PLAT OF LA POSADA

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

JANUARY 2002 SHEET 2 OF 4

7

FOUND PALM BEACH COUNTY BRASS DISK 3" IN CONCRETE

NORTH LINE OF SECTION 6/42/43
BEARING BASIS: N88°45'01"W

CABANA COLONY EAST – PB 27 PAGE 57

P.O.B.

ATLANTIC ROAD (ORB 7126 PG.1706)
SOUTH RIGHT-OF-WAY LINE

N88°45'01"W 1829.74'

TRACT "C"

S88°45'01"E 1806.71'

S88°45'01"E 1749.91'

TRACT "S" VALENCIA GARDENS AVENUE 874.91'

S88°45'01"E 1700.73'

S88°45'01"E 1756.11'

TRACT "D" (P.B.75 PG.122)

TRACT "C" (P.B.75 PG.122)

A=23.10'
C=6°12'54"
R=213.00'

A=23.12'; Ch=23.10' N87°48'02"E
C=6°53'53"
R=192.00'

2' BUFFER EASEMENT

76.00'(P.B.75 PG.122) S01°15'12"W 76.07'

S46°15'12"W 35.36'

R=163.00'
C=8°08'02"
A=23.14'

19'x17' W.S.E.

FOUND 4" x 4" CONCRETE MONUMENT (PLS #2633)

CENTERLINE OF 10' UTILITY EASEMENT

43.11' S01°14'59"W

17.66' S46°14'59"W

CENTERLINE OF 12' W.S.E.

45.34' N88°43'53"W

52.50' S00°37'50"W

CENTERLINE OF 12' W.S.E.

S01°49'16"W 47.50'

S88°10'44"E 27.24'

S88°10'44"E 8.07'

S01°15'00"W 13.50'

CENTERLINE OF 12' W.S.E.

S01°15'00"W 13.50'

S01°15'12"W 152.74'

FOUND 4" x 4" CONCRETE MONUMENT (PLS #2633)

10' U.O.W.E.

CENTERLINE OF 10' UTILITY EASEMENT

TRACT "A"

A=258.13'

A=154.36'

C=55°48'40"

R=284.97'
C=30°44'50"
A=152.93'

C=33°22'29"

N69°46'59"E 217.14'

30.91' 31.56' 62.47' S88°52'10"E

FOUND 4" x 4" CONCRETE MONUMENT (LB #2980)

R=265.00' A=103.77 C=22°26'11"

MIRA FLORES (PLAT BOOK 75, PAGES 122-125)

FAIRCHILD GARDENS AVENUE (AN 80' RIGHT-OF-WAY)

RENAMED: SAN CRISTOBAL GARDENS AVENUE (ORB 9657, PG.482)

S57°03'52"W 168.94'

230.64' 61.70' 20.07' 19.84'

S56°12'09"W 12' W.M.M.E.

S62°46'36"W 171.62' E/O CENTERLINE UTILITY EASEMENT

S42°24'57"E 38.48'

W.M.M.E.

15.55' N80°18'58"E 67.72' N73°25'37"E

N89°59'12"E 114.12'

S85°35'52"E 84.15'

N69°11'30"E 26.94'

S84°55'01"E 74.24'

N80°10'06"E 46.14'

W.M.M.E.

14.76' N80°10'06"E 55.59'

N73°23'18"E 260.30' 245.54'

W.M.M.E.

N78°32'15"E 186.60'

N73°32'34"E 50.00' 22.72' S88°45'01"E

LIMITS OF: NPBCID WATER MANAGEMENT TRACT (ORB 5072 PAGE 354)

S89°21'05"E 495.01' (overall distance)

445.52'

9.58'

NORTH-SOUTH QUARTER SECTION LINE

N86°28'48"E 47.53' S89°45'17"E 65.62'

W.M.M.E. S87°09'16"E 118.59'

S01°14'59"W 1.80'

S88°45'01"E 1163.04'(overall distance) 240.58'

