

CENTRAL GARDENS GRAND APARTMENTS 168

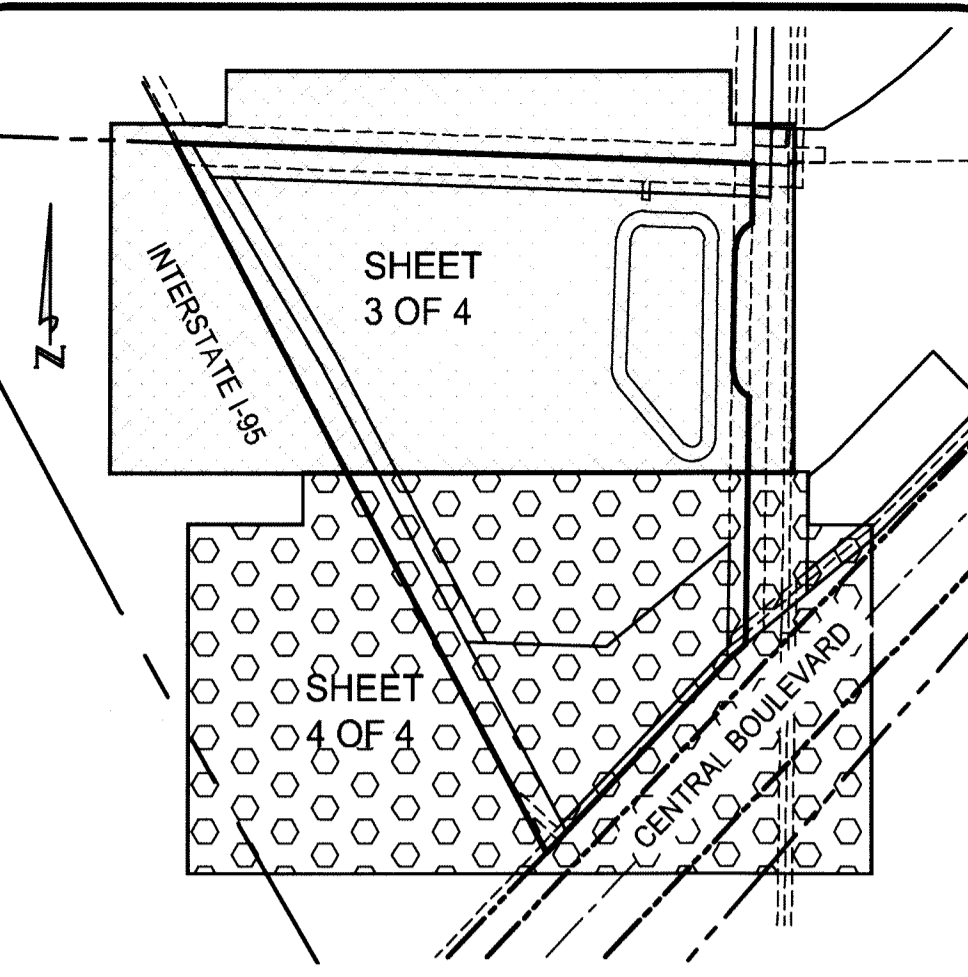
BEING A REPLAT OF TRACT 1, TRACT P-'B', TRACT LB-'C', TRACT LB-'D' & TRACT OS-'A', CENTRAL GARDENS PLAT TWO, PLAT BOOK 121, PAGES 5 THROUGH 11 & ALSO BEING A PORTION OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

SHEET 3 OF 4

APRIL 2017

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED
FOR RECORD AT _____ M.
THIS DAY OF _____, 2017
AND DULY RECORDED IN PLAT
NO. _____ ON PAGES _____
THRU _____

SHARON R. BOCK
CLERK AND COMPTROLLER
BY _____ D.C.



