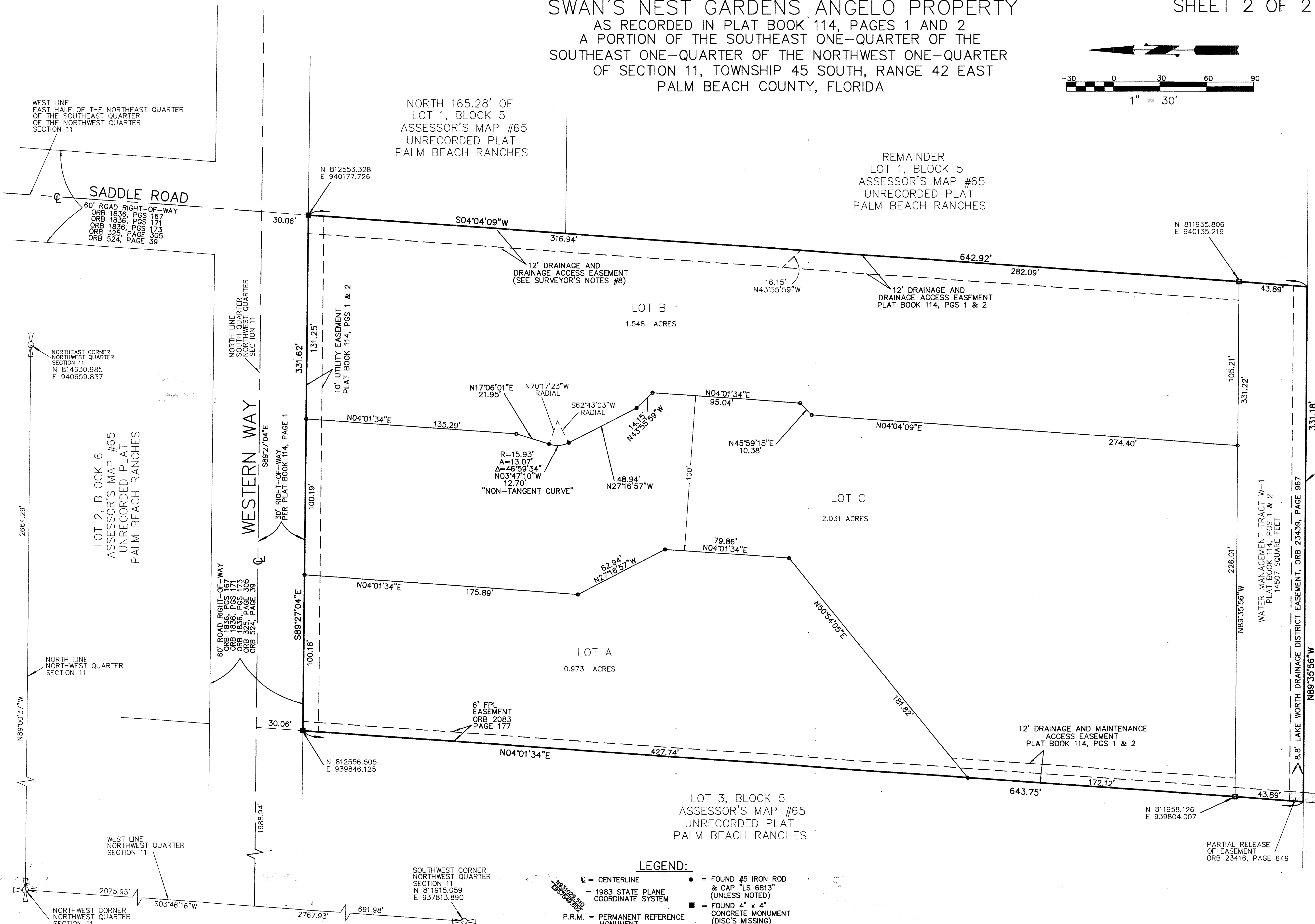
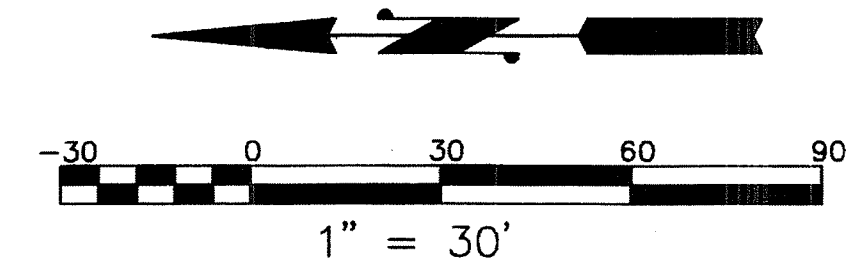


