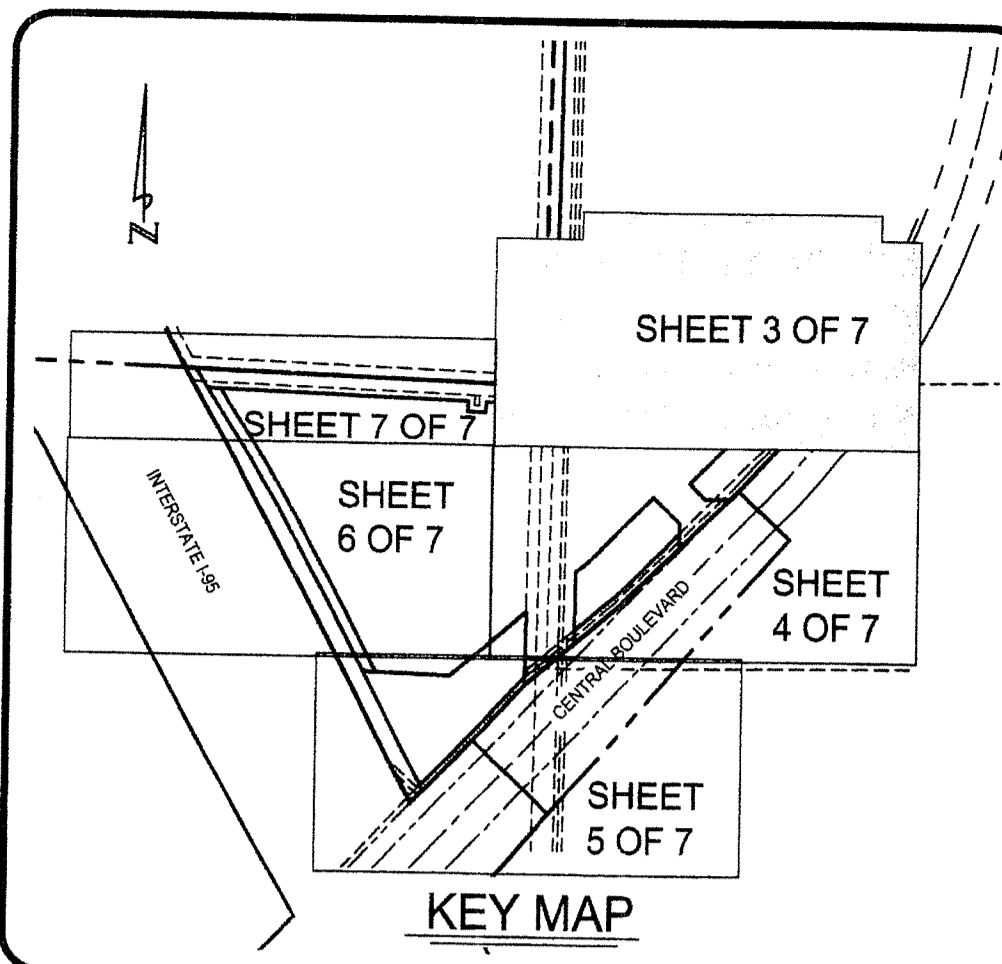


CENTRAL GARDENS PLAT TWO

P.7

BEING A REPLAT OF TRACT B, TRACT LB-2, TRACT LB-3, TRACT LB-5, TRACT LB-6, TRACT LB-7, TRACT P-2, TRACT P-3 & TRACT OS-1, CENTRAL GARDENS, PLAT BOOK 115, PAGES 190 THROUGH 195 & BEING A PORTION OF SECTIONS 35 & 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
SHEET 3 OF 7
NOVEMBER 2015

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED
FOR RECORD AT _____ M.
THIS DAY OF _____, 2015
AND DULY RECORDED IN PLAT
NO. ____ ON PAGES ____
THRU ____
SHARON R. BOCK
CLERK AND COMPTROLLER
BY _____ D.C.



