

ELS CENTER OF EXCELLENCE PLAT II

BEING A RE-PLAT OF ELS CENTER OF EXCELLENCE AS RECORDED
IN PLAT BOOK 117, PAGES 147 THROUGH 148 AND ALSO BEING A RE-PLAT
OF A PORTION OF THE UNRECORDED PLAT OF PALM GARDENS, SUBDIVISION
EXEMPTION OFFICIAL RECORD BOOK 2610, PAGE 321, BEING A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT
 - FOUND PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT "LS 2439"
 - SF SQUARE FEET
 - FT FEET
 - TWP TOWNSHIP
 - RNG RANGE
 - ORB OFFICIAL RECORD BOOK
 - P.B. PLAT BOOK
 - PG PAGE
 - PNC PARCEL CONTROL NUMBER
 - NAD NORTH AMERICAN DATUM

NW CORNER OF SW 1/4
SECTION 34, TWP 40S, RNG 42E
FOUND PALM BEACH COUNTY BRASS
DISC CONTROL STATION
N 951594.966
E 935656.561

PCN 00-42-40-33-00-000-5100
WEST LINE OF SW 1/4 OF SECTION 34, TWP 40S, RNG 42E
(ORB 06899, PG 0089)

PCN 00-42-40-33-00-000-5130
(ORB 7607, PG 1070)

(ORB 2745, PG 1954)

UNPLATTED
PCN 00-42-40-33-00-000-5160

LIMESTONE CREEK ROAD
(63' PUBLIC-RIGHT-OF-WAY)

PCN 00-42-40-33-00-000-5380

RIGHT-OF-WAY ACCORDING TO
PALM BEACH COUNTY
MAINTENANCE MAP
(PROJECT NO. 2002055)

(ORB 8669, PG 1469)

(ORB 6321, PG 0725)

(ORB 3421, PG 1032)

50' POSTED AND VIEWED
RIGHT-OF-WAY
COMMISSION MEETING 4/4/1916

POINT OF COMMENCEMENT
SW CORNER OF SECTION 34,
TWP 40S, RNG 42E, FOUND PALM BEACH
COUNTY BRASS DISC
CONTROL STATION
N 948955.351
E 935655.730

NW CORNER OF SECTION 34,
TWP 40S, RNG 42E,
FOUND PALM BEACH COUNTY
BRASS DISC CONTROL STATION
N 954241.576
E 935658.865

N 951594.916
E 935686.561

5' LIMITED ACCESS EASEMENT
16.57'
10' UTILITY EASEMENT
30.49'

N 89°15'49"W 200.02'
5' LIMITED ACCESS EASEMENT 24

25
26
27
28
29

PALM GARDENS (UNRECORDED)
SUBDIVISION EXEMPTION
ORB 2610, PAGE 321

N 951100.201
E 935686.406 30

230.00'

200.02'
S 89°15'49"E

5' LIMITED ACCESS EASEMENT
(P.B. 117, PG 147)

12' UTILITY EASEMENT
(O.R.B. 27469, PAGE 620)

5' LIMITED ACCESS EASEMENT
(P.B. 117, PG 147)

10' UTILITY EASEMENT
(P.B. 117, PG 147)

POINT OF BEGINNING
N 950785.167
E 935686.307

N 89°15'49"W 250.02'

S 89°15'49"E 30.00'
126

127
128
129

280.00'
130
131

132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153

1830.15'

N 09°30'07"E 1670.28

1830.00'

N 89°15'49"W 2677.19'

WATER MANAGEMENT
TRACT "O-1"
OPEN SPACE
THE SHORES PLAT 2
(PLAT BOOK 55, PAGE 162-166)

S 89°54'13"E 1299.91'

SOUTH LINE OF THE SHORES PLAT 2
NORTH LINE OF THE SW 1/4 OF SECTION 34, TWP 40S, RNG 42E
PLAT LINE

CONSERVATION EASEMENT
(O.R.B. 26710, PAGE 1988)

