

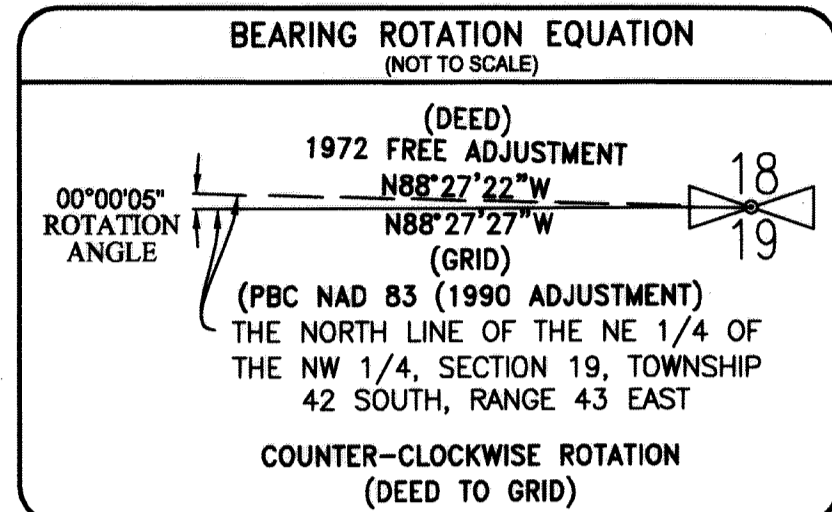
SUNSPIRE HEALTH, TYPE 3 CLF

LYING THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

128

NOTES, COORDINATES, BEARINGS AND DISTANCES:

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.000042169
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID
 (1972 PALM BEACH COUNTY FREE ADJUSTMENT)
 BEARING ROTATION EQUATION: 0°00'05" COUNTER CLOCKWISE ROTATION
 1972 PALM BEACH COUNTY FREE ADJUSTMENT TO NAD 1983/1990 ADJUSTMENT



(SENIOR DEED)
 QUIT CLAIM DEED
 O.R.B. 6404, PG. 952
 & WARRANTY DEED
 O.R.B. 11454, PG. 220
 NOW KNOWN AS NAPLETON KIA
 (PLAT BOOK 124, PAGES 20-22)

MATCH LINE SEE PAGE 2 OF 4

SHEET 3 OF 4

FOUND PBC BRASS DISK
 STAMPED "M-51"
 N:9000850.9740
 E:947580.5410

N83°24'50"W (1972 FREE ADJUSTMENT)
 4691.24' (GROUND)

N83°24'55"W 4691.44' (GRID)
 (GRID PBC NAD 83, 1990 ADJUSTMENT)

A SOUTHERLY LINE AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN O.R.B. 6404, PAGE 952, AND THAT CERTAIN WARRANTY DEED RECORDED IN O.R.B. 11454, PAGE 220 AND AS NOW SHOWN ON NAPLETON KIA, RECORDED IN P.B. 124, PAGES 20-22.

THE WEST LINE OF A 30.0' WIDE INGRESS AND EGRESS EASEMENT DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 27596, PAGE 659

THE WEST RIGHT-OF-WAY LINE OF LYNDALL LANE DESCRIBED IN THAT CERTAIN RIGHT-OF-WAY WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 5599, PAGE 1104