**WESTWOOD LAKES PLAT No. 4
WESTWOOD GARDENS (A.P.U.D.)**
(PLAT BOOK 54, PAGE 135 PBCR)
(NOT INCLUDED - NOT A PART OF THIS PLAT)

LINE AND CURVE TABLES FOR THE VARIABLE WIDTH LAKE MAINTENANCE ACCESS EASEMENT, SEACOAST UTILITY AUTHORITY & PRIVATE INGRESS / EGRESS EASEMENT (PLAT BOOK 121, PAGE 5)

Line Table			Curve Table			
Line #	Length	Direction	Curve #	Length	Radius	CHORD BEARING
L9	24.45'	S00°46'36"W	C1	38.95	28.00'	079°42'23" S40°37'48"W
L10	319.20'	S00°46'36"W	C4	69.11	44.00'	089°59'54" S45°46'33"W
L12	327.20'	N00°46'36"E				
L13	3.00'	N89°13'30"W				

LINE TABLE FOR 12.0' X 15.0' S.U.A. SEWER LINE EASEMENT (S.L.E.)

Line Table		
Line #	Length	Direction
L1	12.00'	N87°56'04"W
L2	18.00'	S02°03'56"W
L3	2.01'	S87°56'04"E
L4	29.85'	S00°46'36"W
L5	56.74'	N87°26'16"W
L6	32.35'	N02°03'56"E
L7	42.06'	N87°56'04"W
L8	15.00'	S02°03'56"W

LINE TABLE FOR S.U.A. ACCESS EASEMENT

Line Table		
Line #	Length	Direction
L25	20.38'	S87°55'50"E
L26	27.34'	S42°56'04"E
L88	51.16'	N87°48'54"W
L89	11.62'	S87°48'54"E
L90	0.78'	S02°11'06"W

LINE TABLE FOR S.U.A. WATER & SEWER LINE EASEMENT

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L14	32.74'	N02°03'56"E	L26	27.34'	S42°56'04"E
L15	20.79'	N69°47'32"E	L27	29.49'	N47°24'45"E
L16	75.57'	N69°47'32"E	L28	34.70'	N47°24'45"E
L17	12.00'	S87°56'04"E	L29	10.64'	S88°25'28"E
L18	4.94'	N02°03'56"E	L30	12.00'	N01°34'32"E
L19	18.14'	S02°03'56"W	L31	10.63'	S88°25'28"E
L20	12.00'	S87°56'04"E	L32	6.58'	S88°20'13"E
L21	18.14'	S02°03'56"W	L33	12.00'	S01°39'47"W
L22	40.51'	S42°56'04"E	L34	6.58'	S88°20'13"E
L23	17.31'	S87°55'50"E	L35	20.42'	N01°39'47"E
L24	20.00'	S02°11'06"W	L48	79.09'	S40°07'28"E
L25	20.38'	S87°55'50"E	L49	12.00'	N49°52'32"E
			L50	74.07'	N40°07'28"W

SQUARE FOOTAGE / ACREAGE TABULAR DATA

TRACTS	SQUARE FOOTAGE	ACRES
TRACT '1A'	283,563.013	6.510
LB-'1A'	34,851.464	0.800
LB-'1B'	18,284.839	0.420
L-'1A'	27,605.047	0.634
LM-'1A'	16,128.937	0.370
P-'1A'	58,775.894	1.349
OS-'1A'	38,129.091	0.875
TOTAL	477,338.285	10.958

10.0' WIDE UTILITY EASEMENT

Line Table		
Line #	Length	Direction
L70	0.96'	N01°39'47"E
L71	60.28'	S42°35'15"E
L72	43.98'	N42°35'15"W
L73	36.17'	S87°56'04"E
L74	16.60'	S42°35'15"E
L75	48.72'	N69°33'56"E
L76	15.51'	S87°56'04"E
L77	197.39'	S87°56'04"E
L78	48.72'	N69°33'56"E

CURVE TABLE FOR 10.0' WIDE LAKE MAINTENANCE TRACT 'LM-1A' & LAKE TRACT 'L-1A'

