYNTON BEACH BOULEVARD
STATE ROAD NO. 804 (120' R/W)

30' R/W PER O.R.B. 158, PG. 70 & O.R.B. 9904, PG. 1675
50' R.D. & D. PALM BEACH FARMS CO. PLAT NO. 3 P.B. 2, P.GS. 45-54

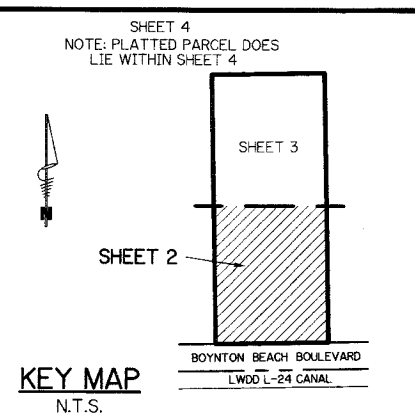
L.W.D.D. L-24 CANAL

29.00' QUIT CLAIM FROM L.W.D.D. TO F.D.O.T. O.R.B. 12139, PG. 84
21.00' L.W.D.D. R/W PER O.R.B. 1585, PG. 505

80.00' L.W.D.D. EASEMENT PER O.R.B. 24570, PG. 1763

BLOCK 53
PALM BEACH FARMS CO. PLAT NO. 3
P.B. 2, P.GS. 45-54

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741



NOTE:
COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.
COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT) AS READJUSTED BY PALM BEACH COUNTY IN 1998.
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.00002026
PLAT BEARING = GRID BEARING