BOWDEN PINES "NOTICE: THIS PLAT, AS RECORED 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 OF THE PLAT. THERE MAY BE ADDITIONAL RESRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST PALM BEACH RECORDS OF PALM BEACH COUNTY." COUNTY, FLORIDA FOUND PALM BEACH COUNTY BRASS DISK IN CONCRETE THE NORTH LINE OF THE NW 1/4 OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST THE NORTHEAST CORNER OF THE NW 1/4 OF SECTION 27, TOWNSHIP 40 SOUTH, GRAPHIC SCALE IN FEET RANGE 42 EAST 1"=30' LOT 9 IMPERIAL WOODS PLAT BOOK 39, PAGE 141 SHEET 2 OF 2 THE NORTH LINE OF THE NW 1/4 OF SECTION 27, TOWNSHIP 40 SOUTH, LOT 7 LOT 10 RANGE 42 EAST SET 5/8" IRON ROD AND CAP THE NORTHEAST CORNER P.S.M. #6336 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 40 SOUTH, 12' UTILITY EASEMENT N89'59'08"E 322.50' CONCRETE MONUMENT RANGE 42 EAST THE NORTH LINE OF GOVERNMENT LOT 2 NE CORNER OF 197TH PLACE NORTH 30.0' INGRESS-EGRESS EASEMENT FOUND NAIL 40 ACRES TRACT (NO ID) (O.R.B 6109, PAGE 1664) 30.0' INGRESS-EGRESS EASEMENT FOUND NAIL N89°59'08"E (O.R.B. 6109, PAGE 1664) NORTHEAST CORNER N89'59'08"E 229.96' FOUND 5/8" IRON ROD IN CONCRETE _TRACT "R/W"-40 ACRE TRACT CORNER-S. 30.0' RIGHT-OF-WAY PER PLAT SET 5/8" IRON ROD AND CAP P.S.M. #6336 SET 5/8" IRON ROD AND CAP P.S.M. 6336 (P.B. 32, PAGES 76 & 77) 322.50' S89'59'08"W 30' EASEMENT FOR 30.0' Note of the soling ress - EGRESS - EGRESS - EASEMENT INGRESS & EGRESS 161.25' 161.25' N89°59'08"E 174.93 (O.R.B. 6109, PAGE 1664) EASEMENT SET 4"X4"X24" SECTION 27/40/42 CONCRETE MONUMENT 10.0' UTILITY EASEMENT STAMPED P.S.M. #6336 P.R.M. TRACT "R/W RIGHT-OF-WAY S89'59'08"W PER PLAT 10' UTILITY EASEMENT NORTH 197TH PLACE N89°59'08"E-30' EASEMENT 0.04 30.00' 131 ARCEL PAGE . 00' CLE 유 LOT 1 UPIED 26744 355 \propto 1 PARCEL "A" PARCEL RUN 3'32" (GROU PARCEL N00°03 OR. 0.008 $\times^{\hat{0}}$ 0) SE 1/4 SW 1/4 200.0 \bigcirc LOT LINE S89°46'25"E [~] 200.00' SITE DETAIL NOT TO SCALE -THE WEST LINE OF OVERLAP CAUSE BY GOVERNMENT LOT 2 LEGEND (P.B. 32, PAGES 76 & 77) FOUND 5/8" IRON ROD SEE NOTE 7 • INDICATES 5/8" IRON ROD OR IRON PIPE IN CONCRETE IN CONCRETE O INDICATES SET 5/8" IRON ROD AND P.S.M. #6336 0.83'N & 0.12'W LOT LINE (NO ID)
SET NAIL AND P.S.M. INDICATES PROFESSIONAL SURVEYOR AND MAPPER S89°59'08"W SET NAIL AND O DISK STAMPED SET 5/8" IRON ROD AND CAP U.E. INDICATES UTILITY EASEMENT 130.00' **161.25'** P.S.M. #6336 P.R.M. P.S.M. #6336 P.R.M. E938303.9766 161.25' INDICATES CENTERLINE PSM 6336 5.0' UTILITY FASEMENT LOT 2 ☐ INDICATES SET CONCRETE MONUMENT SOUTH LINE OF 20' EASEMENT FOR 102.50 322.50' S89°59'08"W P.R.M INDICATES SET PERMANENT REFERENCE MONUMENT (P.B. 32, PAGES 76 & 77) BOWDEN PINES \sim INGRESS-EGRESS 195TH PLACE NORTH MONUMENT O.R.B. 6109, PG. 1664 IN CONCRETE (NO ID) 0.42'S △ INDICATES NAIL 0.00'E-W L.B. INDICATES LICENSED BUSINESS OCCUPIED PARCEL P.B. INDICATES PLAT BOOK O.R.B. 01792, PAGE 0655 OCCUPIED PARCEL THIS INSTRUMENT PREPARED BY PG. INDICATES PAGE O.R.B. 23082, PAGE 1979 (UNPLATTED) JOHN J. DEDMAN JR., P.O.B. POINT OF BEGINNING PROFESSIONAL SURVEYOR &
MAPPER CERTIFICATE 6336
LB# 5033 STATE OF FLORIDA (UNPLATTED) FOX RUN DETAIL P.O.C. POINT OF COMMENCEMENT THE SOUTHEAST CORNER NOT TO SCALE O.R.B. INDICATES OFFICIAL RECORD BOOK OF THE SW 1/4 OF ---- INDICATES NOT TO SCALE SECTION 27, TOWNSHIP 40 SOUTH, SEE NOTE #6 N INDICATES NORTH RANGE 42 EAST E INDICATES EAST NO I.D. INDICATES NO IDENTIFICATION R/W INDICATES RIGHT-OF-WAY THE SOUTH LINE OF THE SW 1/4 OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST FOUND PALM BEACH COUNTY BRASS DISK IN CONCRETE INDICATES PALM BEACH COUNTY BRASS DISK IN CONCRETE JUPITER SURVEYING, INC.

0584 INDICATES STATE PLAN COORDINATES

— — INDICATES EASEMENT LINES

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