HYPOLUXO ECKERD'S

LYING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

194

STATE OF FLORIDA ss
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT ____
M., THIS ____ DAY OF ____ 19__
AND DULY RECORDED IN PLAT BOOK NO. ____
ON PAGE ____
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
BY ____ D.C.

N

30 0 30 90
Scale 1" = 30 ft

"HYP-JOG"
814644.51300
935209.23900
FD. P.B. CO. MONUMENT AND BRASS DISK

(GRID) N 89°53'04" W (GROUND) 5479.99'

"E-3 HYPO"
814633.4500
940689.2210
FD. P.K. NAIL AND SQUARE WASHER

HYPOLUXO ROAD

THE NORTH ONE QUARTER (1/4) CORNER SEC. 10/45/42

S 59°30'10" E 149.61' (GRID) 71.99'

(GRID) N 01°27'04" E (GROUND) 2304.74'

"CHAR-LAKE"
812340.5090
935150.8690
FD. P.B. CO. MONUMENT AND BRASS DISK

CANAL

45.01' N 89°16'56" E

N 89°16'56" E 285.83'

THE NORTH LINE OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST

S 89°16'56" W 2367.82'

FOUND PALM BEACH COUNTY BRASS DISK IN CONCRETE AT THE NORTHEAST CORNER OF SECTION 10/45/42.

LAKE WORTH DRAINAGE DISTRICT REQUIRED RIGHT OF WAY (O.R.B. 1732, PG 612) FOR LATERAL CANAL NO. 18 AS SHOWN ON SHEET 61 OF 240 SHEETS OF THE L.W.D.D. REQUIRED RIGHT OF WAY MAPS DATED 1969.

56' ROAD EASEMENT (O.R.B. 325 PG. 305)

PARKING, PAVING AND PIPING EASEMENT (O.R.B. 6522, PG. 617)

S 03°15'51" W 75.18'

GUY WIRE ANCHOR REFER TO F.P.L. CO. EASEMENT (O.R.B.687, PG. 364)

PARCEL DEEDED TO LAKE WORTH DRAINAGE DISTRICT PER O.R.B. 6403, PAGE 1733.

N 03°20'56" E 75.19' (C.B.M.)

40.00'

S 86°39'04" E 45.01'

N 89°16'56" E 285.71'

814568.58734
935338.14896

15' BUFFER

25.06'

5.01'

814572.1911
935623.83997

JOG ROAD

ONE QUARTER (1/4) SECTION LINE
TOWNSHIP 45 SOUTH, RANGE 42 EAST
S 03°20'56" W 126.30'

ADDITIONAL RIGHT OF WAY PER O.R.B. 6261, PG. 843

N 03°15'51" E 126.30'

20' BUFFER

UNPLATTED (NOT INCLUDED)

TRACT "A"

7030

PRM-31603
PCP 30888

S 03°20'56" W 207.43'

EAST LINE OF EAST 390.00' OF THE WEST 330.00' OF THE N.W. 1/4 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SEC. 10/4542

HIATUS

THE WEST RIGHT-OF-WAY LINE OF JOG ROAD

RIGHT-OF-WAY WIDTH VARIES (O.R.B. 5897, PG. 1776)

THE NORTH-SOUTH ONE QUARTER (1/4) SECTION LINE OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST

80.71'

L=80.71'
R=7563.44'
Brg.=S 02°57'30" E
Delta=00°36'41"
Ch.

10' FLORIDA POWER AND LIGHT EASEMENT (O.R.B. 6546, PG. 375)

S 86°39'04" E 45.19'

814442.48757
935330.96822

S 86°39'04" E 45.74'

814361.88295
935326.80955

40.00'

S 89°21'20" W 284.95'

35' ACCESS RIGHT-OF-WAY (O.R.B. 6371, PG. 1350)

814365.11286
935611.74097

100.05'

THE SOUTH 60' OF THE NORTH 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 10/45/42 (NOT INCLUDED)

THE SOUTH LINE OF THE NORTH 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 10/45/42

40' ROAD RIGHT OF WAY (O.B. 956, PG. 213)

40' ROAD RIGHT OF WAY (O.B. 956, PG. 213)
40' ROAD EASEMENT (O.R.B. 325, PG. 305)

UNPLATTED (NOT INCLUDED)

COORDINATE NOTE:
STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE, COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR =1.000030453
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE

N 89°16'56" E (PLAT BEARING)
N 89°16'38" E (GRID BEARING)
-00°00'18"COUNTER-CLOCKWISE BEARING ROTATION (PLAT-TO-GRID)

THE NORTH LINE OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST.

SUBDIVISION = HYPOLUXO ECKERD'S
BOOK 78 PAGE 194
PLAT BOOK # 165A
PLANNING ZONE B
PARCEL # 34
ZIP CODE 33437
SEC 89-131
SUB NAME Hypoluxo Eckerd's

Pet. 89-131
5/2/2/I

78/194

5414-000

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HYPOLUXO ECKERD'S