PREPARED BY DONNA C. WEST, P.S.M.

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APRIL 2003 030304 JSH

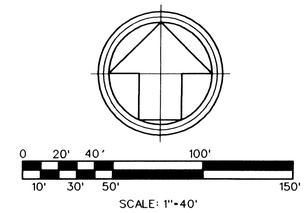
# LEGENDS OF THE GARDENS

## A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

**192**

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____
THIS ___ DAY OF _____, 200__, AND DULY RECORDED IN PLAT BOOK ____ ON PAGES _____ THROUGH _____.
DOROTHY H. WILKEN, CLERK
BY:_____DC

SHEET 2 OF 3




POINT OF COMMENCEMENT
N.W. CORNER SECTION 25-41-42

N. LINE SECTION 25-41-42 S89° 50'07"E

WEST LINE N.W. 1/4 SECTION 25-41-42 S01° 20'36"W 500.12'

UNPLATTED
A PORTION OF
SECTION 25-41-42

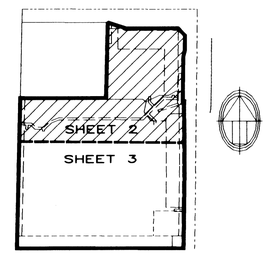
DONALD ROSS ROAD
(D.B. 1031, PG. 628)
(O.R.B. 9567, PG. 761)

4' F.P.L. EASEMENT (O.R.B. 518, PG. 733)
DRAINAGE EASEMENT (O.R.B. 12942, PG. 1977)
75' 108' 108'
S71° 23'29"E 104.29'
33.01'
S89° 50'06"E 36.00'
21.27'
TRACT P1 PRESERVATION TRACT 84.96'
S00° 09'56"W 84.42'
23.00' N88° 39'24"W
10.73' 31.60'
S00° 09'56"W 118.18'
S89° 50'04"E 291.05' PLAT LIMITS
10' FPL U.E. S89° 50'04"E 302.56'
14.06'
S44° 31'02"E 56.88'
14.06' 42.82'
S44° 31'02"E 48.53'
10' FPL U.E.
TRACT P2 PRESERVATION TRACT
30' P.A.E.
S00° 48'03"W 81.97'
66'
TRACT F1
S14° 21'14"W 36.27'
N89° 50'04"W 258.56'
N01° 20'36"E 425.09'
S14° 47'38"W 87.23'
10' FPL U.E.
183.11'
S00° 48'03"W 251.13'
(O.R.B. 15794 PG. 83)
RIGHT-OF-WAY
S45° 47'48"W 35.02'
TRACT A
N00° 48'03"E 210.46'
S89° 11'57"E 12.45'
10' FPL U.E.
27'
N00° 48'03"E 87.90'
W.S.E.
12.84'
85.40' 2.50'
30' P.A.E.
32.00'
38.31'
RADIAL S88° 10'09"W D=41°00'33" R=71.50' A=51.18'
N89° 11'57"W 6.31'
N89° 33'20"W 53.72'
S61° 47'32"W 46.48'
S89° 11'57"E
N00° 48'03"E 19.57'
S89° 11'57"E 8.50'
S00° 48'03"W 28.00'
S89° 11'57"E 35.50'
66'
S89° 46'53"W 19.90'
S00° 13'07"E 337.49' PLAT LIMITS
CENTRAL BOULEVARD
(O.R.B. 9567 PG. 761)
(O.R.B. 5207 PG. 349)
(R.P.B.B. 6, PG. 88)
N89° 33'20"W 48.02'
N20° 13'09"W 48.02'
N64° 16'27"E 85.73'
S55° 25'05"E 24.72'
48.86'
S89° 33'20"E
N61° 47'32"E 46.48'
16.66' 28.13'
N89° 11'57"W
N00° 48'03"E 26.79'
N00° 48'03"E 8.66'
S69° 46'57"W 107.21'
INGRESS-EGRESS EASEMENT
24.71'
S69° 45'57"W 64.27'
S11° 41'53"W 56.31'
S00° 08'54"W 43.50'
S87° 20'28"W 109.78'
S87° 20'28"W 16.22'
N00° 48'03"E
R=159.50' D=18° 57'48" A=52.79'
S29° 59'33"E 28.99'
42.73'
10' FPL U.E.
12.00'
12' W.S.E.
S38° 15'50"E 62.80'
R=35.50' D=72° 42'27" A=44.67'
RADIAL N50° 41'26"W
RADIAL S21° 01'18"E
S45° 03'12"E 16.92'
83.16'
N89° 56'27"E
S00° 03'12"E 23.23'
N00° 13'07"W 268.02'
S00° 13'07"E 176.49'
TRACT P3 PRESERVATION TRACT
30' P.A.E.
TRACT F2 294.76'
S00° 13'07"E 294.66'

POINT OF BEGINNING
S89° 50'07"E 475.10' PLAT LIMITS
5.00'
S89° 50'07"E 202.30'
N01° 20'36"E 844.68' PLAT LIMITS
138.05'
25' FPL U.E. & 25' FPL D.E.
N88° 39'24"W 31.00'
26.34'
35.57'
S49° 18'19"W 44.42'
N88° 39'22"W 44.91'
S01° 20'38"W 16.23'
S01° 20'36"W
50.80'
S66° 57'00"W
6.13'
℄ 12' W.S.E.
N00° 09'53"E 12.00'
245.01'
N89° 50'07"W
183.13'
N89° 50'07"W
TRACT B

MATCH LINE
SEE SHEET #3

N45° 45'16"E 165.98'
R=50.00' D=90°00'34" A=78.68'
R=11.00' D=45°44'48" A=8.78'
S89° 49'58"E 78.41'
20' L.M.E.
R=63.00' D=90°27'08" A=99.46'
WATER MANAGEMENT EASEMENT
TRACT L1
WATER MANAGEMENT TRACT




KEY MAP
NOT TO SCALE

**LEGEND:**

| | |
|---|---|
| ◉ | • SET PERMANENT REFERENCE MONUMENT (P.R.M.) •LB2936 UNLESS OTHERWISE NOTED |
| ℄ | • CENTERLINE |
| D | • DELTA (CENTRAL ANGLE) |
| D.B. | • DEED BOOK |
| D.E. | • DRAINAGE EASEMENT |
| FPL | • FLORIDA POWER & LIGHT COMPANY |
| L.M.E. | • LAKE MAINTENANCE EASEMENT |
| LSE | • LIFT STATION EASEMENT |
| NPBCID | • NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT |
| O.R.B. | • OFFICIAL RECORDS BOOK |
| P.A.E. | • PEDESTRIAN ACCESS EASEMENT |
| PG. | • PAGE |
| P.B. | • PLAT BOOK |
| P.B.C.R. | • PALM BEACH COUNTY RECORDS |
| R | • RADIUS |
| R.P.B. | • ROAD PLAT BOOK |
| U.E. | • UTILITY EASEMENT |
| W.S.E. | • WATER AND SEWER EASEMENT |

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DATE: 5-13-03 11:11 Aug-03