P.O.B.
 SUBJECT PROPERTY
 "CONTROL MONUMENT"
 FOUND 4"X4" CONC. MON.
 STAMPED 'PRM LB4569'
 N:900108.452 E:952409.419

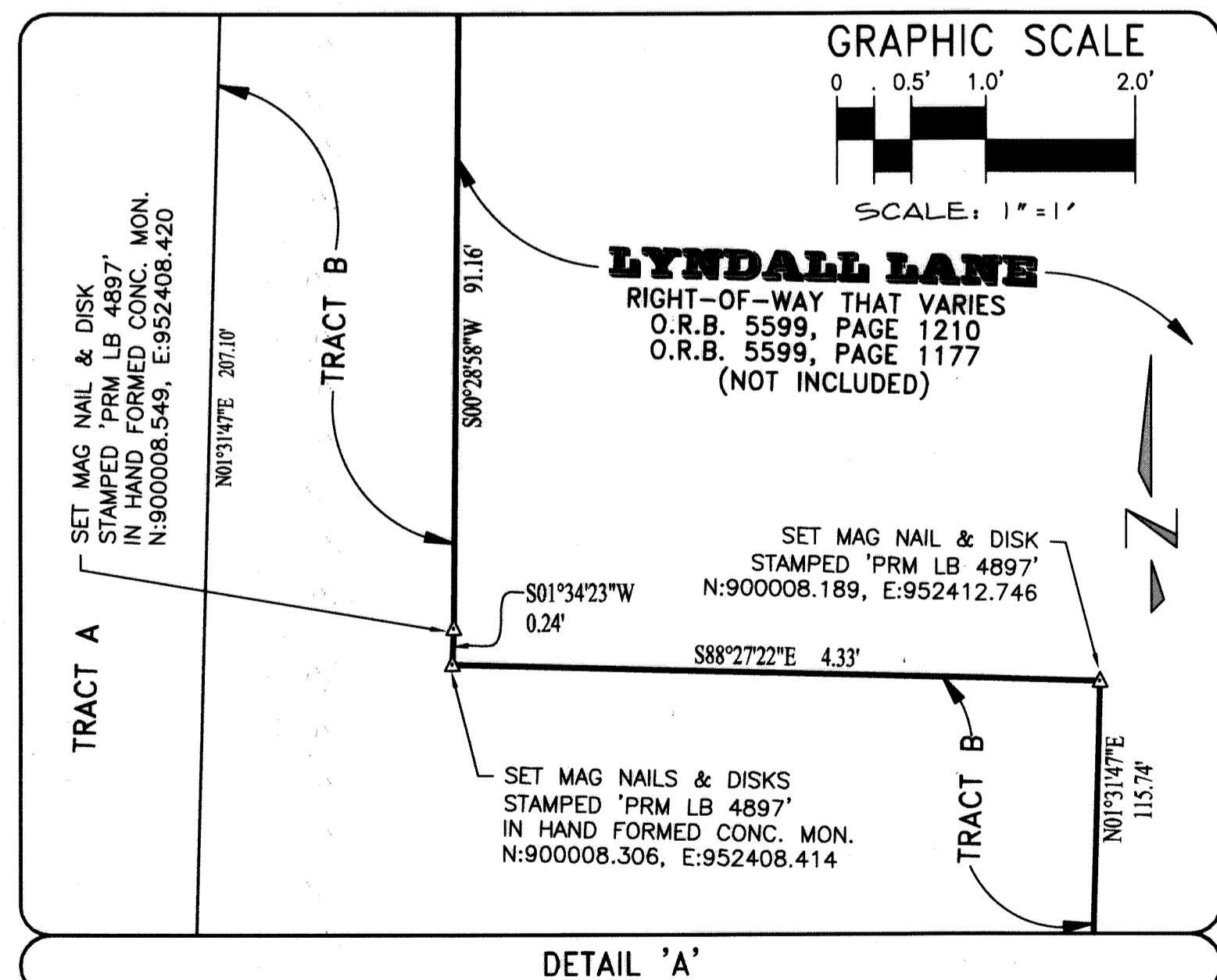
FOUND 4"X4" CONC. MON.
 STAMPED 'PRM LB 4569'
 N:900112.986, E:952241.029

THE SOUTHERLY PROJECTION OF A LINE PARALLEL WITH, AND 0.06' WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST RIGHT-OF-WAY LINE FOR LYNDALL LANE DESCRIBED IN THAT CERTAIN RIGHT-OF-WAY WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 5599, PAGE 1104

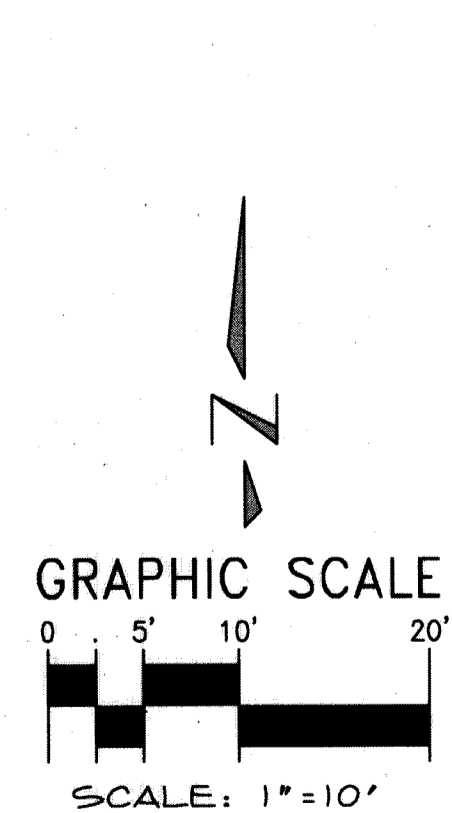
SET MAG NAIL & DISK
 STAMPED 'PRM LB 4897'
 N:900099.708, E:952409.186

