

# GATEWAY APARTMENTS, P.U.D.

A PORTION OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST,  
PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 5

JULY, 1998

0645-001

156

FOUND PALM BEACH COUNTY  
BRASS DISK IN CONCRETE MONUMENT  
AT THE SOUTHWEST CORNER OF  
SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST

N = 803890.3720  
E = 948267.5580

S 02°03'35" W  
1328.08'

N = 805334.4585  
E = 948374.0091

N = 805631.2185  
E = 948384.6775

N = 806293.0519  
E = 948415.4928

N = 806544.9140  
E = 948362.9890

N = 806048.7111  
E = 948385.6066

N = 806070.7098  
E = 948981.5985

N = 806072.0791  
E = 948981.6437

N = 805304.2714  
E = 948712.2325

N = 805296.2292  
E = 948692.7233

N = 805308.2714  
E = 948712.2325

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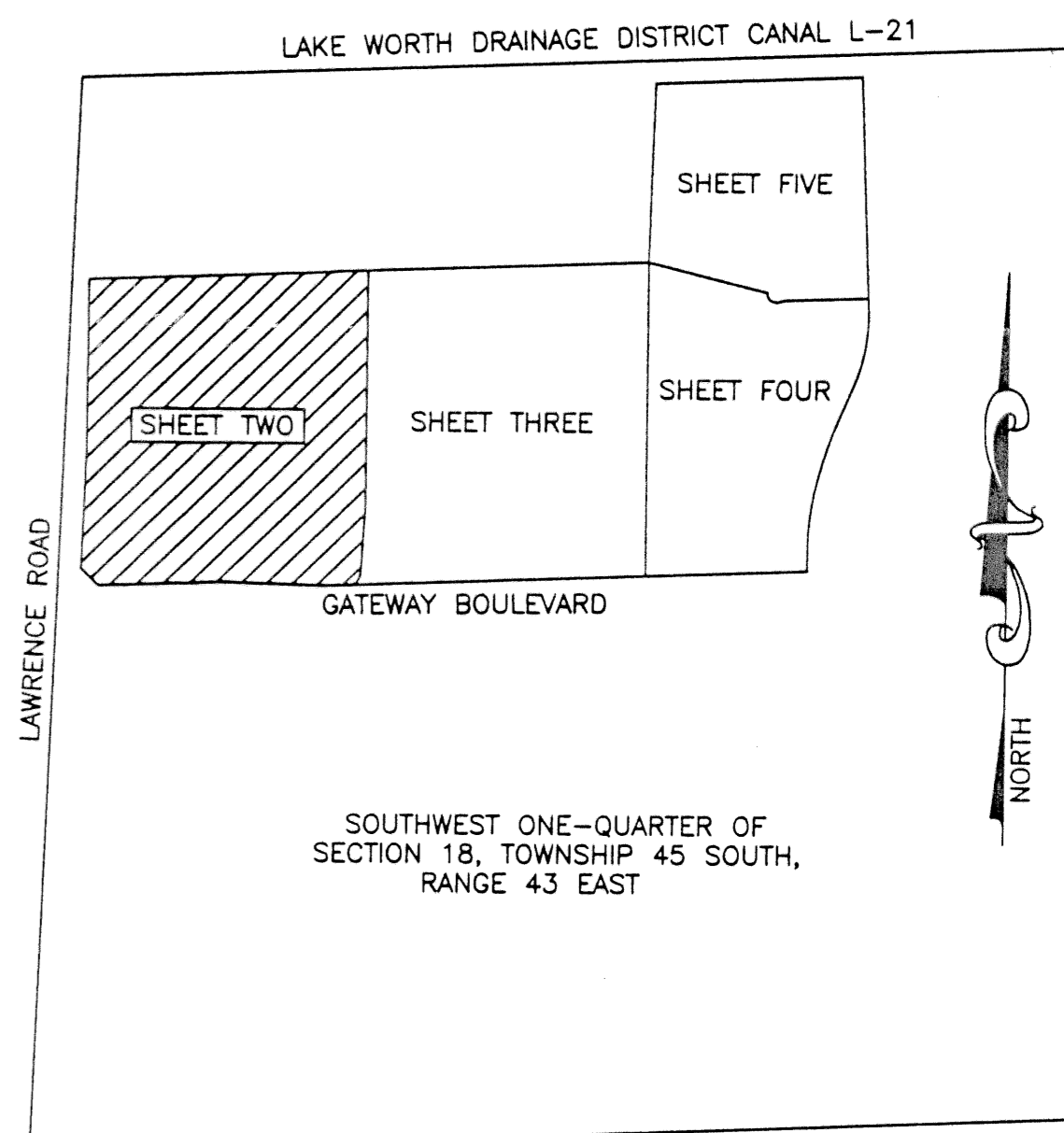
N = 805308.2714  
E = 948712.2325

