

LAKERIDGE FALLS

104

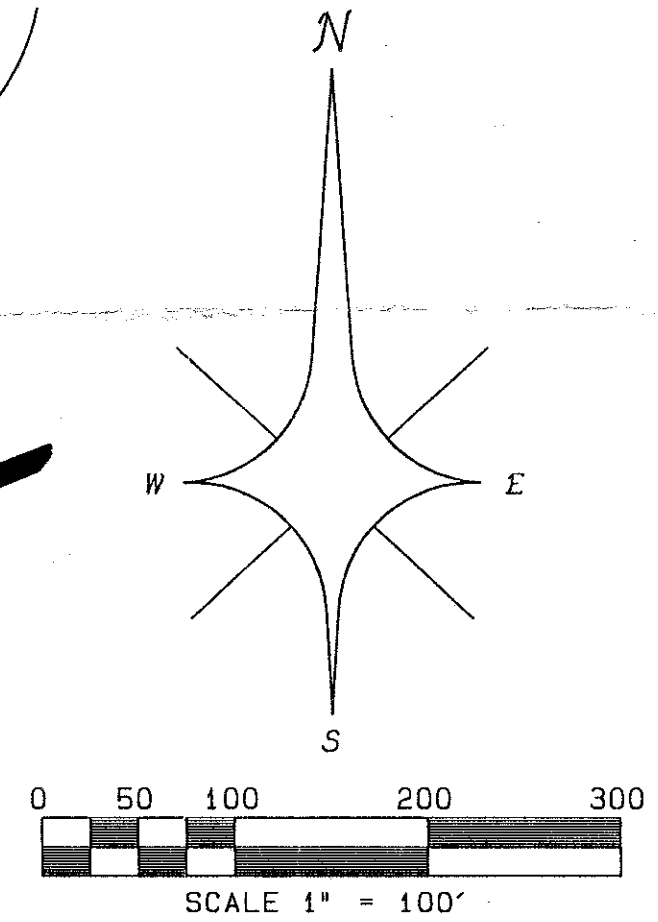
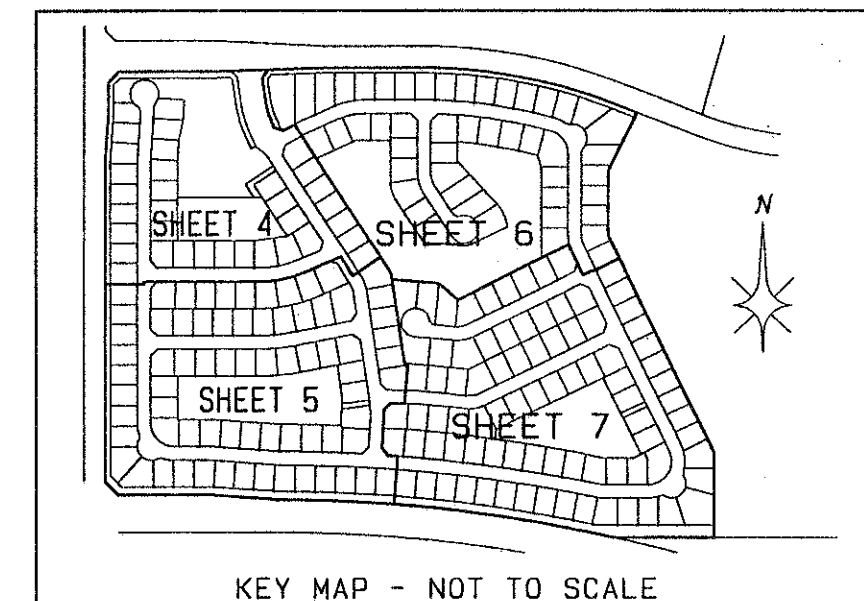
AT PIPER'S GLEN P.U.D. - A PORTION OF POD "G", AND POD "I" SITUATE IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ALSO BEING A REPLAT OF A PORTION OF TRACTS 25, 26, 27, 28, 29, 30, 31, 34, 35, 36, 37, 38, 39, 40, 57, 58, 59, 60, 61, 62 AND 63, BLOCK 64 OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 PAGES 45 THROUGH 54, INCLUSIVE AND A PORTION OF THAT RIGHT OF WAY ABANDONED ACCORDING TO OFFICIAL RECORD BOOK 3566, PAGE 1727, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