15' SEWER EASEMENT
(O.R.B. 27511, PAGE 116)

10' FP&L EASEMENT
(O.R.B. 27374, PAGE 238)

15' SEWER EASEMENT
(O.R.B. 27511, PAGE 116)

12' UTILITY EASEMENT
(O.R.B. 27469, PAGE 620)

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(O.R.B. 27469, PAGE 620)

12' UTILITY EASEMENT
(O.R.B. 27469, PAGE 620)

N 951592.729
E 936986.510

EAST LINE OF W 1/2 OF THE SW 1/4 OF
SECTION 34, TWP 40S, RNG 42E
WEST LINE OF THE SHORES PLAT 1

1004.31'

WATER MANAGEMENT
TRACT "O-1"
OPEN SPACE
THE SHORES PLAT 1
(PLAT BOOK 54, PAGE 162-167)

S 00°10'03"E

PLAT LINE

N 950588.396
E 936989.446

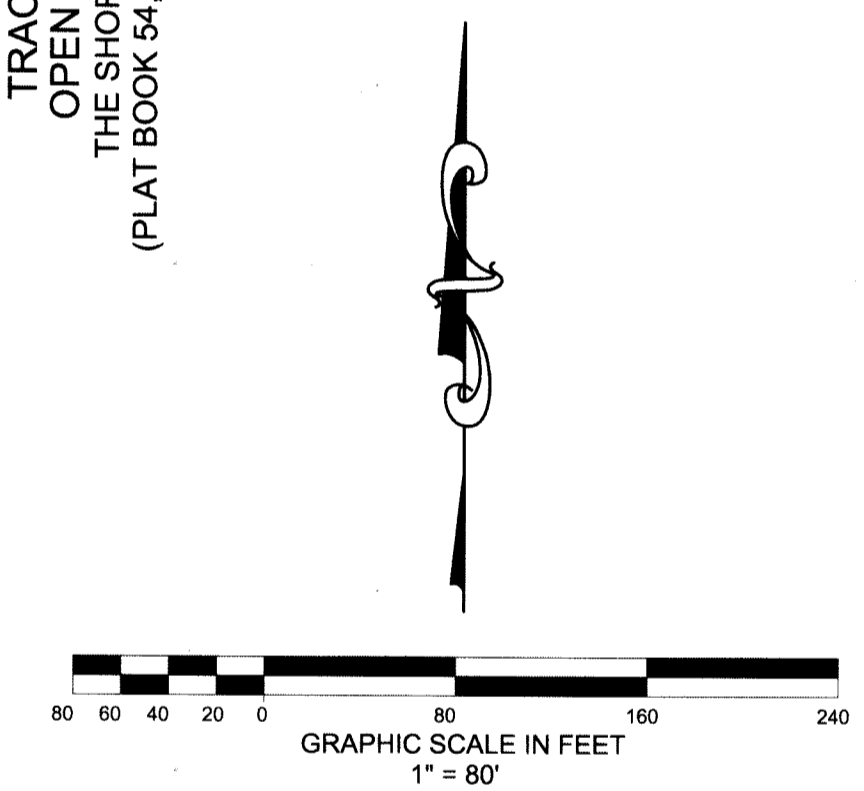
N 38°51'22"W 2141.20'

1660.00'

SOUTH LINE OF THE SW 1/4,
SECTION 34, TWP 40S, RNG 42E

SE CORNER OF SW 1/4
SECTION 34, TWP 40S, RNG 42E
FOUND PALM BEACH COUNTY BRASS
DISC CONTROL STATION
N 948920.943
E 938332.801

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SHEET 2 OF 2

Legacy

Surveying and Mapping, Inc.
112 N. U.S. Highway No. 1
Tequesta, FL 33469
Phone: (561) 746-8424
BUSINESS LICENSE: LB# 8130