PL CFN # 20230248991 BK: 136 PG: 42

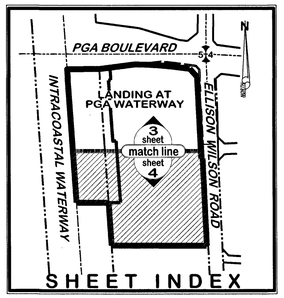
LANDING AT PGA WATERWAY

BEING A REPLAT OF HATTIES LANDING M.U.P.D., AS RECORDED IN PLAT BOOK 114, PAGES 195 & 196, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AN UNPLATTED PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

APRIL 2023

42

SHEET 4 OF 4



INTRACOASTAL WATERWAY (P.B. 17, PG. 29)

CENTERLINE N02°40'19"W 628.44'

TRACT RECREATION POD 2

TRACT RECREATION POD 1

42.00'

D=79°29'35"
R=113.00'
L=156.78'
C.B.=S03°36'09"E

N02°40'07"W 130.00'

S46°29'04"W (RADIAL BEARING)

NON TANGENT POINT

39.12'
S60°46'57"W

45.44'
S87°19'53"W

N02°40'07"W 290.10'

N02°40'19"W 629.90'

107.13'

SOUTH CONSERVATION EASEMENT (O.R.B. 27910, PG. 1380) SEE DETAIL "A"-SHEET 3

Limits of this plat

N= 913,060.572
E= 960,762.357

S88°44'55"E 55.49'

43.47'

UNABLE TO SET CORNER (SUBMERGED LANDS)
N= 913,063.856
E= 960,612.033

N88°44'55"W 150.35'

NORTH LINE OF THE SOUTH 300' OF THE THE NORTH 1/2 OF THE SOUTH 1/2 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 5-42-43

TRACT NEIGHBORHOOD PARK

S02°40'19"E 101.00'

101.00'

N02°40'19"W 200.46'

89.44'

EAST RIGHT OF WAY LINE INTRACOASTAL WATERWAY (P.B. 17, PG. 29)

WEST RIGHT OF WAY LINE INTRACOASTAL WATERWAY (P.B. 17, PG. 29)

CENTERLINE N02°40'19"W

43.47'
N88°44'55"W

FND. OLD PYRAMID MON. (LEANING)

TRACT LANDSCAPE BUFFER 4

N88°44'55"W 429.08'

10.02'

428.85'

15.02'

10'

UNABLE TO SET CORNER (SUBMERGED LANDS)
N= 912,860.310
E= 960,771.703

Limits of this plat

N88°44'55"W 450.88'

THE SOUTH LINE OF THE NORTH 100' OF THE SOUTH 200' OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 5-42-43

NOT PLATTED

150.00'

300.00'

100.00'

THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 5-42-43
S88°44'55"E

TRACT RESIDENTIAL

TRACT LANDSCAPE BUFFER 2

3 sheet match line sheet 4

N88°37'33"E 15.00'

S01°22'27"E 35.00'

7.00'
N88°37'33"E

14'

47.00'

N= 913,253.980
E= 961,196.687

20'

S88°37'33"W 7.00'

33.00'

33.00'

N= 913,259.148
E= 961,205.686

15'

7'

40.00'

Limits of this plat

TRACT LANDSCAPE BUFFER 2

TRACT RW
7' ADDITIONAL PUBLIC R/W

EXISTING WEST R/W LINE
S01°22'27"E 474.15'

S01°22'27"E 911.38'
CENTERLINE

ELLISON WILSON ROAD
EXISTING EAST R/W LINE
SOUTH LINE OF THE S.E. QUARTER OF SECTION 05-42-43 (PLAT GRID BEARING BASIS)

N01°22'27"W 408.83'

S01°22'27"E 295.65'

310.65'

ORIGINAL R/W LINE

N48°26'56"W (RADIAL BEARING)

NON TANGENT POINT

D=100°01'18"
R=30.00'
L=52.37'

D=07°52'26"
R=615.00'
L=84.52'
CB=N37°36'51"E

D=33°32'46"
R=50.00'
L=29.27'

S57°49'41"E 32.19'

N56°19'22"W (RADIAL BEARING)

NON TANGENT POINT

20' FIRE ACCESS EASEMENT

D=87°47'56"
R=30.00'
L=45.97'

39.77'
N57°49'41"W

FND. 4"X4" CONC. MON. (NO NUMBER) 0.62'W

33.00'

33.00'

(ORIGINAL 66' PUBLIC R/W PER ROAD PLAT BOOK 5, PAGE 12)

Ⓐ N88°37'33"E 21.97'

Ⓑ S88°37'33"W 21.97'

D=33°32'46"
R=70.00'
L=40.98'

TRACT LANDSCAPE BUFFER 3

S01°22'27"E 77.98'

77.29'

100.11'

40.00'

15.02'

7.01'

33.03'

40.04'
N88°44'55"W

N= 912,850.615
E= 961,215.486

POINT OF BEGINNING
N= 912,850.462, E= 961,222.495

N02°25'54"W 1787.75' (GRID)

1685.87'

SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST
N=911064.320
E=961298.349
(FND. P.B.Co. BRASS DISK IN CONCRETE)

PARCEL F
OAK BROOK CORPORATE CENTRE (P.B. 84, PGS. 109-111)

PARCEL G
OAK BROOK CORPORATE CENTRE (P.B. 84, PGS. 109-111)
PRIVATE PLATTED ROAD

LEGEND:

- ■ = DENOTES SET "PRM" SET 4"x4" CONC. MON. W/ DISK STAMPED "PRM LB 4431"
- ○ = DENOTES SET "PRM" SET MAG NAIL & DISK STAMPED "PRM LB 4431"

N

NOTION

30 15 0 30 60

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

ABBREVIATIONS:

D	=	CURVE'S DELTA ANGLE
R	=	CURVE'S RADIUS
L	=	CURVE'S ARC LENGTH
C.B.	=	CURVE'S CHORD BEARING
(GRID)	=	STATE PLANE BEARING & DISTANCE
CONC.	=	CONCRETE
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
FND.	=	FOUND
L.A.E.	=	LIMITED ACCESS EASEMENT
MON.	=	MONUMENT
O.R.B.	=	OFFICIAL RECORD BOOK
P.B.	=	PLAT BOOK
P.B.Co.	=	PALM BEACH COUNTY
PG.	=	PAGE
PGS.	=	PAGES
PRM	=	PERMANENT REFERENCE MONUMENT
R/W	=	RIGHT OF WAY
W/	=	WITH

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD.	K:\UST \ 054243 \ 21-076 \ 21-076E-306 \ 21-076E-306.DGN		
REF.			
FLD. _	FB. _	PG. _	JOB 21-076E-306
OFF. CASASUS			DATE APRIL 2023
CKD. K.J.B.	SHEET 4 OF 4		DWG. D98-158OP

STATE PLANE NOTES:

1.) ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED.
2.) SCALE FACTOR: 1.000047877
3.) PROJECTION: TRANSVERSE MERCATOR
4.) ZONE: FLORIDA EAST
5.) DATUM: NORTH AMERICAN DATUM OF 1983 / 1990 ADJUSTMENT
6.) GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
7.) UNITS: US SURVEY FEET

THIS INSTRUMENT WAS PREPARED BY KENNETH J. BUCHANAN P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE(561)746-8454.