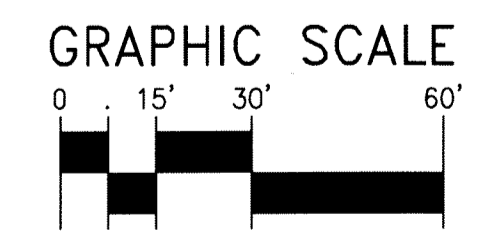
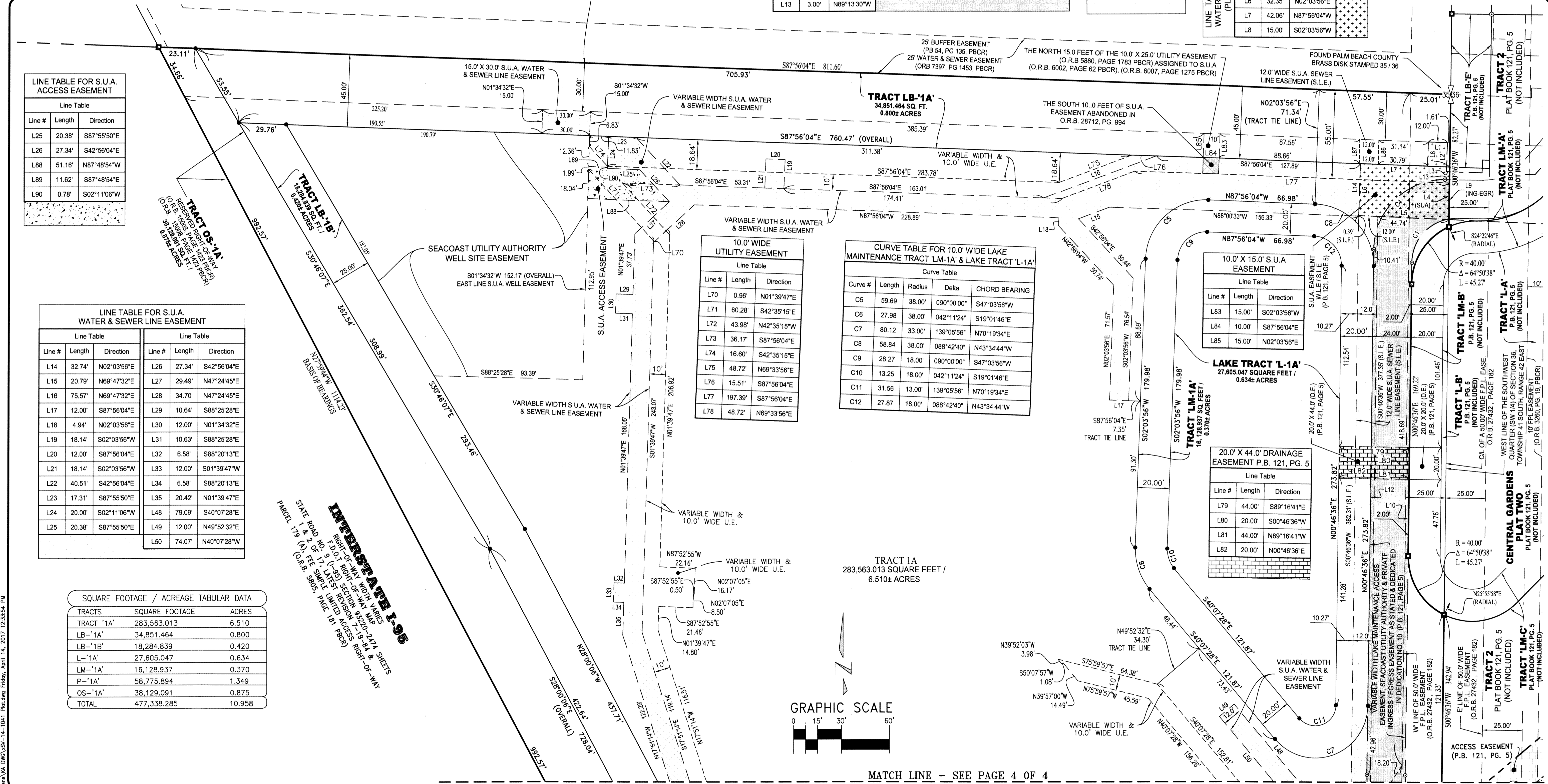
Curve Table			
Curve #	Length	Radius	CHORD BEARING
C5	59.89	38.00'	090°00'00" S47°03'56"W
C6	27.98	38.00'	042°11'24" S19°01'46"E
C7	80.12	33.00'	139°05'56" N70°19'34"E
C8	58.84	38.00'	088°42'40" N43°34'44"W
C9	28.27	18.00'	090°00'00" S47°03'56"W
C10	13.25	18.00'	042°11'24" S19°01'46"E
C11	31.56	13.00'	139°05'56" N70°19'34"E
C12	27.87	18.00'	088°42'40" N43°34'44"W