LINE AND CURVE TABLES FOR SEACOAST UTILITY AUTHORITY (S.U.A.) WATER & SEWER LINE EASEMENT

LINE TABLE			LINE TABLE			CURVE TABLE				
LINE No.	LENGTH	DIRECTION	LINE No.	LENGTH	DIRECTION	Curve #	RADIUS	DELTA	LENGTH	CHORD BEARING
L13	17.71	N30° 29' 15"E	L33	32.35	N02° 03' 56"E	C20	1869.35	000°24'44"	12.01	N57°00'48"W
L14	8.00	N75° 29' 15"E	L34	124.07	N87° 26' 18"W					
L15	67.90	N54° 32' 13"W	L35	69.69	S40° 12' 00"W					
L16	81.46	N67° 22' 35"W	L36	21.73	N14° 17' 18"W					
L17	71.02	N75° 52' 25"E	L37	56.43	S40° 13' 39"W					
L18	159.16	N41° 57' 36"E	L38	124.93	N52° 57' 28"E					
L19	125.11	N52° 57' 28"E	L39	75.14	N41° 57' 36"E					
L20	54.97	S40° 13' 39"W	L40	14.30	N46° 10' 13"W					
L21	16.82	N89° 10' 56"W	L41	12.00	S43° 49' 47"W					
L22	17.14	S07° 33' 14"E	L42	14.69	N46° 10' 13"W					
L23	47.79	S40° 12' 00"W	L43	69.52	N14° 52' 25"E					
L24	21.40	S87° 58' 04"E	L44	63.38	N75° 52' 25"E					
L25	7.88	S02° 03' 56"W	L45	76.12	N67° 22' 35"W					
L26	12.00	S87° 28' 16"E	L46	48.44	N54° 32' 13"W					
L27	7.99	S02° 03' 56"W	L47	35.70	S33° 49' 25"W					
L28	22.35	S87° 58' 04"E	L48	12.00	N66° 10' 35"W					
L29	18.00	S02° 03' 56"W	L49	35.35	N33° 49' 25"E					
L30	12.00	N87° 58' 04"W	L50	11.70	N54° 32' 13"W					
L31	15.00	S02° 03' 56"W	L51	18.57	N75° 29' 15"E					
L32	42.06	N87° 58' 04"W	L52	22.16	N30° 29' 15"E					

LINE AND CURVE TABLES FOR LAKE MAINTENANCE ACCESS EASEMENT, S.U.A. & PRIVATE INGRESS / EGRESS EASEMENT (SHOWN ON SHEET 3 OF 7)

LINE TABLE				CURVE TABLE				CURVE TABLE					
LINE No.	LENGTH	DIRECTION		Curve #	RADIUS	DELTA	LENGTH	CHORD BEARING	Curve #	RADIUS	DELTA	LENGTH	CHORD BEARING
L1	30.34	N54° 22' 45"W		C1	63.00	053°38'53"	58.99	N69°18'03"E	C12	31.00	050°05'14"	27.10	N65°43'53"E
L2	8.72	N83° 40' 03"W		C2	103.00	029°29'46"	53.02	S69°07'38"E	C13	172.00	011°23'53"	34.22	S46°23'13"W
L3	69.11	S52° 05' 10"W		C3	180.00	029°17'18"	92.01	N69°01'24"W	C14	698.00	013°31'18"	164.73	N45°19'31"E
L4	104.33	S40° 41' 16"W		C4	66.00	057°13'39"	65.92	S67°43'07"W	C15	102.00	060°29'41"	107.69	S68°48'42"W
L5	16.70	N89° 13' 30"W		C5	722.00	012°58'52"	163.58	N45°35'44"E	C16	216.00	026°33'43"	100.14	N67°39'36"W
L9	24.70	N89° 13' 30"W		C6	148.00	011°23'53"	29.44	S46°23'13"W	C17	67.00	029°29'46"	34.49	S69°07'38"E
L10	104.33	S40° 41' 16"W		C7	55.00	050°05'14"	48.08	N65°43'53"E	C18	27.00	042°05'01"	19.83	N75°04'59"E
L11	69.11	S52° 05' 10"W		C8	28.00	089°59'54"	43.98	S45°46'33"W	C19	1669.35	001°16'05"	36.95	N55°56'51"W
L12	30.34	N54° 22' 45"W		C11	44.00	089°59'54"	69.11	S45°46'33"W					

TRACT A
CENTRAL GARDENS
(PLAT BOOK 115, PAGES 190 THROUGH 195)
- NOT INCLUDED IN THIS PLAT -

TRACT 2
224,943.856 SQUARE FEET / 5.164± ACRES

LINE AND CURVE TABLES FOR LAKE TRACT L-A' (SHOWN ON SHEET 3 OF 7)

LINE TABLE			CURVE TABLE				
LINE No.	LENGTH	DIRECTION	Curve #	RADIUS	DELTA	CHORD BEARING	
L53	15.32	S44° 23' 51"W	C22	20.00	058°59'01"	20.59	S62°02'19"W
L54	70.03	S49° 18' 38"E	C23	80.00	047°07'58"	65.81	N67°57'50"E
L57	190.28	S00° 46' 36"W	C24	30.00	086°17'31"	45.18	S87°32'37"W
			C25	30.00	094°11'25"	49.32	N02°12'55"W

