TURNPIKE BUSINESS PARK

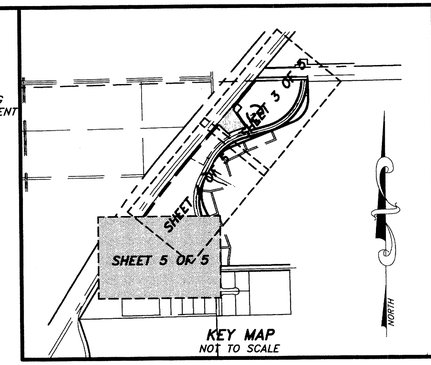
5830.001

A RE-PLAT OF A PORTION OF BLOCKS 5 AND 6 INCLUDING THE PLATTED RIGHT-OF-WAY CONTAINED THEREIN, "PALM BEACH FARMS COMPANY PLAT No. 3," AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 5 OF 5

LEGEND

D.E.	=	DRAINAGE EASEMENT
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
FND.	=	FOUND
L.A.E.	=	LIMITED ACCESS EASEMENT
	=	LIMITED ACCESS EASEMENT OPENING
L.M.A.E.	=	LAKE MAINTENANCE ACCESS EASEMENT
L.M.E.	=	LAKE MAINTENANCE EASEMENT
L.P.E.	=	LITTORAL PLANTING EASEMENT
O.R.B.	=	OFFICIAL RECORD BOOK
Δ	=	DELTA ANGLE OF CURVE
R	=	RADIUS OF CURVE
L	=	LENGTH OF CURVE
L.W.D.D.	=	LAKE WORTH DRAINAGE DISTRICT
PC	=	POINT OF CURVATURE
P.B.	=	PLAT BOOK
PG.	=	PAGE
R/W	=	RIGHT-OF-WAY
U.E.	=	UTILITY EASEMENT
(N.R.)	=	NON RADIAL
◉	=	FND. MAG NAIL & DISK STAMPED "FRS LB 4241"
⊡	=	SET 4"X4"CONCRETE "PRM" PERMANENT REFERENCE MONUMENT STAMPED"FRS & ASSOCIATES INC", "RLS 4817", "LB 4241", "PRM"



KEY MAP
NOT TO SCALE

130

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

This plat was filed for record at _____ this _____ day of _____, 2015 and duly recorded in Plat Book No ____ on page ____

Sharon R. Bock, Clerk & Comptroller

By: _____

FLORIDA'S TURNPIKE

CENTERLINE OF CONSTRUCTION

BASELINE OF SURVEY

325'

100'

59'

NOT INCLUDED

25' ADDITIONAL RIGHT-OF-WAY DEEDED TO FDOT BY WARRANTY DEED PER ORB 23918, PAGE 260

FORMER EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE PER RIGHT OF WAY MAP SECTION (97931-(2338) 2334)

SET P.R.M.
N 856272.20
E 930273.61

TRACT 14, BLOCK 6

L=897.76' R=11359.16' Δ=4°31'42"
L=895.66' Δ=4°31'40"
L=1795.53' R=11359.16' Δ=9°03'24"
L=1791.47' R=11334.16' Δ=9°03'22"
OVERALL CURVE

MATCH SHEET 4 OF 5

TRACT "A"

GRAPHIC SCALE
50 0 25 50 100 200
(SCALE IN FEET)
1" = 50'

S 58°24'15" E (RADIAL)
S 30°59'25" W 130.82'
S 30°59'25" W 115.12'
S 58°24'13" E (RADIAL)
SET P.R.M.
N 855528.56
E 929774.76
S.89°04'57"W. 29.45'
SET P.R.M.
N 855429.87
E 929715.50

EXCLUSIVE 20' EASEMENT GRANTED TO LAKE WORTH DRAINAGE DISTRICT PER O.R.B. 24621, PAGE 1021

725.81'
N.89°04'57"E. 1481.07'
N 89°04'57" E 1510.52'
30'
30'
SET P.R.M.
N 855441.56
E 930441.24

SOUTH RIGHT-OF-WAY LINE OF L-4 CANAL

30' L-4 CANAL RIGHT-OF-WAY TO LAKE WORTH DRAINAGE DISTRICT PER O.R.B. 1585, PG. 505

NORTH LINE OF RIGHT-OF-WAY EASEMENT FOR L-4 CANAL

755.26'
80.00'

L.W.D.D. CANAL L-4

30' L-4 CANAL RIGHT-OF-WAY TO LAKE WORTH DRAINAGE DISTRICT PER O.R.B. 4248, PG. 201

WESTPORT INDUSTRIAL PARK (PLAT BOOK 49, PAGE 49)

