5193-001

WEST PALM BEACH AUTO AUCTION, M.U.P.D. REPLAT NO. 1

BEING A REPLAT OF ALL OF TRACTS A AND B, WEST PALM BEACH AUTO AUCTION M.U.P.D., PLAT BOOK 111, PAGES 80 THROUGH 84, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF TRACTS 27, 28, 33, 34 AND THAT CERTAIN 30 FOOT ROADWAY LYING BETWEEN TRACTS 27 AND 28 AND BETWEEN TRACTS 33 AND 34, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 42 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
JANUARY 2010 SHEET 3 OF 6

195

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD _____
THIS _____ DAY OF _____
AD, 2010 AND DULY RECORDED
IN PLAT BOOK _____ ON PAGES
_____ AND _____

SHARON R. BOCK, CLERK AND COMPTROLLER – PALM BEACH COUNTY
BY: _____, D.C.

CIRCUIT COURT SEAL

GRAPHIC SCALE IN FEET
SCALE 1" = 60'
0 30 60 120

SHEET KEY
NOT TO SCALE
SHEET 3
SHEET 6
SHEET 4
SHEET 5

NORTH QUARTER CORNER OF SECTION 30 TOWNSHIP 43 S, RANGE 42 EAST
864182.414
919471.107

EAST RIGHT OF WAY SANSBURY WAY PLAT BOOK 106 PAGE 127

BELVEDERE COMMERCE CENTER, M.U.P.D.
PLAT BOOK 106 PAGE 127

25' LANDSCAPE BUFFER EASEMENT PLAT BOOK 106 PAGE 127
5.00' LAE PLAT BOOK 106 PAGE 127
5' LANDSCAPE BUFFER EASEMENT PLAT BOOK 106 PAGE 127
10' LANDSCAPE BUFFER EASEMENT PLAT BOOK 106 PAGE 127
10' LANDSCAPE BUFFER EASEMENT PLAT BOOK 106 PAGE 127

30' ROADWAY PALM BEACH FARMS COMPANY PLAT NO. 3 PLAT BOOK 2 PAGE 45

N 857312.94
E 922550.24

N 857322.74
E 923149.37

N89°03'40"E 599.19'

10' LBE
N LINE TRACT 9
60.00'
60.60'
20' LBE
5' LAE
10' UE
52.24'

PORTION OF 30' ROADWAY PALM BEACH FARMS COMPANY PLAT NO. 3 PLAT BOOK 2 PAGE 45 ABANDONED ORB 13070 PAGE 488

40' RIGHT OF WAY RUBIN ROAD ORB 2639 PG. 237
CENTERLINE
EAST RIGHT OF WAY SANSBURY WAY ORB 21294 PG. 1612

TRACT A

TRACT 9
BLOCK 7
PALM BEACH FARMS COMPANY PLAT NO. 3
PLAT BOOK 2 PAGE 45

E LINE TRACT 9
W LINE PALMS WEST INDUSTRIAL PARK PLAT BOOK 71 PAGE 75

SANSBURY'S WAY
80' PUBLIC RIGHT OF WAY
659.21' (S) 660' (P)
W LINE TRACT 9
N00°56'58"W 2008.26'
478.51'
406.58'

12' WATER MAIN EASEMENT ORB 5967 PAGE 1 PARTIALLY RELEASED IN ORB 23283 PAGE 590
20' UTILITY EASEMENT ORB 22935 PG 1426

5' LAE
10' UE PB 111 PAGE 80
20' LBE

TRACT C
PB 111 PAGE 80
69.18'
S00°56'58"E
1284.82'
N37°16'48"W
34.58'
SEE DETAIL
34.52'
S45°27'25"W
15.0'

10' BELLSOUTH EASEMENT ORB 20794 PAGE 557
FLORIDA POWER & LIGHT COMPANY EASEMENT ORB 20558 PAGE 1049
FLORIDA POWER & LIGHT COMPANY EASEMENT RELEASED ORB 23214 PAGE 1689
20' ACCESS EASEMENT ORB 23487 PAGE 46

30' ROADWAY PALM BEACH FARMS COMPANY PLAT NO. 3 PLAT BOOK 2 PAGE 45

30' RIGHT OF WAY ORB 2428 PAGE 1209
CENTERLINE
E LINE TRACT 9
FAIRGROUNDS ROAD
N LINE TRACT 16
25' RIGHT OF WAY ORB 9097 PAGE 1685

