OPPORTUNITY INC. EARLY LEARNING CENTER

BEING A PART OF THE EAST ONE-HALF OF THE WEST ONE-HALF
OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF
SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

173

SHEET 2 OF 3

SITE DATA:

CONTROL NUMBER 2015 00120

860975.99
943615.78
WEST 1/4 CORNER
FOUND ROD IN PAVEMENT
CUT, TOP BROKEN

860975.44
943648.73
PINE GROVE
FND P.B. CO. BRASS DISK
IN CONCRETE MONUMENT

S89°02'18"E
32.95'
2602.36'
4038.42'

WESTGATE AVENUE

R.P.B. 40.00'

NORTH RIGHT OF WAY
R.P.B. 2, PG. 205

S88°50'23"E

GOLD COAST
FND P.B. CO. BRASS DISK
IN CONCRETE SIDEWALK

860922.74
946250.66

SOUTH 1/4 CORNER
858226.69
946236.75

S53°27'11"W
2275.97'
1684.21'

NORTH 1/4 CORNER SEC. 25/43/42
PUBLISHED P.B. CO. DATUM-NO MONUMENT
FOUND THIS DATE
863606.06
946370.35

WEST LINE OF NE1/4 OF SEC. 25/43/42
N01°25'21"E
5380.82'
1342.42'

S89°22'12"E
1686.41'

UNPLATTED

WEST RIGHT OF WAY LINE IN O.R.B. 7141, PG. 1809
209.98'

WESTERLY LINE OF DONNELL ROAD
MAINTENANCE LINE BY R.P.B. 4, PG. 115

RIGHT OF WAY LINE IN O.R.B. 4451, PG. 1953

FOUND IRON ROD
AT PLAT CORNER

30.0'
20.0'
15.0'

MAINTENANCE MAP-R.P.B. 4, PG. 115
DONNELL ROAD (PUBLIC RIGHT OF WAY)

EAST LINE OF W1/2 OF W1/2 OF
NE1/4 OF NE1/4 SEC. 25/43/42

WEST LINE OF E1/2 OF W1/2 OF NE1/4 OF NE1/4 SEC. 25/43/42

EASTERLY LINE OF DONNELL ROAD, R.P.B. 4, PG. 115

N01°30'33"E 211.02'

811.12'

360.08'

240.02'

PK/D
4852

P.R.M.
4852

N44°12'44"W
35.42'

N01°30'33"E TRACT B 499.05' MAINTENANCE LINE BY R.P.B. 4, PG. 115

N01°30'33"E 12' UTILITY EASEMENT 474.07'

MAINTENANCE LINE BY R.P.B. 4, PG. 115

862276.89
948077.57

P.R.M.

862776.20
948065.36

TRACT "B"
OKEECHOBEE BLVD
PUBLIC STORAGE M.U.P.D.
PLAT BOOK 84, PAGE 173

N89°06'30"W
58.95'
18.59'

POINT OF CUSP 2060' RADIUS

12' UTILITY EASEMENT

END OF LINE OF SIGHT EASEMENT

5' LIMITED ACCESS EASEMENT

P.C. OF 1106.28' RADIUS & P.O.B. O.R.B. 9511, PG. 1187

SOUTH RIGHT OF WAY
R.P.B. 2, PG. 205

N89°06'30"W
126.78' (R.P.B.)
126.69' (C)

N89°06'30"W 52.22'

R.P.B. 2
PG. 205
40.00'

40.0'
40.66'
O.R.B. 9511
PG. 1187

A=195.61'

SOUTH LINE OF NE1/4 OF NE 1/4 OF SEC. 25/43/42
O.R.B. 543, PG. 200
ALSO O.R.B. 746, PG. 318

SOUTH RIGHT OF WAY O.R.B. 746, PG. 318
ALSO O.R.B. 543, PG. 200

R.P.B. 2, PG. 205
80' PUBLIC RIGHT OF WAY
WESTGATE AVENUE

D=05°26'25" R=2060.00'
A=143.38'
57.00'

ADDITIONAL RIGHT OF WAY
BY O.R.B. 9511, PG. 1187

1106.28' RADIUS RIGHT OF WAY
BY R.P.B. 2, PG. 205

LINE OF SIGHT EASEMENT
SEE DETAIL ON SHEET 3

D=07°25'34" R=1106.28' A=143.38'
81.18'

N04°32'55"W (RADIAL) 2060.00' POINT OF COMPOUND CURVATURE

N06°32'12"W (RADIAL) 1106.28'

S84°08'15"W
225.18'

R=1106.28'
A=68.72'
D=03°33'34"

5' LIMITED ACCESS EASEMENT

N10°05'46"W (RADIAL) 1106.28'

QUAIL DR.

N89°06'30"W 883.63' (R.P.B.)
883.80' (C)

336.86' (C)
337.12' (R.P.B.)

673.71'

60.26'

6.0'

P.R.M.

862292.78
948359.59

S01°31'37"W 479.33'

WEST LINE OF E1/2 OF NE1/4 OF NE1/4 OF SEC. 25/43/42

TRACT A

UNPLATTED
INDIAN PLAZA CONDOMINIUM, O.R.B. 20124, PG. 1

P.O.B.

