#15_81, 5/4/17, W.D.K. Jr. revise per plat comments #15_81, 6/5/17, W.D.K. Jr. revise per plat comments

WEINBAUM YESHIVA HIGH SCHOOL A REPLAT OF A PORTION OF RAINBERRY POD "D", A PORTION OF PONTE VERDE P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86 AT PAGES 7 THROUGH 8 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. THIS INSTRUMENT PREPARED BY PAUL E. BREWER & ASSOCIATES, INC. 12321 N.W. 35th Street Coral Springs, FL 33065 GLADES ROAD BARRON COLEMAN-NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM SHEET 3 OF 4 OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, SURVEYOR'S NOTES: 1. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF RAINBERRY POD "D", (PB. 86, PGS. 7&8 P.B.C.R.) HAVING A BEARING OF PALMETTO PARK BLVD NORTH 89'59'21" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO. 2. THE COORDINATES SHOWN HEREON ARE GRID. DATUM = NAD 83, 1990 ADJUSTMENT LOCATION / KEY MAP NOT TO SCALE ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FOOT COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. ALL DISTANCES ARE GROUND I.E. (ORB. 26785, _I.E. (ORB. 26785 SCALE FACTOR = 1.0000192| PG. 283 P.B.C.R. PG. 283 P.B.C.R.) GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PARCEL CONVEYED S89'59'21"W (PLAT BEARING) -WATER MANAGEMÉNT TRACT "A"-TRACT B (PB. 86; -10' FPL EASEMENT (ORE RAINBERRY = 00°20'49" COUNTERCLOCKWISE S89'38'32"W (GRID BEARING) TO P.B.C. (ORB. PG. 7&8 P.B.C.R. 28458, PG. 1815 P.B.C.R. POD "D" (PB. 86 12340, PG. 1641 3. NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR (P.B.C.R.) SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH 50' I.E. ESMT. (ORB. ROAD ABANDONED ENCROACHMENTS. RUTH & BARON COLEMAN BLVD. -25368, PG. 1789 P.B.C.R.) RESOLUTION (ORB. 4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS - 23005¦ PG. 1505 OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST 10' FPL EASEMENT (ORB. 28458 TRACT C (50' WIDE), I.E.U. & D.E. (PB. 86, PGS. (RADIAL) N69'45'03"E PG. 1815 P.B.C.R.) 775.43' PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS \7&8 P.B.C.R.), I.E. (ORB. 26785, PG.1283 P.B.C.R.) EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS -U.E. (ORB. 23005, PLAT LIMIT FOR COURT LINE TRACT C (DR SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING PG. 1505 P.B.C.R.) SOUTH LINE TRACT C (PB. DETERMINED BY USE RIGHTS GRANTED. (RADIAL) SET PRM #3240 SIDEWALK ESMT.-5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM 86, PGS. 7&8 P.B.C.R.) (NID IN ASPHALT) LP.B.C.U.E. (ORB. SIDEWALK ESMT. D=90°00'49" (NID IN COME. (SEE SHEET 4 OF 4) (N) 737895.8592 BEACH COUNTY ZONING REGULATIONS. 29067, PG. 39, (SEE SHEET 4 OF 4) (N) 737891.0872 6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS R = 127.50' +10' FPL EASEMENT (ORB. (E) 919775.3165 P.B.C.R.) P.B.C.U.E. (ORB.-(E) 918999.8752 28549, PG. 1861 P.B.C.R.) SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, L=200.3129067, PG. 51, 10' FPL EASEMENT (ORB.-MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES: PROVIDE D=42°19'42"-/ -10' FPL EASEMENT (ORB. HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND 28458, PG. 1818 P.B.C.R.) R=65.00'OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE 28549, PG. 1861 P.B.C.R.) $^{f L}$ 10' FPL EASEMENT (ORB. FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER L10' FPL EASEMENT (ORB. L=48.02'28458, PG. 1815 P.B.C.R.) PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES 28458, PG. 1818 P.B.C.R.) THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE 5' L.A.E. (PB. 86, FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE PG. 7&8 P.B.C.R.) -SET PRM #3240 EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, (NID IN CONC. FND. PRM TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION. (N) 737762.7723 (NID IN CONCRETE)-INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE (E) 918873.1600 (N) 737860.8659 NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA (E) 919806.5700 PUBLIC SERVICE COMMISSION. P.B.C.U.E. (ORB. AST GS. 7. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS 29067, PG. 39. P.B.C.U.E. (ORB.-OTHERWISE NOTED. P.B.C.R.) 29067, PG. 51, 8. ZONING CONTROL NAME: PONTE VERDE P.U.D. P.B.C.Ř.) PARCEL "A" CONTROL NUMBER 1997-00056 ~ 6 | 2 JTH S.B.C. -PLAT LIMIT A PODS TO 26 LEGEND: & B (50', EAST LINE TRACT C (PB. ■ = SET PRM, NAIL & DISC STAMPED PEB 86, PGS. 7&8 P.B.C.R.) PRM 3240 IN ASPHALT OR CONCRETE ϖ_{ϖ} STAMPED "PEB PRM 3240" SET PRM, 4" SQUARE CONCRETE 10' FPL EASEMENT (ORB MONUMENT, 24" LONG, WITH BRASS DISC 28458, PG. 1818 P.B.C.R.) –20' D.E. (PB. 86 STAMPED "PEB PRM 3240" PGS. 7&8 P.B.C.R.) EM/ -.U. 26 ıžαI 785, PG. = PAGE10' FPL EASEMENT (ORB. PGS. = PAGES 28549, PG. 1861 P.B.C.R.) PB. = PLAT BOOK P.B.C.R. = PALM BEACH COUNTY RECORDS 10' FPL EASEMENT (ORB. -SIDEWALK ESMT. (PB. 283 SET PRM #3240 R/W = RIGHT OF WAY· 28458, PG. 1818 P.B.C.R.)¬ (SEE SHEET 4 OF 4) (N) 737490.5564 S.F. = SQUARE FEET P.O.B. = POINT OF BEGINNING (E) 919808.9368 P.B.C.U.E. (ORB. 29067. 10' FPL EASEMENT (ORB. 86, P.B. 20' U.E. (PB. 86, PG. 39. P.B.C.R.) · 28549, PG. 1861 P.B.C.R.) ┴─ P.O.B. SE. CORNER P.B.C. = PALM BEACH COUNTY PG. 7&8 P.B.C.R.)-N 741502.636 COORDINATE NORTHING VALUE E 933748.851 COORDINATE EASTING VALUE RAINBERRY POD "D" -PALM BEACH COUNTY -----(PB. 86, PGS. G.P.S. MONUMENT CORP. = CORPORATION -7&8 P.B.C.R.) "SR 7-36" PRM = PERMANENT REFERENCE MONUMENT PLAT LIMIT (NOT LOCATED) I.E. = INGRESS EGRESS (N) 738020.501 934.00' SOUTH LINE (PB. 86. ESMT. = EASEMENTN89°59'21"E (PLAT)(B.B.) (E) 917090.319 PGS. 7&8 P.B.C.R.) L.A.E. = LIMITED ACCESS EASEMENT SET PRM #3240 N89°38'32"E (GRID) (B.B.) = BEARING BASE LAKE WORTH DRAINAGE DISTRICT (N) 737484.7226 (N.R.) = NON RADIALL-47 CANAL (E) 918874.9371 U.E. = UTILITY EASEMENT (ORB. 4399, PG. 66 P.B.C.R.) ORB. = OFFICIAL RECORD BOOK (A PERPETUAL EXCLUSIVE EASEMENT) NID = NAIL IN DISC (80' WIDE UNENCUMBERED R/W) 42' I.E. ESMT (ORB. CEN. PK. = CENTRAL PARK 24982, PG. 396 P.B.C.R.) L.M.E. = LAKE MAINTENANCE EASEMENT P.U.D. = PLANNED UNIT DEVELOPMENT FPL = FLORIDA POWER & LIGHT THE RICHARD AND CAROLE - HERITAGE HOUSE G.P.S. = GLOBAL POSITIONING SYSTEM SIEMENS JEWISH CAMPUS (PB. 61, PGS 126&127 P.B.C.R.) D.E. = DRAINAGE EASEMENT (PB. 64, PGS 136 TO 138 P.B.C.R.) P.C. = POINT OF CURVATURE P.T. = POINT OF TANGENCY D = CENTRAL ANGLE R = RADIUSL = ARC LENGTHGRAPHIC SCALE PALM BEACH COUNTY I.E.U. & D.E. = INGRESS, EGRESS. UTILITY & DRAINAGE EASEMENT -G.P.S. MONUMENT "BUDS" (NOT LOCATED) (N.T.) = NON-TANGENT(N) 733521.862 CONC. = CONCRETE (E) 917158.382 1" = 50'