

# SEACOAST UTILITY AUTHORITY HOOD ROAD UTILITY COMPLEX

BEING A PORTION OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST  
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
AD, 2003 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON PAGES  
\_\_\_\_\_ AND \_\_\_\_\_  
DOROTHY H. WILKEN, CLERK  
BY: \_\_\_\_\_, D.C.

CIRCUIT COURT SEAL

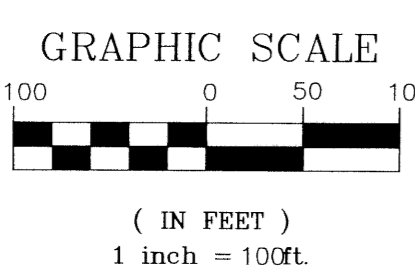
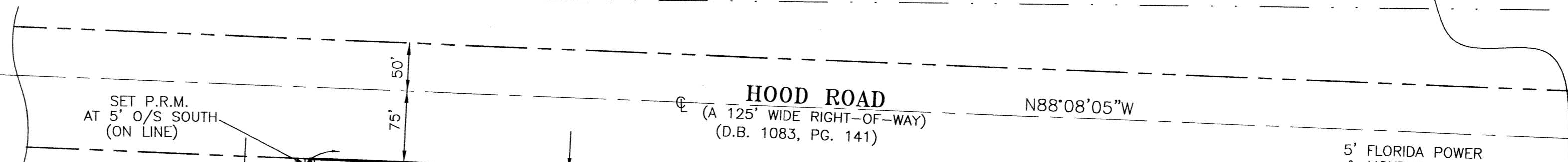
**POINT OF BEGINNING**  
(INTERSECTION OF THE SOUTH  
RIGHT-OF-WAY LINE OF HOOD  
ROAD WITH THE WEST RIGHT-  
OF-WAY LINE OF THE FLORIDA  
EAST COAST RAILWAY)

FOUND RAILROAD SPIKE  
IN CUT-OUT, NO IDENTIFICATION

S01°13'55"W 1494.23'

N89°52'40"W 2671.31'(M) S89°52'39"E 2671.36' (P.B.C.)

25 30  
36 31



PLAT OF  
ISLES AT PALM BEACH GARDENS  
(PLAT BOOK 91 PAGES 185-202)

SEACOAST UTILITY AUTHORITY

### LEGEND

- = SET 4"x4" CONCRETE MONUMENT STAMPED
- ⊕ = FOUND PALM BEACH COUNTY CONCRETE MONUMENT AND BRASS DISC
- ⊕ = FOUND PALM BEACH COUNTY CONCRETE MONUMENT AND BRASS DISC (UNLESS OTHERWISE NOTED)
- (M) = FIELD MEASURED
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.B.C. = PALM BEACH COUNTY RECORD DATA
- O/S = OFFSET
- ⊕ = CENTERLINE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- S.U.A. = SEACOAST UTILITY AUTHORITY

### BEARING BASE:

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 SOUTH RANGE 42 EAST, IS TAKEN TO BEAR SOUTH 01°40'30" WEST, AND ALL OTHER BEARINGS SHOWN HEREON, ARE RELATIVE THERETO.

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.

S88°41'15"E 2628.29'(M)  
S88°41'11"E 2628.23'(P.B.C.)

TOWNSHIP 41 SOUTH  
TOWNSHIP 42 SOUTH

PLAT OF  
ISLES AT PALM BEACH GARDENS  
(PLAT BOOK 91 PAGES 185-202)

- 20' S.U.A. EASEMENT (O.R.B. 2792, PAGE 490)
- 6' S.U.A. EASEMENT (P.B. 91, PAGE 185)
- VARYING WIDTH S.U.A. EASEMENT (O.R.B. 9111, PAGE 1830)
- 10' S.U.A. EASEMENT (O.R.B. 7507, PAGE 1779)

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT EPB-3 CANAL  
100' DRAINAGE EASEMENT (O.R.B. 2914, PAGE 670)

**LBfH** CONSULTING CIVIL ENGINEERS, SURVEYORS & MAPPERS  
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