PACKING HOUSE

BEING A PLAT OF A PORTION OF
SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

27

SCALE: 1" = 60'

80' RURAL PARKWAY EASEMENT (O.R.B. 27898, PG. 1321)

UNPLATTED

EAST WEST QUARTER (1/4) LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST PER K.C. MOCK

PROPOSED ILEX WAY RIGHT-OF-WAY

10' DRAINAGE EASEMENT (O.R. 17336, PG. 1522)

SEE DETAIL "D" SHEET 3

SEE DETAIL "E" SHEET 3

SEE DETAIL "F" SHEET 3

100' R/W

30' INGRESS/EGRESS EASEMENT PER O.R. 17336, PG. 1503

FUTURE ROAD RIGHT-OF-WAY

EAST LINE OF ADDITIONAL RIGHT-OF-WAY (O.R.B. 28479, PG 822)

S 01°42'52" W 31.02'

S 76°57'50" W 70.04'

S 87°02'03" W 166.43'

N 76°57'50" E 75.30'

N 87°02'03" E 162.73'

S 88°56'57" E 293.10'

S 01°03'03" W 20.56'

S 89°12'12" E 70.00'

N 88°56'57" W 722.20'

S 88°56'57" E 220.46'

N 01°03'03" E 19.14'

N 01°57'02" E 48.67'

S 89°12'12" E 30.00'

S 89°12'12" E 30.01'

S 88°56'57" E 17.11'

LIMITS OF PLAT

THE SCHOOL DISTRICT OF PALM BEACH COUNTY 30' INGRESS & EGRESS EASEMENT (O.R. 14566, PG. 1782)

N77°53'50" E 121.27'

D=012°53'58" L=80.60' R=358.00'

S 89°12'12" E 355.92'

N19°23'53"W 10.66'

P.O.B.

N19°23'53"W 28.20'

N16°24'55"E 37.15'

N: 878325.1961
E: 882755.1522

177.58'

S89°12'12"E 688.40'

280.98'

209.84'

N 01°03'03" E 20.25'

S 01°03'03" W 19.28'

S 01°57'02" W 18.80'

10' U.E.

LINE SIGHT EASEMENT

10' U.E.

LIMITS OF PLAT

S 88°17'08"E 28.76'

N85°54'45"E 21.05'

S54°16'04"E 41.11'

N87°04'55"E 21.63'

N01°06'38"E 38.99'

N57°20'37"W 38.05'

N54°43'08"E 157.00'

EAST LINE OF ADDITIONAL RIGHT-OF-WAY (O.R.B. 28479, PG 822)

SEMINOLE-PRATT WHITNEY ROAD (WIDTH VARIES) S 01°42'52" W (CENTERLINE)

EXISTING RIGHT-OF-WAY (O.R.B. 28479, PG 822)

NOT A PART OF THIS PLAT

TRACT "A"

EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD (O.R.B. 1544, PG. 378) AND (R.P.B. 4, PG. 34)

100' R/W

284.83'

N01°16'07"E

S00°06'25"W 512.09'

PROPOSED ILEX WAY RIGHT-OF-WAY

UNPLATTED

3850.10'

N 01°42'52" E

EXISTING RIGHT-OF-WAY (O.R.B. 28479, PG 822)

20' INGRESS/EGRESS EASEMENT (O.R. 17336, PG. 1503) RELEASED BY (O.R. 28479, PG. 760 & 766)

LIMITS OF PLAT

SEE DETAIL "A" SHEET 3

20' INGRESS/EGRESS EASEMENT (O.R. 17336, PG. 1503)

10' UTILITY EASEMENT

S 85°52'20" W 103.69'

N 89°09'10" W 284.35'

N 82°44'37" W 100.68'

75.64'

N69°07'35"W

101.57'

S 82°44'37" E

S 88°26'12" E 10.00'

N 01°33'48" E 10.00'

N 45°51'22" E 60.30'

