APRIL 1996

MADISON LAKES

(A PLANNED UNIT DEVELOPMENT)

LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 4 of 4

66

NOT PLATTED

PET. 95-18
CURRENT
5/3/3/K

SCALE: 1" = 40'

GRAPHIC SCALE (IN FEET)

PLAT OF INDIAN WELLS
(PLAT BOOK 52, PAGE 145)

FOUND PALM BEACH COUNTY 2nd ORDER, CLASS II BRASS DISK "PUFF" N=795879.31 E=937689.88

N=794516.40 E=935057.37 PRM

N=794519.24 E=936017.92 PRM

N89°49'50"E 960.52'

NORTH LINE - SOUTHWEST ONE-QUARTER - SOUTHEAST ONE-QUARTER OF SECTION 27

DEDICATED TO PALM BEACH COUNTY FOR RIGHT-OF-WAY (OFFICIAL RECORDS BOOK 4777, PAGE 1824)

5' LIMITED ACCESS EASEMENT

20' LANDSCAPE BUFFER EASEMENT

TRACT "O-3"

TRACT "D-2"

TRACT "D-1"

TRACT "A"

JACKSON LANE

FILLMORE DRIVE

GRANT WAY

MADISON DRIVE

HAMILTON COURT

TRACT "L" (LAKE)
TO BE MAINTAINED BY THE MADISON LAKES HOMEOWNERS' ASSOCIATION, INC.

PALM BEACH FARMS COMPANY PLAT NO. 3
(PLAT BOOK 2, PAGE 45)

TRACT 48

TRACT 49

107th. STREET SOUTH

ADDITIONAL RIGHT-OF-WAY FOR JOG ROAD (OFFICIAL RECORDS BOOK 7793 PAGE 1286)

ADDITIONAL RIGHT-OF-WAY FOR JOG ROAD (OFFICIAL RECORDS BOOK 8476, PAGE 1321)

ADDITIONAL RIGHT-OF-WAY FOR JOG ROAD (OFFICIAL RECORDS BOOK 7744, PAGE 24)

WEST LINE PALM BEACH FARMS COMPANY PLAT NO. 3 (PLAT BOOK 2, PAGE 45)

RIGHT-OF-WAY AS PER PALM BEACH FARMS CO. PLAT NO. 3 (PLAT BOOK 2, PAGE 45)

ADDITIONAL RIGHT-OF-WAY FOR JOG ROAD (OFFICIAL RECORDS BOOK 7744, PAGE 563)

EAST RIGHT-OF-WAY LINE OF JOG ROAD

WEST LINE OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST

N00°08'04"W 1290.27'

N00°08'04"W 845.06'

N00°08'04"W 800.07'

N00°08'04"W 720.68'

N00°08'04"W 1260.26'

S00°11'16"E 1289.93'

S00°11'16"E 952.36'

S00°11'16"E 1059.98'

N00°11'16"W 919.99'

N00°11'16"W 1265.94'

EAST LINE - WEST THREE-QUARTERS - SOUTHEAST ONE-QUARTER OF SECTION SECTION 27

NORTHEAST CORNER OF WEST 3/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27

NOT PLATTED

SEE DETAIL "B"

DETAIL "B"

KEY MAP

SHEET 4

SHEET 3

MATCH LINE SEE SHEET 3 OF 4

MATCH LINE SEE SHEET 3 OF 4

SURVEYOR'S NOTES AND LEGEND:

1. IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED P.C.P. POSITION.
2. LINES WHICH INTERSECT CURVES ARE N.R.* RADIAL, UNLESS OTHERWISE NOTED.
3. C/L DENOTES A CENTERLINE
4. O.M.E. DENOTES OVERHANG AND MAINTENANCE EASEMENT
5. S.D.E. DENOTES SWALE DRAINAGE EASEMENT
6. ⊙ PRM DENOTES A SET 4"/2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
7. △ PCP DENOTES A SET 4"/2424 PERMANENT CONTROL POINT (P.C.P.)
8. ■ PRM DENOTES A FOUND 4"/2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
9. ▲ PCP DENOTES A FOUND 4"/2424 PERMANENT CONTROL POINT (P.C.P.)
10. △ DENOTES ZERO LOT LINE SIDE
11. N=987645.17 = NORTHING COORDINATE
    E=865432.26 = EASTING COORDINATE

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, R.L.S., IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA

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