LOT 10 | LOT 11 | LOT 12 | LOT 13

THIS INSTRUMENT PREPARED BY GARY P. WILLIAMS, PSM IN THE OFFICES OF F.R.S. & ASSOCIATES INC., 2257 VISTA PARKWAY, SUITE 4, WEST PALM BEACH, FLORIDA. PHONE: (561) 478-7178

5' L.A.E.
Δ = 60°02'35"
R = 756.00'
L = 792.25'
FND. MAG NAIL/DISK
N 856004.20
E 931011.30

SET P.R.M.
N 856045.75
E 931079.66

N 31°17'12" W 158.95'
(80' FLORIDA'S TURNPIKE RIGHT-OF-WAY (O.R.B. 1845, PG. 096))

NOT A PART OF THIS PLAT
CLEARY ROAD

50' PALM BEACH FARMS COMPANY ROAD RIGHT-OF-WAY BETWEEN TRACTS REVERTS TO ADJOINING PROPERTY OWNERS (SEE SURVEYOR'S NOTE 10)

SET P.R.M.
N 855940.07
E 931218.96

N 855909.93
E 931192.22

40.00'
40.00'
10' U.E.
5' U.E.
20' U.E. (O.R.B. 18696, PG. 232)

FND. MAG NAIL/DISK

SET P.R.M.
N 855868.37
E 931093.86

10' X 20' U.E. (O.R.B. 18696, PG. 232)

TRACT "A" (PARCEL 1)
30' OPENING IN L.A.E.

N 02°59'50" W 97.95'
S 00°58'54" E 247.72'
N 02°59'50" W 99.36'

INTERSECTION OF THE WESTERLY PROLONGATION OF THE SOUTH LINE OF TRACT "LW-3" OF THE PLAT OF TERRACINA (PLAT BOOK 101, PAGES 91-105) & THE EASTERLY PROLONGATION OF THE SOUTH LINE OF TRACT 24, BLOCK 6 OF THE PLAT OF PALM BEACH FARMS Co. PLAT No. 3 (PLAT BOOK 2, PAGES 45-54).

TRACT LW-3

POINT OF BEGINNING (PARCEL 3)
SET P.R.M.

5' L.A.E.

FND. MAG NAIL/DISK
N 855454.83
E 931196.40

N 00°58'54" W 1.10'
N 00°58'54" W 2.56' ALONG THE WEST LINE OF TRACT "LW-3"

POINT OF BEGINNING (PARCEL 1)
SET MAG NAIL/DISK

S 89°02'42" W 40.80' WESTERLY PROLONGATION SOUTH LINE TRACT "LW-3"

S 89°04'57" W 39.20'(DEED) EASTERLY PROLONGATION SOUTH LINE OF TRACT 24, BLOCK 6

S 89°02'42" W SOUTH LINE OF TRACT "LW-3" (BASIS OF BEARINGS)

SET P.R.M.
N 855552.65
E 931191.27

POINT OF COMMENCEMENT (PARCEL 1 & PARCEL 3) S.W. CORNER TRACT "LW-3" PLAT OF TERRACINA (PLAT BOOK 101, PAGES 91-105)

N 02°59'50" W 97.95'
10' X 20' U.E. (O.R.B. 18696, PG. 232)
30.00' OPENING IN L.A.E.

N 00°58'54" W 1.10'

DETAIL
NOT TO SCALE

TERRACINA (PLAT BOOK 101, PAGES 91-105)

S 24°31'19" E 382.17'

TRACT "B-12"

5' L.A.E. (PB 101, PG 91)

L=242.40' R=590.00' Δ=23°32'25"

L=373.27' R=756.00' Δ=28°17'22"

SET P.R.M.
N 855707.30
E 931272.11

R=716.00' L=353.52' Δ=28°17'22"

S 00°58'54" E 247.72'
S 02°59'50" E 98.65'
N 02°59'50" W 99.36'

45.14'

N 855556.84
E 931271.16

N 855457.62
E 931276.37

N 855453.73
E 931196.42

F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178 FAX (561) 478-7922

SCALE: 1" = 50'	DRAWN BY: D. KUPSICK	FIELD BOOK/PAGE
DATE: 05/2011	APPR. BY: G.P. WILLIAMS	M2/12-21
TURNPIKE BUSINESS PARK		JOB NUMBER:
SECTION 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST		**D 08-020.A**
PALM BEACH COUNTY, FLORIDA		SHEET 5 OF 5