LINE AND CURVE TABLES FOR LAKE TRACT L-B' (SHOWN ON SHEET 3 OF 7)

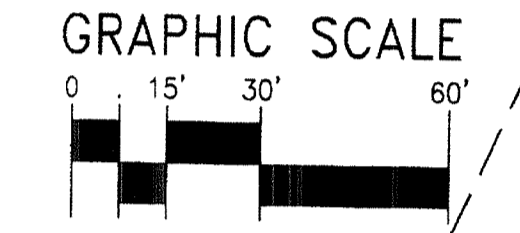
LINE TABLE			CURVE TABLE				
LINE No.	LENGTH	DIRECTION	Curve #	RADIUS	DELTA	CHORD BEARING	
L57	190.28	S00° 46' 36"W	C21	20.00	031°46'12"	11.09	S16°39'42"W
L58	169.22	S00° 46' 36"W					

LINE AND CURVE TABLES FOR LAKE MAINTENANCE TRACT LM-A' (SHOWN ON SHEET 3 OF 7)

LINE TABLE			CURVE TABLE				
LINE No.	LENGTH	DIRECTION	Curve #	RADIUS	DELTA	CHORD BEARING	
L53	15.32	S44° 23' 51"W	C22	20.00	058°59'01"	20.59	S62°02'19"W
L59	25.68	S00° 46' 36"W	C23	80.00	047°07'58"	65.81	N67°57'50"E
L60	15.32	N44° 23' 51"E	C24	30.00	086°17'31"	45.18	S87°32'37"W
L61	74.47	S49° 18' 38"E	C30	40.00	025°54'35"	18.09	S78°34'32"W
L62	20.33	N40° 41' 22"E	C31	60.00	047°07'58"	49.36	N67°57'50"E
L63	70.03	S49° 18' 38"E	C32	50.00	086°17'31"	75.30	S87°32'37"W
			C33	30.00	008°31'24"	4.46	N45°02'56"W

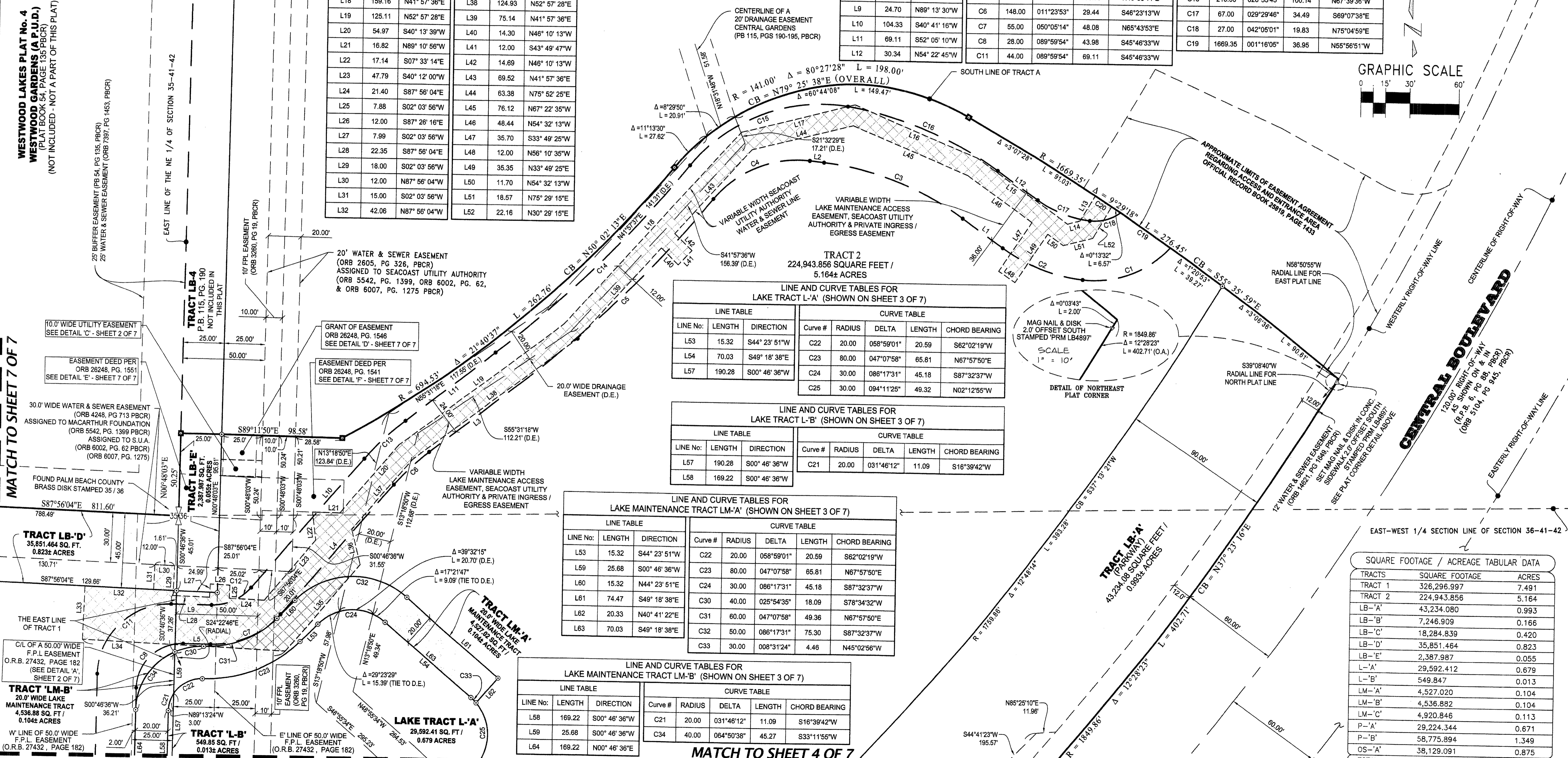
LINE AND CURVE TABLES FOR LAKE MAINTENANCE TRACT LM-B' (SHOWN ON SHEET 3 OF 7)

