PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ENGINEERING SERVICES
P.O. BOX 21129, WEST PALM BEACH, FLORIDA

PLAT OF
NORTH COUNTY LIBRARY SITE

BEING A PORTION OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, COUNTY OF PALM BEACH, FLORIDA

LEGEND

- ● - SET PERMANENT REFERENCE MONUMENT (4X4 CONCRETE MONUMENT) •4733
- O.R.B. - OFFICIAL RECORD BOOK
- ℄ - CENTERLINE
- —/\— - DENOTES LINE NOT TO SCALE (BREAK LINE)

N

SCALE: 1" = 60'

0 60 120 180

POINT OF COMMENCEMENT
N.E. CORNER OF THE S.E. QUARTER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY DISK IN CONCRETE

NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST

℄ P.G.A. BOULEVARD

N88° 45'08"W 664.16'

50' O.R.B. 1634, PG. 525

72'

72.00'

74.00'

S88° 45'08"E

SOUTH RIGHT OF WAY LINE P.G.A. BOULEVARD

22' RIGHT OF WAY O.R.B. 8415, PG. 801

PALM BEACH COMMUNITY COLLEGE

UNPLATTED

594.05'

666.05'

S01° 25'51"W

EAST LINE OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST

S.E. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 6

70.00' N88° 42'25"W

206.00'

70.00'

S01° 25'51"W

UNPLATTED

FOUND PERMANENT REFERENCE MONUMENT

S88° 39'42"E 442.00'

CAMPUS DRIVE O.R.B. 2938, PAGE 202

WEST RIGHT OF WAY LINE CAMPUS DRIVE

EAST LINE OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST

666.00'

401.0'

460.0'

S01° 25'51"W

N01° 25'51"E 1,998.16'

396.42'

N01° 25'51"E

EAST LINE OF THE W. 3/4 OF THE S.E. 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST

EAST LINE OF THE W. 1/2 OF THE S.E. 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST

N01° 28'54"E

UNITED STATES POST OFFICE PARCEL

O.R.B. 4207, PG. 1637

NOT PLATTED

UNPLATTED

UNPLATTED

LOT 1

177,142.90 SQUARE FEET OR 4.07 ACRES

15' SIDEWALK EASEMENT

17.00'

60.00'

15' SIDEWALK EASEMENT

21' DRAINAGE EASEMENT

5' LIMITED ACCESS EASEMENT

42.74'

THIS AREA NOT TO SCALE

S88° 39'42"E 785.21'

S82° 30'54"E 153.39'

196.13'

N88° 39'42"W 594.53'

S88° 39'42"E 399.50'

FOUND 4x4 CONCRETE MONUMENT • 4733

EXISTING ROAD O.R.B. 5478, PAGE 146

TRACT A
99,933.65 SQUARE FEET OR 2.29 ACRES

80.00' N01° 17'23"E

120.43'

664.55'

784.98'

N88° 39'42"W 1,379.53'

80.00' N1° 26'52"E

N88° 39'42"W 594.55'

S82° 30'54"E 196.13

DEEDED BY LAND OWNER TO PALM BEACH GARDENS

S88° 39'42"E 399.52'

21.00'

59.00'

POINT OF BEGINNING

O.R.B. 7622, PAGE 1315

80.00'

FOUND PARKER KAYLON & WASHER • 4733

S. LINE OF N. 1/2 OF S.E. 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST

1328.96'

MONET GARDENS (UNRECORDED) ASSESSORS MAP 31

PALM BEACH COMMUNITY COLLEGE
O.R.B. 4175, PG. 1479

UNPLATTED

1332.10'

PALM BEACH COUNTY LOCATION

N88° 34'15"W 1,994.84'
2,659.79'

664.95'

PALM BEACH COUNTY LOCATION

Scale: 1" = 60'
Approved: J.A.M.
Drawn: E.A.O.
Checked: G.W.M.
Date:

PROJECT NO. 89251
SHEET 2 OF 2
DRAWING NO. S-3-95-847

SUBDIVISION # North County Library
BOOK 75 PAGE 64
FLOOD ZONE — FLOOD MAP # —
QUAD # — ZONING —
SE — ZIP CODE —
PUD NAME CIPB Gardens