LOFUIN PLACE 8th STREET STATE OF FLORIDA COUNTY OF PALM BEACH BEING A REPLAT OF A PORTION OF BLOCK 1, RAILWAY ADDITION, PLAT BOOK 1, PAGE 58, LYING WEST OF OLIVE AVENUE AND LESS THE RIGHT-OF-WAY FOR THIS PLAT WAS FILED CHANTER PORT DIXIE HIGHWAY, A REPLAT OF LOT 1, LESS THE WEST 12.00 FEET THEREOF, AND ALL OF LOTS 2,3,4,5,6,7,8,9,10 AND 11, BLOCK 1, TOGETHER WITH ALL OF FOR RECORD AT ____M. J444.4.4.K.K. BLOCK 6, LYING WEST OF OLIVE AVENUE AND LESS THE RIGHT-OF-WAY FOR DIXIE HIGHWAY AMENDED PLAT OF EUCALYPTUS PARK, PLAT BOOK 6, PAGE 44, MARKE THIS DAY OF _____,2014 × EUCALYPTUS STREET AND A REPLAT OF LOTS 1 AND 2, LESS THE WEST 12.0 FEET THEREOF, AND ALL OF LOTS 3,4,5,6,7,8, BLOCK 7, BRELSFORD PARK ADDITION TO WEST PALM AND DULY RECORDED IN PLAT BEACH, PLAT BOOK 8, PAGE 21 TOGETHER WITH THAT ABANDONED PORTION OF 7TH STREET (FORMERLY KNOWN AS FIFTH AVENUE), PURSUANT TO THE NO. ____ ON PAGES _____ DISCLAIMER RECORDED IN O.R.B. 26317, PGS. 293-296 AS AFFECTED BY THE CORRECTIVE DISCLAIMER RECORDED IN O.R.B. 26673, PGS. 1536-1539, THRU _____. ALL OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA WITH ALL OF THE ABOVE DESCRIBED LAND LYING AND BEING IN A PORTION OF SECTIONS 15 & 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA SHARON R. BOCK SHEET 4 OF 4 JULY 2014 CLERK AND COMPTROLLER 6th STREET BY_____D.C. KEY SHEET MAP - NOT TO SCALE STA: 290+78.65, 37.00 RT STA: 210+63.91, 30.00 LT - BLOCK 6 OF BRELSFORD PARK, P.B. 8, PAGE 21 ~ NOT INCLUDED IN THIS PLAT--N:868817.8003 N:868808.8197 ---E: 965222,2598 LOT 2 BLOCK 8 LOT 6 LOT 7 E: 965683.2270 STA: 290+78.46, 37.00 LT 8TH STREET STA: 210+65.22, N:868819.2761 FORMERLY KNOWN AS 6TH AVENUE PER P.B. 8, PG. 21 STA: 290+53.54 30.00 RT E: 965148.2743 N:868807.6507 -N:868793.5273 -PI STA: 210+39.56 (50.0' RIGHT-OF-WAY) E: 965184.7046 E: 965743.2299 N: 868783.2505 \sim not a part of this plat \sim E: 965712.1968 S88°53'02"E 527.59' S88°53'02"E S88°53'02"E 263.27' -N88°53'02"W THE NORTH LINE OF THE EAST 113.11' OF LOT 1 & THE NORTH LINE OF LOTS 3 THRU 8, BLOCK 7, BRELSFORD PARK, P.B. 8, PAGE 21 122.18' (CALC) 25.00' (PLAT) 122.05' (PLAT) 30.00 STA: 210+14.73, STA: 290+28.65, STA: 210+14.39, 30.00 RT 37.00 RT 30.00 LT N:868757.6736 N:868767.8128 N:868758.8423 E: 965741.5650 E: 965221.1357 E: 965681.5754 LOT 12 -THE WEST LINE OF THE REMAINING PORTION OF LOTS 1 & 2 BLOCK 7, BRELSFORD PARK, P.B. 8, PAGE 21, LYING EAST OF THE EAST RIGHT-OF-WAY LINE FOR DIXIE HIGHWAY THE EAST LINE OF LOT 8, BLOCK 7, LOT 9 LOT 10 BRELSFORD PARK, P.B. 8, PAGE 21 LOTS 9 THROUGH 13 BLOCK 7 OF BRELSFORD PARK, P.B. 8, PAGE 21 ~ NOT INCLUDED IN THIS PLAT LOT 13 STA: 289+25.97. N:868665.1576 GRAPHIC SCALE E: 965218.8272 S88°50'21"E 25.11' (CALC) 25.00' (PLAT) 120.72' (CALC) (TYPICAL) 102.19' (PLAT) 25.28' 25.28' (CALC) 25.28' 25.28' (CALC) 25.00' (PLAT) 25.00' (PLAT) STA: 289+25.96, FOUND 