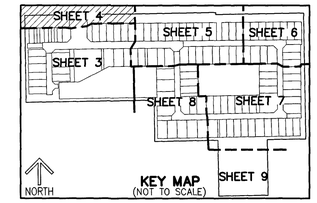
HENDRIX RESERVE

BEING A REPLAT OF PORTIONS OF TRACTS 4, 5, 6, 10 AND 11, BLOCK 27, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE 30 FOOT ROAD, DITCH AND DYKE RESERVATION AREA LYING BETWEEN SAID TRACTS 4 AND 5, BLOCK 27, THE NORTHERLY 15.00 FEET OF THE 30 FOOT ROAD, DITCH AND DYKE RESERVATION AREA LYING IMMEDIATELY SOUTH OF AND CONTIGUOUS WITH THE SOUTH LINE OF SAID TRACT 11 AND THE EASTERLY 15.00 FEET OF THE 30 FOOT ROAD, DITCH AND DYKE RESERVATION AREA LYING IMMEDIATELY WEST OF AND CONTIGUOUS WITH THE WEST LINE OF SAID TRACT 11, LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

NORTH

GRAPHIC SCALE
(IN FEET)
30 0 15 30 60
INTENDED DISPLAY SCALE 1 INCH = 30 FEET

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392-1991



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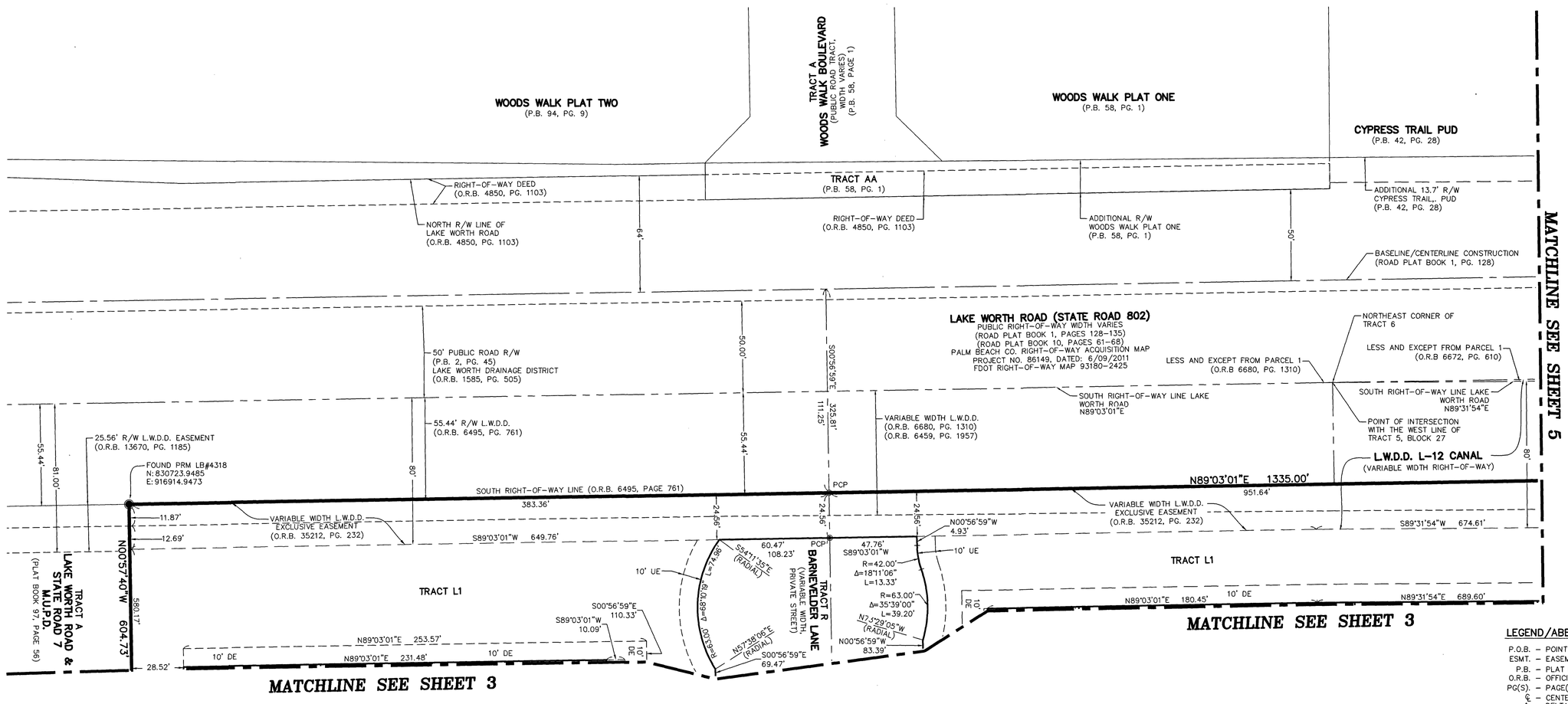

NOTES
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.000018603
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

LEGEND/ABBREVIATIONS:

P.O.B. – POINT OF BEGINNING
ESMT. – EASEMENT
P.B. – PLAT BOOK
O.R.B. – OFFICIAL RECORD BOOK
PG(S). – PAGE(S)
℄ – CENTERLINE
Δ – DELTA (CENTRAL ANGLE)
R – RADIUS
L – ARC LENGTH
E – EASTING (WHEN USED WITH COORDINATES)
N – NORTHING (WHEN USED WITH COORDINATES)
DE – DRAINAGE EASEMENT
LME – LAKE MAINTENANCE EASEMENT
LMAE – LAKE MAINTENANCE ACCESS EASEMENT
MOHE – MAINTENANCE AND OVERHANG EASEMENT
UE – UTILITY EASEMENT
PC – POINT OF CURVATURE
PT – POINT OF TANGENCY
L.W.D.D. – LAKE WORTH DRAINAGE DISTRICT
FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
LB – LICENSED BUSINESS
(N/R) – NON-RADIAL
PRAS – PRIVATE RESIDENTIAL ACCESS STREET
NAD – NORTH AMERICAN DATUM
PRM – PERMANENT REFERENCE MONUMENT
R/W – RIGHT-OF-WAY
▶ – INDICATES "ZERO" SIDE OF LOT LINE
■ PRM – DENOTES PERMANENT REFERENCE MONUMENT 4"x 4"X 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS OTHERWISE NOTED
◉ PCP – DENOTES PERMANENT CONTROL POINT NAIL AND METAL DISK STAMPED "PCP LB3591"
▲ – DENOTES SET PERMANENT REFERENCE MONUMENT NAIL AND DISC STAMPED "PRM" LB 3591