10.0' X 15.0' S.U.A. EASEMENT

Line Table		
Line #	Length	Direction
L83	15.00'	S02°03'56"W
L84	10.00'	S87°56'04"E
L85	15.00'	N02°03'56"E

20.0' X 44.0' DRAINAGE EASEMENT P.B. 121, PG. 5

Line Table		
Line #	Length	Direction
L79	44.00'	S89°16'41"E
L80	20.00'	S00°46'36"W
L81	44.00'	N89°16'41"W
L82	20.00'	N00°46'36"E



MATCH LINE - SEE PAGE 4 OF 4

LEGEND OF SYMBOLS:
 □ = 4"x4" CONC. MON. STAMPED "P.R.M. LB4897" OR AS NOTED
 △ = MAG NAIL & DISK STAMPED "P.R.M. LB 4897" OR AS NOTED
 ○ = CHANGES OF DIRECTION, P.C.'S OR P.T.'S FOR TRACT LINES
 ● = CHANGES OF DIRECTION, P.C.'S OR P.T.'S FOR EASEMENT LINES

PROPERTY CONTROL ABBREVIATIONS
 P.C.P. = PERMANENT CONTROL POINT
 P.R.M. = PERMANENT REFERENCE MONUMENT
 CONC. = CONCRETE
 MON. = MONUMENT
 M.N.D. = MAG NAIL & DISK

LEGEND OF ABBREVIATIONS:
 ° = DEGREES
 ' = MINUTES
 " = SECONDS
 R = RADIUS
 Δ = DELTA
 L = ARC LENGTH
 CB = CHORD BEARING
 P.C. = POINT OF CURVATURE
 P.T. = POINT OF TANGENCY
 P.R.C. = POINT OF REVERSE CURVE
 RAD. = RADIAL
 N.R. = NON-RADIAL
 T = TANGENT
 N.T. = NON-TANGENT
 C/L = CENTERLINE
 P.B. = PLAT BOOK
 D.B. = DEED BOOK
 O.A. = OVERALL
 O.R.B. = OFFICIAL RECORD BOOK

EASEMENT / MISCELLANEOUS ABBREVIATIONS
 L.A.E. = LIMITED ACCESS EASEMENT
 L.B.E. = LANDSCAPE BUFFER EASEMENT
 L.M.E. = LAKE MAINTENANCE EASEMENT
 S.L.E. = SANITARY SEWER LINE EASEMENT
 W.L.E. = WATER LINE EASEMENT
 PBCR = PALM BEACH COUNTY RECORDS
 P.C. = PAGE
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 P.O.T. = POINT OF TERMINUS
 R.P.B. = ROAD PLAT BOOK
 L.B. = LICENSED BUSINESS
 P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 ING-EGR = INGRESS / EGRESS
 S.U.A. = SEACOAST UTILITY AUTHORITY
 F.P.L. = FLORIDA POWER & LIGHT COMPANY

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THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 688-9600.

DATE: 01/02/13	CHECKED: SB	PROJECT No.	SHEET No.
SCALE: 1" = 30'	APPROVED: SB	14-1041	3 OF 4
DRAWN: SB	DWG No: D14-1041F		

P.14-1041 Central Gardens(VA DWG)SV-14-1041 Plat.dwg Friday, April 14, 2017 12:35:54 PM