PALM BEACH FARMS COMPANY PLAT NO. 3
PLAT BOOK 2, PAGES 45-54

SHEET 3 OF 7 MARCH 1996

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
THIS PLAT WAS FILED FOR
RECORD AT _____ DAY OF
THIS _____ AD, 1996 AND
DULY RECORDED IN PLAT BOOK
ON PAGES _____ AND
DOROTHY H. WILKEN, CLERK
CIRCUIT COURT
BY: _____ DC

- LEGEND:
- A = CENTRAL ANGLE/Delta
 - CH = CHORD
 - D.B. = DEED BOOK
 - D.E. = DRAINAGE EASEMENT
 - F.P. & L. = FLORIDA POWER AND LIGHT COMPANY
 - L.A.E. = LIMITED ACCESS EASEMENT
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - L.W.D. = LAKE WORTH DRAINAGE DISTRICT
 - N.R. = NON-RADIAL
 - N.T.S. = NOT TO SCALE
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - P.G. = PAGE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - R. = RADIUS (RADII)
 - R.F. = RADIAL TO FRONT LOT LINE
 - R.R. = RADIAL TO REAR LOT LINE
 - R/W. = RIGHT OF WAY
 - U.E. = UTILITY EASEMENT
 - W.C. = WITNESS CORNER
 - = PERMANENT CONTROL POINT (PCP)
PCP #4380
 - = PERMANENT REFERENCE MONUMENT (PRM)
SET BY #4380
 - ⊙ = CENTERLINE
 - L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT



0298-019

COORDINATES SHOWN HEREON ARE GRID COORDINATES
DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.000285
GRID DISTANCE = (GROUND DISTANCE) x (SCALE FACTOR)
BEARING ROTATION (PLAT TO GRID) = 00°24'12" COUNTER CLOCKWISE
EXAMPLE: N00°01'33"E (PLAT BEARING) = N00°22'39"W (GRID BEARING)

POINT OF COMMENCEMENT
EAST ONE-QUARTER CORNER OF
SECTION 4, TOWNSHIP 46 SOUTH,
RANGE 42 EAST
FOUND 5/8" IRON ROD

POINT OF BEGINNING
SOUTHWEST CORNER
LAKERIDGE GREENS
PLAT BOOK 74, PAGE 178
7' ADDITIONAL RIGHT OF WAY
L.W.D. L-29 CANAL
(O.R.B. 8619, PG. 1964)
PALM BEACH COUNTY
CONTROL STATION "WALK"
784857.60
932326.33
S86°32'31"W (GRID)
380.00' (GROUND)

PROFESSIONAL SURVEYORS AND MAPPERS
ATLANTIC - CARIBBEAN MAPPING, INC.
3062 JOE ROAD - GREENACRES, FLORIDA 33467
(407) 964-7884; FAX (407) 964-1969



SUBDIVISION LAKERIDGE FALLS
BOOK 77 PAGE 184
FLOOD ZONE B FLOOD MAP #206A
QUAD # 51 ZONING RT
SE 80-212 ZIP CODE 33446
PUD NAME PIPERS GLEN PUD #1

PALM BEACH FARMS COMPANY PLAT NO. 3
PLAT BOOK 2, PAGES 45-54

25' WIDE ROAD RIGHT OF WAY PER
(OFFICIAL RECORDS BOOK 875, PAGE 32)

PALM BEACH COUNTY
CONTROL STATION "L-29"
784759.63
929611.47

S. E. CORNER OF TRACT 57, BLOCK 64
PALM BEACH FARMS CO. PLAT NO. 3
PLAT BOOK 2, PAGE 45-54