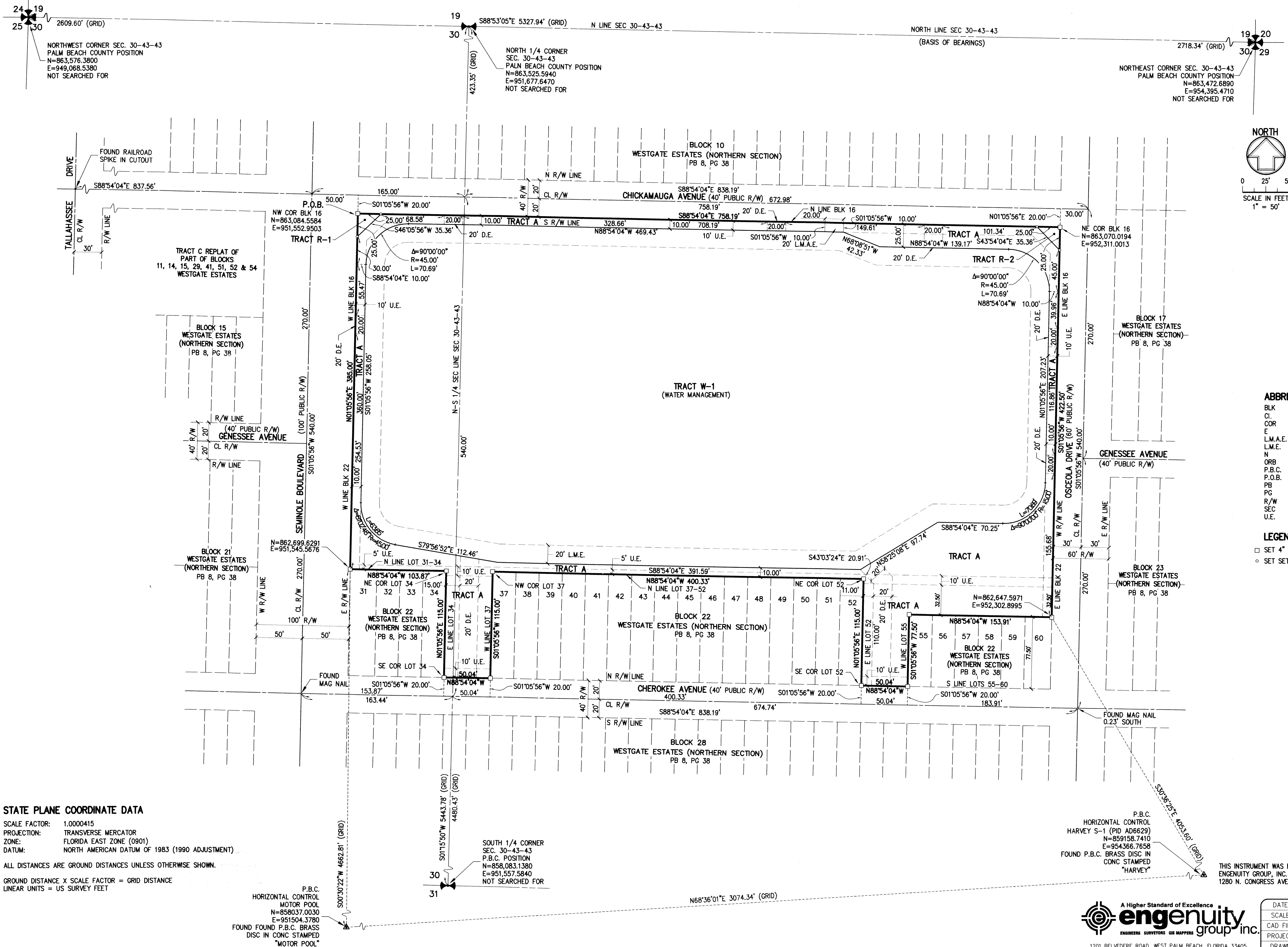


DENNIS P. KOEHLER PRESERVE

BEING A REPLAT OF ALL OF BLOCK 16 AND A PORTION OF BLOCK 22, AND ALL OF THE RIGHT-OF-WAY FOR GENESSEE AVENUE LYING BETWEEN BLOCKS 16 AND 22 ABANDONED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 23287, PAGE 1729, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WEST GATE ESTATES (NORTHERN SECTION), PLAT BOOK 8, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA,

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- ABBREVIATIONS**
- BLK BLOCK
 - CL CENTERLINE
 - COR CORNER
 - E EASTING
 - L.M.A.E. LAKE MAINTENANCE AND ACCESS EASEMENT
 - L.M.E. LAKE MAINTENANCE EASEMENT
 - N NORTHING
 - ORB OFFICIAL RECORDS BOOK
 - P.B.C. PALM BEACH COUNTY
 - P.O.B. POINT OF BEGINNING
 - PB PLAT BOOK
 - PG PAGE
 - R/W RIGHT-OF-WAY
 - SEC SECTION
 - U.E. UTILITY EASEMENT
- LEGEND**
- SET 4" X 4" CONCR. MONUMENT PRM LB6603
 - SET 5/8" IRON ROD AND CAP LB6603

STATE PLANE COORDINATE DATA

SCALE FACTOR: 1.0000415
 PROJECTION: TRANSVERSE MERCATOR
 ZONE: FLORIDA EAST ZONE (0901)
 DATUM: NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT)

ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE SHOWN.

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 LINEAR UNITS = US SURVEY FEET

P.B.C. HORIZONTAL CONTROL MOTOR POOL
 N=858037.0030
 E=951504.3780
 FOUND FOUND P.B.C. BRASS DISC IN CONC STAMPED "MOTOR POOL"

P.B.C. HORIZONTAL CONTROL HARVEY S-1 (PID AD629)
 N=859158.7410
 E=954366.7658
 FOUND P.B.C. BRASS DISC IN CONC STAMPED "HARVEY"

THIS INSTRUMENT WAS PREPARED BY: JOHN J. RICE, P.S.M. IN THE OFFICE OF ENGENUITY GROUP, INC. CERTIFICATE OF AUTHORIZATION NO. LB6603
 1280 N. CONGRESS AVE., SUITE 101 WEST PALM BEACH, FLORIDA 33409

engenuity group inc.
 ENGINEERS SURVEYORS GIS MAPPERS

1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405
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DATE	07/16/2019	S H E E T	2/2
SCALE	1" = 50'		
CAD FILE	14162.01.22 Koehler Plat		
PROJECT	14162.01.22		
DRAWN	J. RICE		
CHECKED	J. MALIN	JOB NO.	14162.01.22

Y:\Land Projects R2\14162.01.22 Bobbling & Koehler.dwg\14162.01.22 Koehler Plat.dwg 10/4/2021 12:52:59 PM EDT