

SEPTEMBER 2000

VIRIDIAN OFFICE PARK

LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

SHEET 2 of 2

25

SOUTH LINE OF THE NW 1/4 SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST

NORTH RIGHT-OF-WAY LINE P.O.A. BOULEVARD (O.R.B. 4442, PG. 856)

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST

POINT OF BEGINNING

REGIONAL CENTER PARCELS
27.10B & 27.10C
(PLAT BOOK 88, PAGE 118)

PARCEL 3
(PLAT BOOK 88, PAGE 118)

40 FOOT NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS PURPOSES OVER AND ACROSS, AND UNDERGROUND UTILITY PURPOSES.
(OFFICIAL RECORDS BOOK 10712, PAGE 1782)
(OFFICIAL RECORDS BOOK 8120, PAGE 1406)

7.5' LANDSCAPE EASEMENT (O.R.B. 8120, PG. 1426)

UNPLATTED
(O.R.B. 8120, PG. 1406)

TRACT "A"

(1.74 ACRES)

55°23'50"W (BB) 243.14'

PARTIAL RELEASE OF LANDSCAPE EASEMENT (O.R.B. 10703, PG. 1920)

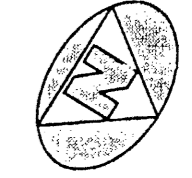
LANDSCAPE EASEMENT (O.R.B. 8119, PG. 688)

LANDSCAPE EASEMENT (O.R.B. 8119, PG. 684)

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C/L FAIRCHILD GARDENS AVENUE
(ROAD PLAT BOOK 7, PAGE 195)
(O.R.B. 5072, PG. 354)
(O.R.B. 8863, PG. 1698)

C/L KYOTO GARDENS DRIVE
(O.R.B. 8120, PG. 1471)
(O.R.B. 8292, PG. 1543)
(ROAD PLAT BOOK 7, PAGE 195)



0 10 20 40
GRAPHIC SCALE
(IN FEET)

LEGEND:

- (R) DENOTES A RADIAL LINE
- C/L DENOTES A CENTERLINE
- PC DENOTES POINT OF CURVATURE
- PT DENOTES POINT OF TANGENCY
- EC DENOTES END OF CURVE
- PRC DENOTES POINT OF REVERSE CURVATURE
- POC DENOTES POINT OF COMPOUND CURVATURE
- UE DENOTES UTILITY EASEMENT
- DE DENOTES DRAINAGE EASEMENT
- DB DENOTES DEED BOOK
- LAE DENOTES LIMITED ACCESS EASEMENT
- R DENOTES RADIUS DISTANCE
- L DENOTES ARC LENGTH DISTANCE
- CA DENOTES CENTRAL ANGLE
- LCB DENOTES LONG CHORD BEARING
- CHD DENOTES CHORD DISTANCE
- POB DENOTES POINT OF BEGINNING
- POC DENOTES POINT OF COMMENCEMENT
- ORB DENOTES OFFICIAL RECORDS BOOK
- PB DENOTES PLAT BOOK NUMBER
- PG DENOTES PAGE NUMBER
- PCP DENOTES PERMANENT CONTROL POINT
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- W.S.E. DENOTES WATER AND SEWER EASEMENT
- DENOTES A SET PERMANENT REFERENCE MONUMENT (NO. 2424)
- DENOTES A FOUND PERMANENT REFERENCE MONUMENT (NO. 2424)
- ⊙ DENOTES A SET PERMANENT CONTROL POINT (NO. 2424)
- ⊕ DENOTES A FOUND PERMANENT CONTROL POINT (NO. 2424)
- ⊕ DENOTES LOT CORNER MONUMENT POSITION

SURVEYOR'S NOTES:

1. THE BEARING BASE (BB) IS SOUTH 50°23'50" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF TRACT "A", AS SHOWN HEREON, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
2. LINES THAT INTERSECT CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.
3. THIS INSTRUMENT WAS PREPARED BY Wm. R. VAN CAMPEN, P.S.M. IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVERA BEACH, FLORIDA.

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RECORD PLAT

VIRIDIAN OFFICE PARK

DWN: MIK	FB:	DATE: 2/01/00	WOF: P236
CKD: BVC	FILE: PLTSHY	SCALE: 1" = 20'	SHEET 2 OF 2