4"X4" CONCRETE-(TYPICAL) (TYPICAL) 32.50 RT MONUMENT (NO I.D.) N:868665.2488 -S88°50'21" E: 965214.3281 6.21' TRACT 2 59,883.35 SQUARE FEET / **1.37 ACRES** THE WEST LINE OF THE REMAINING PORTION OF LOT 1 BLOCK 1, EUCALYPTUS PARK, P.B. 6, PAGE 44, LYING EAST LOT LOT 18 OF THE EAST RIGHT-OF-WAY LINE FOR DIXIE HIGHWAY THE EAST LINE OF LOT 11, BLOCK 1, EUCALYPTUS PARK, P.B. 6, PAGE 44 LOTS 12 THROUGH 19 BLOCK 1 OF EUCALYPTUS PARK, P.B. 6, PAGE 44 ~ NOT INCLUDED IN THIS PLAT MATCH TO SHEET 3 OF 4 MAG NAIL & DISK-STAMPED "PRM LB4897" STA: 207+86.30, STA: 288+01.02 30.00 LT IN TOP OF SUBSURFACE STA: 207+86.58, 34.64 RT N:868530.8253 HAND POURED CONCRETE 30.00 RT N:868540.2918 E: 965675.8595 MONUMENT N:868529.5967 E: 965213.6585 E: 965735.8476 25.03' (CALC) 25.03' (CALC) THE SOUTH LINE OF THE EAST 11.89' OF LOT 1, & THE SOUTH LINE OF LOTS 2 THRU 11, BLOCK 1, EUCALYPTUS PARK, P.B. 6, PAGE 44 25.00' (PLAT) 25.00' (PLAT) N88°49'36"W (TYPICAL) (TYPICAL) S88°49'36"E N88°49'36"W 262.02' 34,64' **EUCALYPTUS STREET** DISK STAMPED 'LB 46' FORMERLY KNOW AS SIXTH AVENUE PER P.B. 6, PG. 44 -PI STA: 207+63.94 (45.0' RIGHT-OF-WAY) N: 868507.7178 ~NOT A PART OF THIS PLAT~ E: 965705.2898 STA: 287+78.45 S88°49'36"E 526.88' N:868518.5068-(BASIS OF BEARINGS) E: 965178.5199 LEGEND OF ABBREVIATIONS: LEGEND OF SYMBOLS: THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 711 NORTH DIXIE HIGHWAY, SUITE 201, PROPERTY CONTROL ABBREVIATIONS L.A.E. = LIMITED ACCESS EASEMENT D.E. = DRAIN. RITHMETIC / ANNOTATION ABBREVIATIONS KESHAVARZ ASSOCIATES • = 4"x4" CONCRETE MONUMENT STAMPED P.C.P. = PERMANENT CONTROL POINT CB = CHORD BEARING WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600. = DEGREES D.E. = DRAINAGE EASEMENT "P.R.M. LB4897" OR AS NOTED. N.T. = NON-TANGENT P.R.M. = PERMANENT REFERENCE MONUMENTP.C. = POINT OF CURVATURE = MINUTES P.O.C. = POINT OF COMMENCEMENT L.B.E. = LANDSCAPE BUFFER EASEMENT U.E. = UTILITY EASEMENT Civil Engineers • Land Surveyors DATE: 12/11/13 CHECKED: SFB SHEET No △ = MAG NAIL & DISK STAMPED "P.R.M. LB 4897" PROJECT No. CONC. = CONCRETEP.T. = POINT OF TANGENCY = SECONDS C/L = CENTERLINEP.O.B. = POINT OF BEGINNING L.M.E. = LAKE MAINTENANCE EASEMENT L.W.D.D. = LAKE WORTH711 North Dixie Highway, Suite 201 P.I. = POINT OF INTERSECTION OR AS NOTED. MON. = MONUMENTP.O.T. = POINT OF TERMINUS= RADIUS P.B. = PLAT BOOKS.L.E. = SANITARY SEWER LINE EASEMENT DRAINAGE DISTRICT SCALE: | * = 20' West Palm Beach, Florida 33401 APPROVED: SFB = MAG NAIL & DISK STAMPED "LB 4897" M.N.D. = MAG NAIL & DISK RAD. = RADIAL12-996 = DELTA D.B. = DEED BOOKL.B. = LICENSED BUSINESS W.L.E. = WATER LINE EASEMENT 4 of 4 Tel: (561) 689-8600 Fax: (561) 689-7476 = ARC LENGTH N.R. = NON-RADIAL DRAWN: SFB OR AS NOTED. O.R.B. = OFFICIAL RECORD BOOK P.S.M. = PROFESSIONAL SURVEYOR & MAPPER P.B.C.U.E.= PALM BEACH COUNTY UTILITY EASEMENT DWG No: D12-996P