# SWAN'S NEST GARDENS - REPLAT

BEING A REPLAT OF  
SWAN'S NEST GARDENS ANGELO PROPERTY  
AS RECORDED IN PLAT BOOK 114, PAGES 1 AND 2  
A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE  
SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER  
OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

51



WEST LINE  
EAST HALF OF THE NORTHEAST QUARTER  
OF THE SOUTHEAST QUARTER  
OF THE NORTHWEST QUARTER  
SECTION 11

NORTH 165.28' OF  
LOT 1, BLOCK 5  
ASSESSOR'S MAP #65  
UNRECORDED PLAT  
PALM BEACH RANCHES

REMAINDER  
LOT 1, BLOCK 5  
ASSESSOR'S MAP #65  
UNRECORDED PLAT  
PALM BEACH RANCHES

SADDLE ROAD  
60' ROAD RIGHT-OF-WAY  
ORB 1836, PGS 167  
ORB 1836, PGS 171  
ORB 1836, PGS 173  
ORB 325, PAGE 305  
ORB 524, PAGE 39

LOT 2, BLOCK 6  
ASSESSOR'S MAP #65  
UNRECORDED PLAT  
PALM BEACH RANCHES

WESTERN WAY  
30' RIGHT-OF-WAY  
PER PLAT BOOK 114, PAGE 1

LOT B  
1.548 ACRES

LOT C  
2.031 ACRES

LOT A  
0.973 ACRES

LOT 3, BLOCK 5  
ASSESSOR'S MAP #65  
UNRECORDED PLAT  
PALM BEACH RANCHES

NORTHEAST CORNER  
NORTHWEST QUARTER  
SECTION 11  
N 814630.985  
E 940659.837

NORTH LINE  
NORTHWEST QUARTER  
SECTION 11

NORTHWEST CORNER  
NORTHWEST QUARTER  
SECTION 11  
TOWNSHIP 45 SOUTH  
RANGE 42 EAST  
N 814677.000  
E 937995.941

60' ROAD RIGHT-OF-WAY  
ORB 1836, PGS 171  
ORB 1836, PGS 173  
ORB 325, PAGE 305  
ORB 524, PAGE 39

SOUTHWEST CORNER  
NORTHWEST QUARTER  
SECTION 11  
N 811915.059  
E 937813.890

- LEGEND:**
- ⊕ = CENTERLINE
  - ⊕ = 1983 STATE PLANE COORDINATE SYSTEM
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - LB = LICENCED BUSINESS
  - R/W = RIGHT-OF-WAY
  - PGS = PAGES
  - PB = PLAT BOOK
  - ORB = OFFICIAL RECORDS BOOK
  - = FOUND #5 IRON ROD & CAP "LS 6813" (UNLESS NOTED)
  - = FOUND 4" x 4" CONCRETE MONUMENT (DISC MISSING)
  - = SET 4" x 4" CONCRETE MONUMENT "P.R.M. LB 7571"
  - = SET #5 IRON ROD & CAP "LB 7571"

THIS INSTRUMENT WAS PREPARED BY  
RONALD E. STOTLER, P.L.S.  
FLORIDA SURVEYOR & MAPPER #5026  
IN THE OFFICE OF MAGELLAN SURVEYING & MAPPING, INC.  
450 SOUTH OLD DIXIE HIGHWAY, SUITE 10  
JUPITER, FLORIDA, 33458

**MAGELLAN SURVEYING & MAPPING, INC.**  
PROFESSIONAL LAND SURVEYORS  
LICENSED BUSINESS #791  
450 S. OLD DIXIE HIGHWAY, SUITE 10  
JUPITER, FLORIDA 33458  
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com