(NOT PLATTED)

SAUSALITO PLACE P.U.D.  
PLAT BOOK 76, PAGES 47 THROUGH 49  
PALM BEACH COUNTY PUBLIC RECORDS

FOUND PALM BEACH COUNTY  
BRASS DISK IN CONCRETE MONUMENT  
AT THE WEST ONE-QUARTER CORNER OF  
SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST  
(POINT OF COMMENCEMENT)

LOCATION AND KEY MAP  
NOT TO SCALE



NOTES

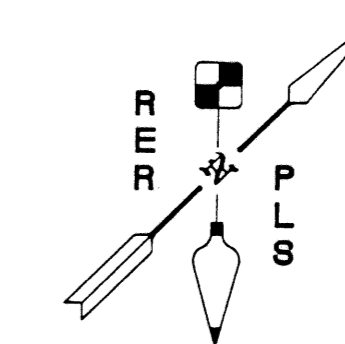
1. THE SURVEY BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST. N 02°03'35" E (PLAT BEARING) = 00°00'03" = COUNTERCLOCKWISE BEARING ROTATION (PLAT TO GRID)  
N 02°03'32" E (GRID BEARING)
2. COORDINATES SHOWN ARE GRID
3. DATUM = NAD 83, 1990 ADJUSTMENT
4. ZONE = FLORIDA EAST
5. LINEAR UNIT = US SURVEY FOOT
6. COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
7. ALL DISTANCES ARE GROUND
8. SCALE FACTOR = 1.0000394
9. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
10. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
11. WHERE DRAINAGE EASEMENTS AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.
12. ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS (NOT RADIAL).

LEGEND

- ⊙ = DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT)
- = NOT TO SCALE

ABBREVIATIONS

- CA = CENTRAL ANGLE
- CB = CHORD BEARING
- C = CENTERLINE
- L = ARC LENGTH
- (N.R.) = NOT RADIAL
- R = RADIUS



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NOTE: ADDITIONAL RIGHT-OF-WAY FOR LAWRENCE ROAD AND GATEWAY BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK 9873, PAGES 153 THROUGH 155 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAUNDIPPER COVE P.U.D.  
PLAT BOOK 56, PAGES 1 THROUGH 4  
PALM BEACH COUNTY PUBLIC RECORDS

TEMPORARY CONSTRUCTION EASEMENT PER OFFICIAL RECORD BOOK 3283, PAGES 1107 THROUGH 1108, PALM BEACH COUNTY PUBLIC RECORDS.

GATEWAY BOULEVARD  
ROAD PLAT BOOK 4, PAGES 249 THROUGH 250  
OFFICIAL RECORD BOOK 3283, PAGES 1107 THROUGH 1108,  
PALM BEACH COUNTY PUBLIC RECORDS

TRACT "A"  
25' WIDE LANDSCAPE  
BUFFER TRACT

CENTRAL ANGLE = 49°50'12"  
RADIUS = 36.00'  
ARC LENGTH = 31.31'  
CHORD LENGTH = 30.34'  
CHORD BEARING = S 32°20'11" W

SEE SHEET 3 OF 5

APPROVED FOR SUBMISSION  
PAGE 156  
BLOCK 83  
FLOOD ZONE B  
ZONING PUD  
QUADR 19  
SE 9/16-74  
TAZ 425  
PUD NAME Gateway Apartments