WEST PALM BEACH CANAL (C-51)
PER DRAWING NO. C-51-16 SHEET 15 OF 27
CONTRACT NO. CNO4901-2003 SHOPPES AT VILLAGE ROYALE S01°30'19"W STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S. \$83.44.24"E1627.16" & (DEED BOOK 1008, PAGE 642) HIS INSTRUMENT WAS FILED FOR LYING IN A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST RECORD AT THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, RD ROYAL PALM BEACH, LLC SR80 THIS \_\_\_\_\_DAY OF \_\_\_\_AND DULY RECORDED **JANUARY 2017** APARTMENT COMPLEX
PLAT BOOK \_\_\_, PAGE \_\_\_ SHEET 3 OF 3 IN PLAT BOOK NO. CENTERLINE PROPOSED BRADFORD WAY S87\*52'10"E ON PAGE(S) 656.66 SHARON R. BOCK, CLERK AND COMPTROLLER GRAPHIC SCALE 60' 120' 200' DEPUTY CLERK SCALE: 1"=60" UNPLATTED 40.00' 40.00' ORB 13561, PG. 249 RD ROYAL PALM BEACH, LLC SR80 APARTMENT COMPLEX PLAT BOOK \_\_\_\_, PAGE \_\_\_\_ 10' U.E. -LANDSCAPE BUFFER TRACT "LBT-1" TRACT DT-2 AND ACCESS EASEMENT S88'33'11"E ACME ROAD S88'32'35"E 30' WIDE 38.24' DEED BOOK 1024 PAGE 23 ACME ROAD 10' U.E. DEED BOOK 1024 PAGE 23 AREA=20.760 ACRES 40.00' 40.00' (O.R.B. 14935, P**6**, 607) N88°59'05"W 348.57 UNPLATTED ORB 14935, PG. 607 -SOUTH LINE OF PROPERTY RD ROYAL PALM BEACH, LLC SR80 DESCRIBED IN ORB 14935, PG. 607 APARTMENT COMPLEX PLAT BOOK \_\_\_\_, PAGE \_\_\_\_ -NORTH LINE OF PROPERTY DESCRIBED IN ORB 23299, **LEGEND** PG. 1535 PLAT BOOK PG.(S) PAGE(S) OFFICIAL RECORD BOOK U.E. UTILITY EASEMENT 40.00' • | 40.00' SET 4" X 4" CONCRETE MONUMENT TRACT DT-1 WITH ALUMINUM DISK STAMPED PRM LB#6603 SET MAG NAIL AND DISK PCP LB#6603 RADIUS ARC LENGTH DELTA ANGLE DEED BOOK LICENSED BUSINESS PERMANENT REFERENCE MONUMENT\* UNPLATTED \* NOTE: PCP PERMANENT CONTROL POINT ORB 23299, PG. 1535 RIGHT-OF-WAY A 70' RIGHT-OF-WAY WAS MADE IN 1962 FOR THE PURPOSE OF CONSTRUCTING A NEW ROAD BY ACME DRAINAGE DISTRICT THAT CONNECTED DIRECTLY TO -SOUTH LINE OF RD ROYAL PALM BEACH, STATE ROAD NO. 7. THE NEW ROAD CONSTRUCTION PROJECT WAS ABANDONED, AND ACME FILED A LLC SR80 APARTMENT COMPLEX DISCLAIMER IN ORB 1633, PAGE 102, ACKNOWLEDGING THAT NO ROAD CONSTRUCTION HAD — PLAT BOOK \_\_\_\_, PAGE \_\_\_\_ TAKEN PLACE, AND THAT ACME HAD NO INTEREST IN THE RIGHT-OF-WAY. HOWEVER THAT DISCLAIMER DID -NORTH LINE OF HOMES AT VILLAGE ROYALE NOT ABANDON THE EXISTING ROADWAY THAT HAD PLAT BOOK \_\_\_\_, PAGE \_\_\_\_ 10' U.E. BEEN PUBLICALLY USED AND SHOWN ON THE UNRECORDED PLAT OF PALM BEACH LITTLE RANCHES, 10' U.E. DATED 1953, OR AS ESTABLISHED BY DEED BOOK 1024, PAGE 23. HOMES AT VILLAGE ROYALE -POINT OF COMMENCEMENT FOUND IRON ROD AND CAP PLAT BOOK \_\_\_\_, PAGE \_\_\_\_ SOUTHWEST CORNER OF SECTION 36, SHOPPES AT VILLAGE ROYALE SOUTH EAST CORNER OF TOWNSHIP 43 SOUTH, RANGE 41 EAST THE SOUTHWEST CORNER S47°53'32"W\_\_\_ FOUND 1 1/2" IRON PIPE OF 36/43/41 ACME ROAD
DEED BOOK 790 PAGE 703 01/25/2017 A Higher Standard of Excellence ... 40.00' 140.00' SCALE 1"=60' SOUTH LINE OF SECTION , 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST 13037.25 ROAD PLAT PORTION OF ACME ROAD POINT OF BEGINNING ABANDONED IN O.R.B. \_\_\_, PG.\_\_\_ SDSK PROJECT 13037.04 SR 80 RPB ADD SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 -ACME\_ROAD-SOUTH, RANGE 41 EAST JOB NO. DRAWN 1280 N. CONGRESS AVENUE, SUITE 101, STAFF DEED BOOK 790 PAGE 703 WEST PALM BEACH, FLORIDA 33409 HOMES AT VILLAGE ROYALE
PLAT BOOK \_\_\_, PAGE \_\_\_ 13037.25 CHECKED STAFF PH (561)655-1151 • FAX (561)832-9390 WWW.ENGENUITYGROUP.COM