LINE TABLE			CURVE TABLE				
LINE No.	LENGTH	DIRECTION	Curve #	RADIUS	DELTA	CHORD BEARING	
L58	169.22	S00° 46' 36"W	C21	20.00	031°46'12"	11.09	S16°39'42"W
L59	25.68	S00° 46' 36"W	C34	40.00	064°50'38"	45.27	S33°11'55"W
L64	169.22	N00° 46' 36"E					



SQUARE FOOTAGE / ACREAGE TABULAR DATA

TRACTS	SQUARE FOOTAGE	ACRES
TRACT 1	326,296.997	7.491
TRACT 2	224,943.856	5.164
LB-A'	43,234.080	0.993
LB-B'	7,246.909	0.166
LB-C'	18,284.839	0.420
LB-D'	35,851.464	0.823
LB-E'	2,387.987	0.055
L-A'	29,592.412	0.679
L-B'	549.847	0.013
LM-A'	4,527.020	0.104
LM-B'	4,536.882	0.104
LM-C'	4,920.846	0.113
P-A'	29,224.344	0.671
P-B'	58,775.894	1.349
OS-A'	38,129.091	0.875
TOTAL	828,502.468	19.020



LEGEND OF SYMBOLS:
 Δ = 4"x4" CONC. MON. STAMPED "P.R.M. LB4897" OR AS NOTED
 ⊙ = MAG NAIL & DISK STAMPED "P.R.M. LB 4897" OR AS NOTED
 Δ = CHANGES OF DIRECTION, P.C.'S OR P.T.'S FOR TRACT LINES
 ⊙ = CHANGES OF DIRECTION, P.C.'S OR P.T.'S FOR EASEMENT LINES

PROPERTY CONTROL ABBREVIATIONS:
 P.C.M. = PERMANENT CONTROL POINT
 P.R.M. = PERMANENT REFERENCE MONUMENT
 CONC. = CONCRETE
 MON. = MONUMENT
 M.A.D. = MAG NAIL & DISK

LEGEND OF ABBREVIATIONS:
 Δ = DEGREES
 M. = MINUTES
 S. = SECONDS
 R. = RADIUS
 Δ. = DELTA
 A.R. = ARC LENGTH
 C.B. = CHORD BEARING
 P.C. = POINT OF CURVATURE
 P.T. = POINT OF TANGENCY
 P.R.C. = POINT OF REVERSE CURVE
 R.A.D. = RADIAL
 N.R. = NON-RADIAL
 T. = TANGENT
 A.R. = ARITHMETIC / ANNOTATION ABBREVIATIONS
 N.T. = NON-TANGENT
 C/L. = CENTERLINE
 P.B. = PLAT BOOK
 D.B. = DEED BOOK
 O.A. = OVERALL
 P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
 P.G. = PAGE
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 P.O.T. = POINT OF TERMINUS
 R.P.B. = ROAD PLAT BOOK
 L.B. = LICENSED BUSINESS
 P.S.M. = PROFESSIONAL SURVEYOR & MAPPER

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THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.
DATE: 01/30/15 **CHECKED:** SB **PROJECT No.:** 13-1005 **SHEET No.:** 3 OF 7
SCALE: 1" = 30'
APPROVED: SB
DRAWN: SB/RB **DWG No.:** D13-1005P