(SENIOR DEED)
 QUIT CLAIM DEED
 O.R.B. 6404, PG. 952
 & WARRANTY DEED
 O.R.B. 11454, PG. 220
 NOW KNOWN AS NAPLETON KIA
 (PLAT BOOK 124, PAGES 20-22)

THE EAST LINE OF THE WEST 125 FEET OF THE EAST ONE-HALF (E 1/2) OF THE EAST ONE-HALF (E 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN O.R.B. 6404, PAGE 952, AND THAT CERTAIN WARRANTY DEED RECORDED IN O.R.B. 11454, PAGE 220 AND AS NOW SHOWN ON NAPLETON KIA, RECORDED IN PLAT BOOK 124, PAGES 20-22



NOTE A (SEE ABOVE): THE EASTERLY PROJECTION OF A SOUTHERLY LINE AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 6404, PAGE 952 AND THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 11454, PAGE 220, AND AS NOW SHOWN ON NAPLETON KIA, RECORDED IN PLAT BOOK 124, PAGES 20 THROUGH 22



MATCH LINE SEE PAGE 4 OF 4

O.R.B. 25449, PG. 1325
 (NOT PLATTED & NOT INCLUDED)

P:\14-1056 Sunspire CLF\Akerman\KA DWG\SV-141056 Plot.dwg Wednesday, January 10, 2018 2:41:57 PM

LEGEND OF SYMBOLS:

- = 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB4897" OR AS NOTED.
- △ = MAG NAIL & DISK STAMPED "P.R.M. LB 4897" OR AS NOTED.
- = A POINT REPRESENTING THE CHANGE IN DIRECTION FOR THE LINE FROM THE P.O.C. TO THE P.O.B.

PROPERTY CONTROL ABBREVIATIONS

P.C.P. = PERMANENT CONTROL POINT	P.C. = POINT OF CURVATURE
PRM = PERMANENT REFERENCE MONUMENT	P.T. = POINT OF TANGENCY
CONC. = CONCRETE	P.R.C. = POINT OF REVERSE CURVE
MON. = MONUMENT	RAD. = RADIAL
MND = MAG NAIL & DISK	N.R. = NON-RADIAL

LEGEND OF ABBREVIATIONS:

° = DEGREES	CB = CHORD BEARING	PG. = PAGE
' = MINUTES	P.C. = POINT OF CURVATURE	P.O.C. = POINT OF COMMENCEMENT
" = SECONDS	P.T. = POINT OF TANGENCY	P.O.B. = POINT OF BEGINNING
R = RADIUS	P.R.C. = POINT OF REVERSE CURVE	P.O.T. = POINT OF TERMINUS
Δ = DELTA	RAD. = RADIAL	LB = LICENSED BUSINESS
L = ARC LENGTH	D.B. = DEED BOOK	P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
	O.R.B. = OFFICIAL RECORD BOOK	

EASEMENT / MISCELLANEOUS ABBREVIATIONS

D.E. = DRAINAGE EASEMENT	ING-EGRESS = INGRESS EGRESS EASEMENT
L.A.E. = LIMITED ACCESS EASEMENT	L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
U.E. = UTILITY EASEMENT	PBC = PALM BEACH COUNTY
S.L.E. = SANITARY SEWER LINE EASEMENT	R/W = RIGHT-OF-WAY
W.L.E. = WATER LINE EASEMENT	
P.B.C.U.E. = PALM BEACH COUNTY UTILITY EASEMENT	

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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: 04/19/17	CHECKED: SB	PROJECT No.	SHEET No.
SCALE: 1" = 10'	APPROVED: SB	14-1056	3 OF 4
DRAWN: SB	DWG No: D14-1056P		