ROADWAY ABANDONMENT RESOLUTION NO. R-2006-2540 OFFICIAL RECORDS BOOK 21169 PAGE 63

TRACT 16
BLOCK 7
PALM BEACH FARMS COMPANY PLAT NO. 3
PLAT BOOK 2 PAGE 45

659.54' (S) 660' (P)
W LINE TRACT 16
N00°56'58"W
(BASIS OF BEARINGS ASSUMED)
S00°56'58"E 1284.82'
391.74'

5' LAE
10' UE PB 111 PAGE 80
20' LBE

ACCESS EASEMENT ORB 23487 PAGE 46
E LINE TRACT 16
W LINE TRACT 15
30' ROADWAY PALM BEACH FARMS COMPANY PLAT NO. 3 PLAT BOOK 2 PAGE 45

TRACT 3 BLOCK 7 PALM BEACH FARMS COMPANY PLAT NO. 3 PLAT BOOK 2 PAGE 45

SANSBURY'S WAY
N 856706.43
E 922560.30
N 856682.98
E 922565.68
69.18'
S00°56'58"E
1284.82'
N 856613.75
E 922586.84
N 856589.53
E 922562.23
DETAIL

N 857331.74
E 923826.58
DE PB 71 PG 77

PALMS WEST INDUSTRIAL PARK PLAT BOOK 71 PAGE 75
LOT 1

N89°01'30"E 213.00'
12' UE PB 71 PG 77
N 857335.35
E 923839.56

WATER MANAGEMENT TRACT
PALMS WEST INDUSTRIAL PARK PLAT BOOK 71 PAGE 75
10' LBE
20' ME PB 71 PG 75

N00°55'47"W 397.50'

PALMS WEST INDUSTRIAL PARK PLAT BOOK 71 PAGE 75
LOT 1

N 856926.20
E 923156.03
10' LBE
N89°02'21"E 477.06'
20' DE PB 71 PG 77
N LINE LOT 2
PRM ON 5.00' OFFSET
N 856934.27
E 923636.01
5' LBE
N89°02'21"E 5.00'
10' LBE
12' UE PB 71 PG 77

12' UE PB 71 PG 77
25' INGRESS EGRESS EASEMENT DB 1097 PG 526 DB 1095 PG 290 DB 1081 PG 177
S00°55'47"E 659.94'
TRACT 11
BLOCK 7
PALM BEACH FARMS COMPANY PLAT NO. 3 PLAT BOOK 2 PAGE 45
10' UE PB 71 PG 77

20' DE PB 71 PG 77
20' UE PB 71 PG 77
10' FPL EASEMENT ORB 6277 PG 960
10' UE PB 71 PG 77
20 UE PB 71 PG 77
LOT 2
20 ' UE PB 71 PG 77
20' FPL EASEMENT ORB 6277 PG 960
5' LBE
SW CORNER OF TRACT 11
N 856675.48
E 923850.27
15'
S LINE TRACT 11
N89°02'17"E 399.89'
10' LBE
S LINE OF LOT 2
N LINE TRACT 15
30' ROADWAY PALM BEACH FARMS COMPANY PLAT NO. 3 PLAT BOOK 2 PAGE 45
5' LBE

ROADWAY ABANDONMENT RESOLUTION NO. R-2006-2540 OFFICIAL RECORDS BOOK 21169 PAGE 63

TRACT 15
BLOCK 7
PALM BEACH FARMS COMPANY PLAT NO. 3
PLAT BOOK 2 PAGE 45

TRACT 14
BLOCK 7
PALM BEACH FARMS COMPANY PLAT NO. 3
PLAT BOOK 2 PAGE 45

SEE SHEET 6

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF TRACT 16, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF NORTH 00°56'58" WEST.

2. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT, BASED ON THE GEODETIC CONTROL ESTABLISHED AND ACCEPTED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000024511 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).

3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.

4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.

5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

6. ALL LINES INTERSECTING CURVES ARE NON RADIAL UNLESS OTHERWISE NOTED.

LEGEND

- □ DENOTES 4"x4" CONCRETE MONUMENT STAMPED "PRM LB6865" SET
- Δ DENOTES DELTA ANGLE
- R CURVE RADIUS LENGTH
- L CURVE ARC LENGTH
- LME LAKE MAINTENANCE EASEMENT
- UE UTILITY EASEMENT
- LAE LIMITED ACCESS EASEMENT
- LBE LANDSCAPE BUFFER EASEMENT
- PRM PERMANENT REFERENCE MONUMENT
- PB PLAT BOOK

THIS INSTRUMENT WAS PREPARED BY
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