10'X10' F.P.&L. EASEMENT (O.R. 8973, PG. 1728)

S 01°33'48" W 10.00'

N 88°26'12" W 10.00'

S 45°51'22" W 64.27'

S 01°42'52" W 20.10'

N 85°52'20" E 104.87'

S 89°09'10" E 282.36'

N 01°33'48" E 10.00'

S 88°26'12" E 579.58'

N 88°26'12" W 583.80'

THE SCHOOL DISTRICT OF PALM BEACH COUNTY 30' INGRESS & EGRESS EASEMENT (O.R. 14566, PG. 1782)

10' F.P.&L. EASEMENT (O.R. 8973, PG. 1728) RELEASED PER (O.R.B 28430, PG.462)

10' F.P.&L. EASEMENT (O.R. 8973, PG. 1728)

162.27'

N01°30'52"E

87.43'

N88°29'08"W

SEE DETAIL "B" SHEET 3

CROWN CASTLE COMMUNICATIONS EASEMENT (O.R. 24182, PG. 576), AND SUBORDINATION & NON-DISTURBANCE AGREEMENT (O.R. 24182, PG. 592) AMENDED (O.R. 30023, PG. 935)

202.82'

N01°30'52"E

10' U.E.

S59°38'56"W 709.69'

10' U.E.

NORTH SOUTH QUARTER (1/4) LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST

NORTH SOUTH QUARTER (1/4) LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST PER K.C. MOCK

N89°53'35"W 103.28'

10' U.E.

LIMITS OF PLAT

SEE DETAIL "C" SHEET 3

P.O.C.

SOUTHWEST CORNER SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST

BASIS OF BEARING
SOUTH BOUNDARY OF SECTION 12, TOWNSHIP 43 S., RANGE 40 E.

S 88°15'23" E 1763.62'

11 12
14 13

UNPLATTED

BELLSOUTH EASEMENT (O.R. 10602, PG. 717)

LIMITS OF PLAT

UNPLATTED

N: 877445.1395
E: 882726.8180

CROWN CASTLE NON-EXCLUSIVE 20' INGRESS / EGRESS AND UTILITY EASEMENT (O.R. 24182, PG. 576), AND SUBORDINATION & NON-DISTURBANCE AGREEMENT (O.R. 24182, PG. 592) AMENDED (O.R. 30023, PG. 935)

LEGEND

- ■ ---- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"X4" CONCRETE MONUMENT LB7768
- ◉ ---- INDICATES (P.C.P.) PERMANENT CONTROL POINT LB7768
- ● ---- INDICATES (S.I.R.) SET IRON ROD LB7768
- P.O.B. ---- POINT OF BEGINNING
- P.O.C. ---- POINT OF COMMENCEMENT
- R.P.B. ---- ROAD PLAT BOOK
- O.R./O.R.B. ---- OFFICIAL RECORDS BOOK
- PG.(S) ---- PAGE(S)
- F.P.&L. ---- FLORIDA POWER AND LIGHT
- R/W ---- RIGHT-OF-WAY
- O.S.T. ---- OPEN SPACE TRACT
- D.E. ---- DRAINAGE EASEMENT
- U.E. ---- UTILITY EASEMENT
- R ---- RADIUS
- L ---- ARC LENGTH
- D ---- DELTA-CENTRAL ANGLE
- CB ---- CHORD BEARING
- C ---- CHORD LENGTH
- SEC 1-43-40 ---- SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST

SURVEYORS NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF S.88°15'23"E., AS DETERMINED BY GEOPOINT SURVEYING, INC. USING GLOBAL POSITIONING SYSTEMS(GPS) AND LENGEMANN NETWORK. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 - '07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90). COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID
DATUM = NAD83 - 2007 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE
PROJECTION = TRANSVERSE MERCATOR
ALL DISTANCES ARE GROUND
SCALE FACTOR: 1.0000
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
PLAT BEARING = GRID BEARING
NO ROTATION
ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

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 OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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