PLAT OF
SET-N-SUN

IN SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

144

NOT PLATTED

NORTHWEST CORNER OF THE SOUTHWEST QUARTER 35/40/42

NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF 35/40/42

LIMITS OF PLAT — N. 89°59'13"E. 1309.68'

323.35' — 323.0'(DEED) 322.95' S.00°21'04"E.

POB

441.71' | 165.30' | 165.24' | 165.17' | 165.11' | 167.15'

40.00' 5' LIMITED ACCESS EASEMENT

℄ 12' UTILITY EASEMENT — 178.49' S.89°59'44"E.

98.04' S.39°19'09"E. RADIAL

PARK

Δ=39°19'25" L.A.=58.34' R=85'

131.73' N.0°05'31"W. | 131.78' | 131.84' | 131.89' | 131.94' N.0°05'31"W.

10' UTILITY EASEMENT — 147.32' | 165.30' | 165.24' | 165.17' | 165.11' | 142.59'

35.46' N.44°49'36"E. — 10' UTILITY EASEMENT — 106.83'

LIMITS OF PLAT 162.00'

332.95' S.00°21'04"E. LOXAHATCHEE RIVER ROAD

℄ SET-N-SUN PLACE

N. 89°59'44"W. 604.91' — 411.16'

40.00' — 40.00'

BACHSTET SUBDIVISION PG. 216 — P.B. 31

15 R/W — P.B. 2 PG. 68

112.05' | 105.00' | 75.31'

214.60' S.89°59'44"E.

Δ=20°26'23" L.A.=30.32' R=25'

30' — 30'

23 | 22

209.25' S.89°59'44"E.

126.03' | 148.93' | 148.93' | 126.11'

10' UTILITY EASEMENT

N.45°02'36"W. 35.35'

N.44°57'22"E. 35.39'

156.90' | 134.51'

10' UTILITY EASEMENT

S.45°10'24"E. 35.25'

31 | 30 | 29 | 28 | 7 | 6

146.25' N.0°05'31"W. | 140.95' N.0°05'31"W.

121.2' | 121.29'

10' UTILITY EASEMENT — 116.11'

R/W DEDICATED BY THIS PLAT

5' LIMITED ACCESS EASEMENT

℄ 12' DRAINAGE EASEMENT | ℄ 12' DRAINAGE EASEMENT

151.07' N.89°59'44"W. | 148.93' | 148.93' | 151.07' N.89°59'44"W.

122.16' S.55°02'07"E.

81.94' | 160.00'

90.00'

N.89°59'44"W. 281.94'

LIMITS OF PLAT

105.00' | 105.00' | 105.00' | 105.00'

LIMITS OF PLAT

℄ 12' UTILITY EASEMENT

℄ 12' DRAINAGE EASEMENT

10' UTILITY EASEMENT

297.41' N.0°05'31"W.

196.41'

21 | 24 | 25 | 26 | 27 | 8

146.25' N.0°05'31"W. | 146.25' N.0°05'31"W.

121.29' | 121.21'

10' UTILITY EASEMENT

35.35' N.45°02'36"W.

126.11' | 148.93' | 148.93' | 126.03'

Δ=90°05'47" L.A.=39.31' R=25'

30' — 30'

Δ=15°03'55" L.A.=22.35' R=85'

917.05' | 105.00' | 105.00' | 105.00' | 105.00'

20' MAINTENANCE EASEMENT

℄ 12' UTILITY EASEMENT

N. 89°59'44"W. 604.91' ℄ SUNDANCE COURT

N.55°02'07"W. NOT RADIAL 125.73'

Δ=90°05'47" L.A.=39.31' R=85'

Δ=34°36'52" L.A.=51.35'

220.55' | 350.55' S.00°05'31"E. LIMITS OF PLAT

NOT PLATTED

LOXAHATCHEE GARDEN FARMS PG. 68 — P.B. 2

N. 00°05'31"W. 917.05'

℄ 12' UTILITY EASEMENT

10' UTILITY EASEMENT

105.00' | 105.00' | 105.00' | 105.00' | 105.00'

19 | 18 | 17 | 16

133.96' | 157.00' | 157.00' | 101.86'

N.44°57'22"E. 35.39'

10' UTILITY EASEMENT

Δ=40°25'00" L.A.=59.96' R=85'

Δ=60°00'00" L.A.=31.42' R=30'

Δ=60°05'47" L.A.=52.44' R=50'

Δ=11°26'26" L.A.=9.98' R=50'

Δ=78°33'34" L.A.=68.56' R=50'

Δ=89°54'13" L.A.=78.46' R=50'

13 | 12 | 11 | 10 | 9 | 14 | 15

139.00' N.0°05'31"W. | 159.28' N.0°05'31"W.

292.98' N.0°05'31"W.

℄ 12' UTILITY EASEMENT

℄ 12' DRAINAGE EASEMENT

209.25' S.89°59'44"E.

159.00' | 157.00' | 157.00' | 157.00' | 130.00'

222.87'

54.65' | 123.95' | 233.95'

N.89°59'44"W. 537.13'

LIMITS OF PLAT

NOT PLATTED

℄ 12' UTILITY EASEMENT

210.24' S.89°59'44"E.

N.89°5429"E. 182.87' N.89°59'44"W. RADIAL

95.08' | 100.00' | 110.00' S.00°05'31"E. LIMITS OF PLAT

ANCHOR EASEMENT

259.25' | 232.87'

N.89°59'44"W. 492.12'

LIMITS OF PLAT

NOT PLATTED

NOTES:

1. THERE SHALL BE NO BUILDINGS OR STRUCTURES PLACED ON PUBLIC UTILITY EASEMENTS.
2. THERE SHALL BE NO BUILDINGS OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE EASEMENTS.
3. BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF NORTH 0° 05' 31" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
4. ⊙ = DENOTES PERMANENT CONTROL POINTS (P.C.P.)
5. □ = DENOTES PERMANENT REFERENCE MONUMENTS (P.R.M.)

50 40 30 20 10 0 50

SCALE: 1"=50'

THIS INSTRUMENT WAS PREPARED BY CRAIG L. WALLACE, AT THE OFFICE OF WILLIAM G. WALLACE, INC., 321 NORTHLAKE BLVD, SUITE 109, NORTH PALM BEACH, FLORIDA 33408.

Set-N-Sun

Quad 25

0308-000

25

35/40/42

37 PLAT OF 144

SET-N-SUN

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Consulting Engineers & Land Surveyors
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FIELD D.L.	JOB NO. J76-965		FILE NO. 35-40-42
OFFICE R.D.B. & J.B.F.	DATE OCT. 1977		DWG NO. 76-582
C.K.D. K.L.S.	REF.		SHEET 2 OF 2