GABLES AT NORTHLAKE REPLAT NO. I

A REPLAT OF A PORTION OF GABLES AT NORTHLAKE (PB 96, PGS 194 – 199, PBCR)
LYING IN SECTION 22, TOWNSHIP 42 SOUTH, RANGE 42 EAST, WITHIN
THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY:
MICHAEL D. ROSE, PSM

SDA SHAH DROTOS & ASSOCIATES | ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB6456
1835 S. Perimeter Road • Suite 190 • Ft. Lauderdale, Fl. 33309
PH: 954-776-7604 • FAX: 954-776-7608

NOVEMBER, 2002

195

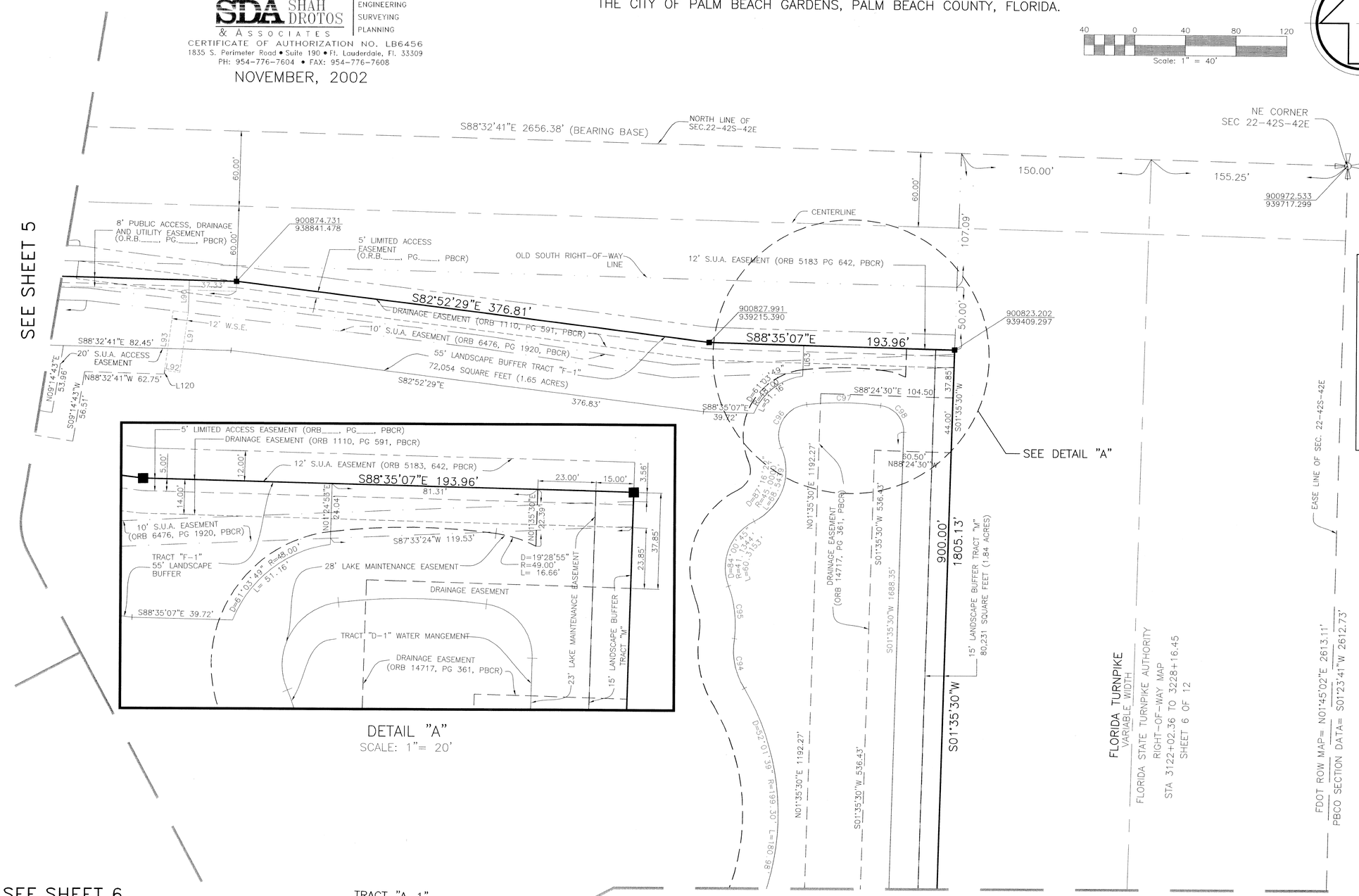
STATE OF FLORIDA
COUNTY OF PALM BEACH SS

This Plat was filed for record at _____ _M., this _____ day of _____, 200_ and duly recorded in Plat Book No._____ on Pages _____ and_____.

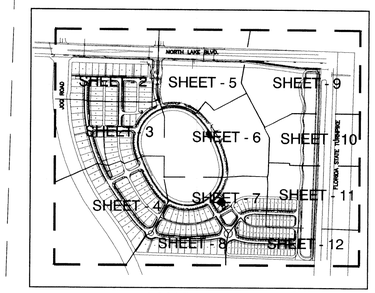
DOROTHY H. WILKEN, CLERK

BY:_____ DC

40 0 40 80 120
Scale: 1" = 40'



DETAIL "A"
SCALE: 1"= 20'



LOCATION MAP
NOT TO SCALE

SURVEY NOTES:

1. COORDINATES SHOWN HEREON ARE GRID DATUM AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE. COORDINATE SYSTEM IS 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.

2. LINEAR UNIT = US SURVEY FOOT

3. SCALE FACTOR = 1.00003162 ALL DISTANCES ARE GROUND. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE.

4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER SECTION 22, TOWNSHIP 42 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA. SAID LINE BEARS SOUTH 88°32'41" EAST.

5. 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 GRAPHICAL 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.

6. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

7. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

8. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C94	41°47'55"	56.65	41.33
C95	27°48'11"	87.00	42.22
C96	107°14'38"	25.00	46.79
C97	14°06'30"	237.84	58.57
C98	84°05'56"	21.00	30.82

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L63	N01°24'55"E	24.04'
L90	S01°27'19"W	26.16'
L91	S07°52'07"W	47.55'
L92	N82°07'53"W	12.00'
L93	N07°52'07"E	47.30'
L120	S07°52'07"W	2.94'

LEGEND:

D.E. –DENOTES DRAINAGE EASEMENT
■ –DENOTES PERMANENT REFERENCE MONUMENT LB#6456
P.B. –DENOTES PLAT BOOK
ORB –DENOTES OFFICIAL RECORDS BOOK
POB –DENOTES POINT OF BEGINNING
POC –DENOTES POINT OF COMMENCEMENT
PG. –DENOTES PAGE
℄ –DENOTES CENTERLINE
U.E. –DENOTES UTILITY EASEMENT
R/W –DENOTES RIGHT-OF-WAY
PBCR –DENOTES PALM BEACH COUNTY RECORDS
P.C.P. –DENOTES PERMANENT CONTROL POINT
P.R.M. –DENOTES PERMANENT REFERENCE MONUMENT
D –DENOTES CENTRAL ANGLE
R –DENOTES RADIUS
L –DENOTES ARC LENGTH
CH –DENOTES CHORD BEARING
CL –DENOTES CHORD DISTANCE
LME –DENOTES LAKE MAINTENANCE EASEMENT
N=755645.1725 –DENOTES STATE PLANE COORDINATE (NORTHING)
E=950673.4303 –DENOTES STATE PLANE COORDINATE (EASTING)
L.A.E. –DENOTES LIMITED ACCESS EASEMENT
A.K.A. –DENOTES ALSO KNOWN AS
SEC. –DENOTES SECTION
R.P.B. –DENOTES ROAD PLAT BOOK
● –DENOTES PERMANENT CONTROL POINT
S.U.A. –DENOTES SEACOAST UTILITY AUTHORITY
W.S.E. –DENOTES WATER AND SEWER EASEMENT