LIMITS OF: NPBCID WATER MANAGEMENT TRACT (ORB 5072 PAGE 354)

77.08' 231.51'

MATCH LINE – SEE SHEET 3

MATCH LINE – SEE SHEET 4

TRACT "L"
NPBCID WATER MANAGEMENT TRACT
(ORB 5072 PAGE 354)

S88°49'56"E 358.14'

188.83' 41.26' S88°45'01"E

S84°33'19"E 74.61'

30.25'

TRACT "L-2" (ORB 13368, PG.1726)

113.52'

S44°49'49"E 43.97'

S44°49'49"E 39.78'

S81°21'46"E 21.99'

N74°00'23"E 28.34'

20' W.M.M.E.

S81°21'46"E 39.37'

N74°00'23"E 30.18'

N51°01'08"E 42.96'

S00°56'43"W 14.09'

S01°32'25"W 21.83'

6.05'

TRACT "A-1" (ORB 13368, PG.1726)

96.00'

S01°14'59"W 10.00'

S01°14'59"W 6.00'

18.00' S88°45'01"E

22.00' S88°45'01"E

33.86' S88°45'01"E

S01°14'59"W 6.00'

S01°14'59"W 21.43'

22.14' S88°45'01"E

TRACT "L-1"

25.86' S88°45'01"E

S01°14'59"W 36.57'

S01°14'59"W 15.01'

17.96'

S01°14'59"W 11.43'

TRACT "B"

N79°34'36"E 17.0'

N10°25'24"W 36.36'

S10°25'24"E 36.36'

N79°34'36"E 45.86'

95.45'

57.86'

1372.19'

1184.88'

N79°34'36"E

NORTH R/W LINE GARDENS PARKWAY

N79°34'36"E 1366.90'

GARDENS PARKWAY (RPB 7, PAGE 195) (ORB 8863 PG.1698)

SOUTH R/W ATLANTIC ROAD (ORB 7126 PG.1706)

TRACT "D" (P.B.75 PG.122)

TRACT "C" (P.B.75 PG.122)

20.00' S88°44'48"E

UTILITY EASEMENT (ORB 9905 PG.583)

76.07' N01°15'12"E 76.00' S01°15'12"W

S46°15'12"W 35.36'

20.00' S88°44'48"E 22.00'

2.0' 20.0' 25.0' 20.0' 25.0' N88°44'48"W

N01°15'12"E 47.00' S01°15'12"W

22.00'

EAST BOUNDARY PLAT OF MIRA FLORES PLAT BOOK 75, PAGE 122

UTILITY EASEMENT (ORB 9905 PG.595)
ACCESS EASEMENT (ORB 9905 PG.601)
& NPBCID EASEMENT (ORB 10925 PG.1981)

UTILITY EASEMENT (ORB 9905 PG.589) & NPBCID EASEMENT (ORB 10925 PG.1974)

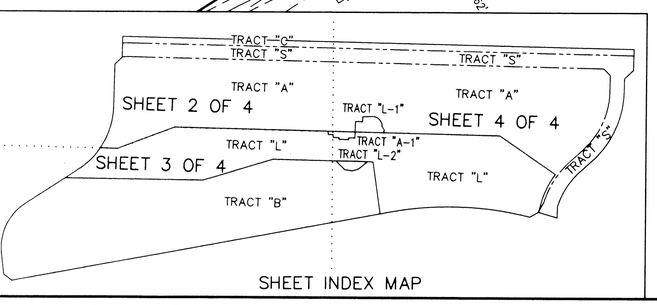
EASEMENT DETAIL

N

0 20 40 80 100

SCALE: 1"=40'

SHEET INDEX MAP



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CERTIFICATE OF AUTHORIZATION # LB 6473
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THIS INSTRUMENT PREPARED BY:
JOHN E. PHILLIPS, III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA No.4826

PLAT OF LA POSADA

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DRAWN: MB
CHECKED: MDB

PROJ. No. 99063
DATE: 12/18/01
SHEET 2 OF 4