0960.008

28

HYDER AGR-P.U.D. - PLAT SIX

BEING A REPLAT OF ALL OF TRACTS 18 THROUGH 24, TRACTS 43 THROUGH 47, TRACTS 50 THROUGH 53, AND A PORTION OF TRACTS 17, 48, 49, TRACTS 75 THROUGH 83, ACCORDING TO THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 5 OF 16

N

0 8 20 40 80 120

SCALE: 1" = 40'

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. #7741
- ● – SET PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED L.B. #7741
- ○ – FOUND PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED L.B. #7741
- AGR – AGRICULTURAL
- Δ – DELTA ANGLE
- B.E. – BUFFER EASEMENT
- CB – CHORD BEARING
- CH – CHORD DISTANCE
- ℄ – CENTERLINE
- D.B. – DEED BOOK
- D.E. – DRAINAGE EASEMENT
- F.P.L. – FLORIDA POWER & LIGHT
- L – ARC LENGTH
- L.A.E. – LIMITED ACCESS EASEMENT
- L.M.A.E. – LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. – LAKE MAINTENANCE 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
- O.E. – MAINTENANCE & ROOF OVERHANG EASEMENT
- P.B.C.U.E. – PALM BEACH COUNTY UTILITY EASEMENT
- P.B. – PLAT BOOK
- P.C.P. – PERMANENT CONTROL POINT
- PGS. – PAGES
- P.O.B. – POINT OF BEGINNING
- P.O.C. – POINT OF COMMENCEMENT
- P.R.C. – POINT OF REVERSE CURVATURE
- P.S.M. – PROFESSIONAL SURVEYOR AND MAPPER
- P.U.D. – PLANNED UNIT DEVELOPMENT
- R – RADIUS
- RAD – RADIAL
- 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

MATCH LINE
(SEE SHEET 6)

MATCH LINE
(SEE SHEET 8)

MATCH LINE
(SEE SHEET 4)

TRACT "A"

TRACT "OS1"

TRACT "OS5"

TRACT "OS6"

PANTHEON PASS

KENCO RANCH
(P.B. 93, PG. 193)

LIMITS OF PLAT

SOUTH LINE OF TRACTS 23 & 24
P.B. 2, PG. 26

EAST LINE OF TRACT 43
P.B. 2, PG. 26

EAST LINE OF TRACT 24
P.B. 2, PG. 26

BLOCK 30
PALM BEACH FARMS CO. PLAT NO. 1
(P.B. 2, PG. 26)

TRACT 42

TRACT 41

40' ROAD R/W PER
O.R.B. 3801, PG. 1960 & O.R.B. 3220, PG. 1019
ABANDONED PER 26854, PG. 1486

N 764641.5254
E 918625.1901

N 764653.2110
E 919307.5466

S 89°01'08" W 682.44'

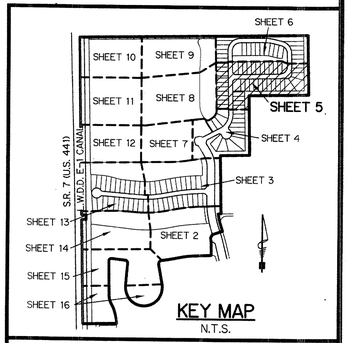
S 00°58'47" E
674.39' (TOTAL)

S 00°59'11" E 674.05' (TOTAL)

NOTE: ROAD EASEMENTS PER PALM BEACH FARMS CO. PLAT NO. 1 ABANDONED PER 26854, PG. 1486 SEE SURVEYOR'S NOTE NO. 7 (SHEET 1)

NOTE:

COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.00002237
PLAT BEARING = GRID BEARING
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



KEY MAP
N.T.S.

SH0178 SHEET 5 OF 16

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