862771.97
948372.36

P.R.M

136.24'

WEST LINE OF E1/2 OF NE1/4 OF NE1/4
OF SEC. 25/43/42

675.84'

S01°31'37"W 812.08'

674.55'

P.O.C.

1354.81' (D)
1354.74' (C)
N00°40'13"E (D)
N01°33'35"E (C)

EAST LINE OF SEC. 25/43/42

NORTH RIGHT OF WAY, O.R.B. 746, PG. 318 & R.P.B. 2, PG. 205

EAST LINE OF SEC. 25/43/42

E1/2 OF NE1/4 OF NE1/4
OF SEC. 25/43/42

N01°33'35"E 1354.75'
2709.50'

863576.38
949068.54
NE CORNER SEC. 25/43/42
PUBLISHED P.B.CO. DATUM-NO MONUMENT
FOUND THIS DATE

SOUTH LINE OF N. 136.24' OF E. 1/2, SW 1/4, NE 1/4, NE 1/4
OF SEC. 25/43/42 IN O.R.B. 25235, PG. 705

S89°12'38"E 322.02'

UNPLATTED

NORTH LINE OF N. 136.24' OF E. 1/2,
OF SEC. 25/43/42

SW 1/4, NE 1/4, NE 1/4
IN O.R.B. 25235, PG. 705

S89°22'12"E 337.29'

N89°21'17"W (GRID BEARING) 2698.25'

NORTH LINE OF SEC. 25/43/42

30 0 30
GRAPHIC SCALE IN FEET
1"=30'

EAST 1/4 CORNER OF SEC. 25/43/42
860867.78 PUBLISHED P.B.CO. DATA
948994.79 NO MONUMENTATION FOUND

COORDINATES, BEARINGS & DISTANCES

COORDINATES SHOWN HEREON ARE GRID DATUM=NAD 83/90 ADJUSTMENT
1983 STATE PLANE, TRANSVERSE MERCATOR SYSTEM, EAST ZONE
LINEAR UNIT=US SURVEY FEET
ALL DISTANCES ARE GROUND SCALE FACTOR 1.00003954
GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE
BEARINGS SHOWN HEREON ARE GRID DATUM

P.B. CO. SECTION CORNER COORDINATE TABLE-SEC. 25/43/42

SW SEC. COR PUBLISHED	858295.64 / 943551.55	NE SEC. COR PUBLISHED FND. PK, 12/10/07	863576.38 / 949068.54
W SEC. COR	860975.99 / 943615.78	E SEC. COR PUBLISHED	860867.78 / 948994.79
NW SEC. COR PUBLISHED FND. P.B.CO. DISK 12/10/07	863635.53 / 943672.17	SE SEC. COR PUBLISHED	858157.58 / 948920.54
N SEC. COR PUBLISHED FND. P.B.CO. DISK 12/10/07	863606.06 / 946370.35	S SEC. COR PUBLISHED	858226.69 / 946236.75

Legend

- NE 1/4 INDICATES NORTHEAST ONE-QUARTER
- E 1/2 INDICATES EAST ONE-HALF
- W 1/2 INDICATES WEST ONE-HALF
- P.C. INDICATES POINT OF CURVATURE
- ℄ INDICATES CENTER LINE
- FND. INDICATES FOUND
- SEC. INDICATES SECTION
- ◆ INDICATES SECTION CORNER
- SEC. 25/43/42 INDICATES SECTION/TOWNSHIP/RANGE
- ◙ INDICATES SET PERMANENT REFERENCE MONUMENT NAIL & DISK LB#6936 SET IN CONCRETE
- R.P.B. INDICATES ROAD PLAT BOOK
- PG. INDICATES PAGE
- PK/D INDICATES PARKER KALON NAIL & DISK
- (G) INDICATES GRID BEARING OR DISTANCE
- P.O.B INDICATES POINT OF BEGINNING
- P.O.C INDICATES POINT OF COMMENCING
- O.R.B. INDICATES OFFICIAL RECORD BOOK
- P.B.CO. INDICATES PALM BEACH COUNTY
- ■ INDICATES SET PERMANENT REFERENCE MONUMENT
- P.R.M. 4" x 4" x 24" CONCRETE MONUMENT WITH DISK-LB#6936
- 862292.79 INDICATES NORTH COORDINATE
- 948359.80 INDICATES EAST COORDINATE
- D INDICATES DELTA
- R INDICATES RADIUS
- A INDICATES ARC LENGTH
- (D) INDICATES DEED DISTANCE/BEARING
- (C) INDICATES CALCULATED BEARING/DISTANCE

THIS INSTRUMENT WAS PREPARED BY RICHARD N. DEAN P.S.M. #4406 IN THE OFFICE OF DEAN SURVEYING & MAPPING INC. LB#6936 4201 WESTGATE AVENUE, SUITE A3, WEST PALM BEACH, FL 33409

Dean Surveying & Mapping, Inc.
The Measuring Line Shall Go Forth Jer. 31:39
4201 Westgate Avenue , Suite A-3
West Palm Beach, Florida 33409
Tel:(561)625-8748 Facsimile (561)626-4558

DATE:	6-3-15
SCALE:	1"=30'
DRAWN: J.S.	
SHEET: 2 of 3	JOB No.: 015-512-P