

5564-001

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY

OF  
**CAULFIELD and WHEELER, INC.**

SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB 3591

# AUBURN PARK

BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 1,  
TOWNSHIP 45 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA.

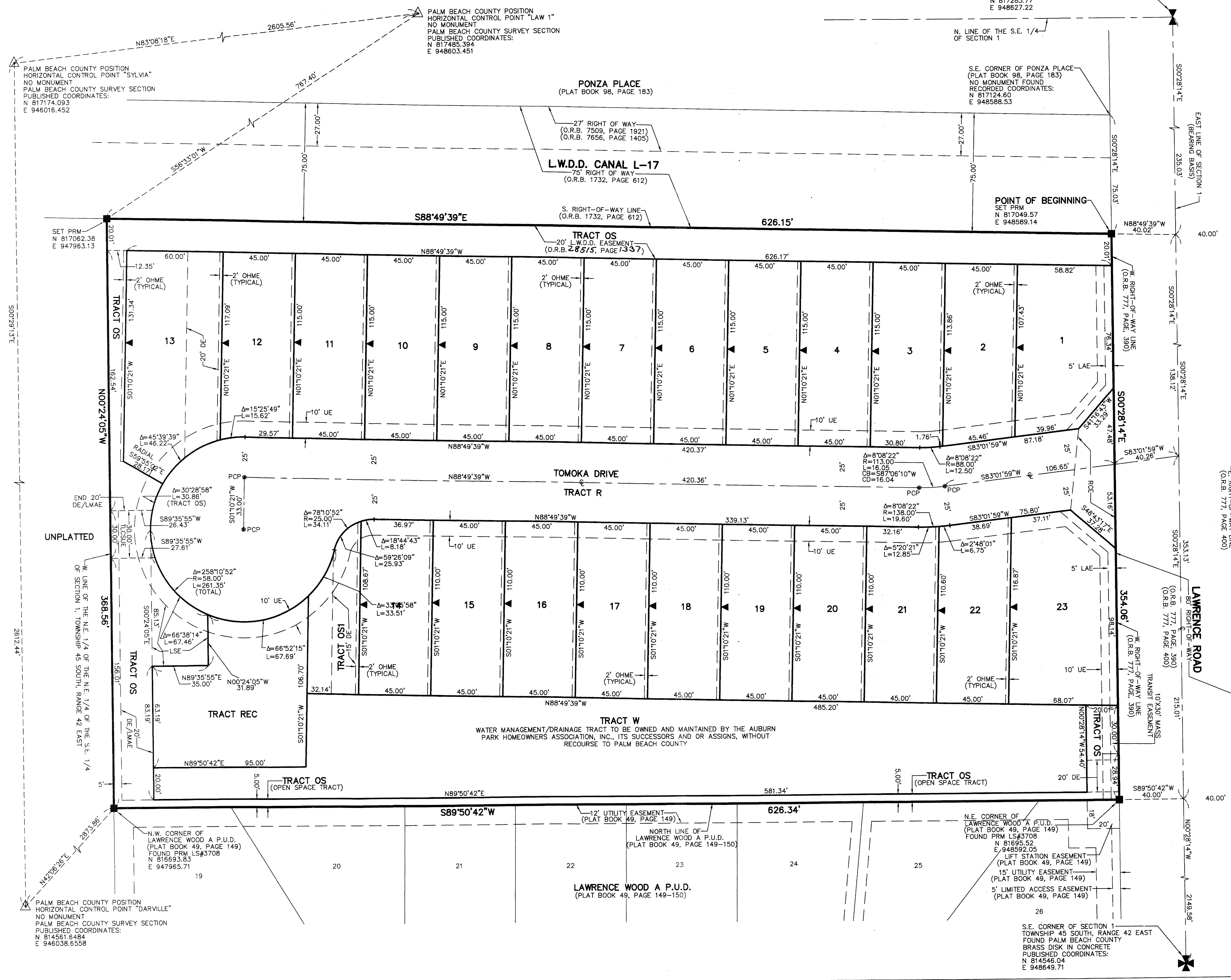
99

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 20\_\_\_\_ AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_

SHARON R. BOCK  
CLERK AND COMPTROLLER

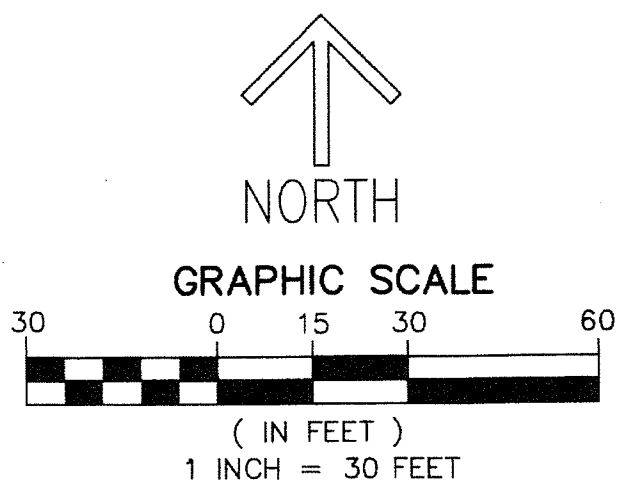
BY: \_\_\_\_\_  
DEPUTY CLERK

**SHEET 2 OF 2**



SEMINOLE MANOR  
PLAT NO. 2  
(PLAT BOOK 26, PAGE 21)

L.W.D. CANAL L-17  
80' RIGHT OF WAY  
(PLAT BOOK 26, PAGE 21)



- LEGEND/ABBREVIATIONS**
- PRM - INDICATES SET PERMANENT REFERENCE MONUMENT
  - 4"x4"x24" CONCRETE MONUMENT WITH DISK
  - STAMPED "PRM LB#3591", UNLESS OTHERWISE NOTED
  - PCP - DENOTES PERMANENT CONTROL POINT
  - ▲ - INDICATES "ZERO" SIDE OF LOT LINE
  - C - CENTERLINE
  - IL - INTERNAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - LB - LICENSED BUSINESS
  - LS - LAND SURVEYOR
  - LAE - LIMITED ACCESS EASEMENT
  - LSE - LIFT STATION EASEMENT
  - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
  - L.W.D. - LAKE WORTH DRAINAGE DISTRICT
  - N.T.S. - NOT TO SCALE
  - O.R.B. - OFFICIAL RECORD BOOK
  - OHME - OVERHANG/MAINTENANCE EASEMENT
  - RCE - ROADWAY CONSTRUCTION EASEMENT
  - TLSUE - TOWN OF LAKE CLARKE SHORES UTILITY EASEMENT
  - UE - UTILITY EASEMENT

**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.00003924  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

PALM BEACH COUNTY POSITION  
HORIZONTAL CONTROL POINT "SYLVIA"  
NO MONUMENT  
PALM BEACH COUNTY SURVEY SECTION  
PUBLISHED COORDINATES:  
N 817174.093  
E 946016.452

PALM BEACH COUNTY POSITION  
HORIZONTAL CONTROL POINT "LAW 1"  
NO MONUMENT  
PALM BEACH COUNTY SURVEY SECTION  
PUBLISHED COORDINATES:  
N 817485.384  
E 948603.451

POINT OF COMMENCEMENT  
N.E. CORNER OF THE S.E. 1/4  
OF SECTION 1  
TOWNSHIP 45 SOUTH, RANGE 42 EAST  
FOUND PALM BEACH COUNTY  
BRASS DISK IN CONCRETE  
N 817283.77  
E 948627.22

N. LINE OF THE S.E. 1/4  
OF SECTION 1

S.E. CORNER OF PONZA PLACE  
(PLAT BOOK 98, PAGE 183)  
NO MONUMENT FOUND  
RECORDED COORDINATES:  
N 817124.60  
E 948588.53

POINT OF BEGINNING  
SET FROM  
N 817049.57  
E 948589.14

PONZA PLACE  
(PLAT BOOK 98, PAGE 183)

27' RIGHT OF WAY  
(O.R.B. 7509, PAGE 1921)  
(O.R.B. 7656, PAGE 1405)

L.W.D. CANAL L-17  
75' RIGHT OF WAY  
(O.R.B. 1732, PAGE 612)

S. RIGHT-OF-WAY LINE  
(O.R.B. 1732, PAGE 612)

TRACT OS  
20' L.W.D. EASEMENT  
(O.R.B. 28575, PAGE 1337)

TOMOKA DRIVE  
TRACT R

TRACT W  
WATER MANAGEMENT/DRAINAGE TRACT TO BE OWNED AND MAINTAINED BY THE AUBURN  
PARK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS, WITHOUT  
RECOURSE TO PALM BEACH COUNTY

LAWRENCE WOOD A P.U.D.  
(PLAT BOOK 49, PAGE 149-150)

SET PRM  
N 817062.38  
E 947963.13

UNPLATTED

UNPLATTED

TRACT OS

TRACT OS

TRACT OS  
(OPEN SPACE TRACT)

PALM BEACH COUNTY POSITION  
HORIZONTAL CONTROL POINT "DARVILLE"  
NO MONUMENT  
PALM BEACH COUNTY SURVEY SECTION  
PUBLISHED COORDINATES:  
N 814561.644  
E 946038.658

N.E. CORNER OF  
LAWRENCE WOOD A P.U.D.  
(PLAT BOOK 49, PAGE 149)  
FOUND PRM LS#3708  
N 81695.52  
E 948592.05

S.E. CORNER OF SECTION 1  
TOWNSHIP 45 SOUTH, RANGE 42 EAST  
FOUND PALM BEACH COUNTY  
BRASS DISK IN CONCRETE  
PUBLISHED COORDINATES:  
N 814546.04  
E 948649.71