CRESTWOOD NORTH REPLAT

BEING A REPLAT OF A PORTION OF CRESTWOOD NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGES 88 THROUGH 101 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

200

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 201_.AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____.

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 2 OF 2

NOT A PART OF THIS PLAT
TRACT OS-13
CRESTWOOD NORTH
(PLAT BOOK 124, PAGES 88-101)
M-1 CANAL INDIAN TRAIL WATER CONTROL DISTRICT
200' EASEMENT AGREEMENT
(O.R.B. 1694, PAGE 1753)

PLAT LIMIT
FOUND PRM LB#2424
N86°31'21"E 986.22'
961.22'
10' DE
25'
PRM
6' BDE
TRACT "OSRP"
S03°22'18"E 511.26'
N03°22'18"W 536.21'
33,352 SF
PLAT LIMIT

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591
FEBRUARY - 2018

NOT A PART OF THIS PLAT
TRACT A
SECTION 15
NORTHEAST QUARTER
(PLAT BOOK 107, PAGES 173-174)

FDPRM N86°37'42"E 367.02'
PLAT LIMIT
FDPRM
TRACT "OSRP" 33,352 SF
6' BDE
N86°37'42"E 379.17'
S38°57'54"E 157.35'
N38°57'54"W 157.01'
PLAT LIMIT
FDPRM N87°53'54"E 273.81'
PRM
25'
6' BDE(P)
TRACT L-2(P)
S87°53'54"W 286.31'
S87°53'54"W 70.51'
S02°06'06"E 145.00'
120.00'
79
S02°06'06"E 50.00'
PLAT LIMIT
12' UE(P)
PRM
PRM N87°53'54"E 50.00'
S87°53'54"W 95.00'
PRM
12' UE(P)
PLAT LIMIT
S02°06'06"E 120.00'
282
281
280
BAUER ROAD
TRACT R-2
PRM
S87°53'54"W 125.80'
CRESTWOOD NORTH
(PLAT BOOK 124, PAGES 88-101)
NOT A PART OF THIS PLAT

LOT 119
LOT 118
LOT 117
LOT 116
LOT 115
LOT 114
LOT 113
LOT 112
LOT 111
LOT 110
LOT 109
LOT 108
LOT 107
LOT 106
LOT 105
SARATOGA AT ROYAL PALM PLAT IV
(PLAT BOOK 79, PAGES 116-120)
NOT A PART OF THIS PLAT
N02°06'47"E 1269.91'
10' DE
PLAT LIMIT
WEST LINE OF CRESTWOOD NORTH
(PLAT BOOK 124, PAGES 88-101)
(BEARING BASIS)

TRACT "A"
1,155,918 SF

S86°31'21"W 197.70'
25' LME
R=105.00'
Δ=84°24'35"
L=154.69'
R=105.00'
Δ=90°06'21"
L=165.13'
N03°22'18"W 139.04'
25' LME
R=395.00'
Δ=9°03'07"
L=62.40'
CD=62.34'
CB=S07°53'51"E
TRACT "LAKE"
239,252 SF
TRACT "A"
1,155,918 SF
S02°06'47"W 494.05'
25' LME
R=395.00'
Δ=71°15'10"
L=491.10'
TRACT "A"
1,155,918 SF
R=355.00'
Δ=12°04'49"
L=74.85'
S09°36'02"E 111.07'
25' LME
20' DE
130.17'
N85°50'31"E
137.83'
N85°50'31"E
S52°13'02"E
29.58'
N04°09'29"W 110.07'
89.19'
R=355.00'
Δ=6°16'17"
L=38.86'
R=395.00'
Δ=8°32'32"
L=58.89'
CD=58.84'
CB=N05°41'46"W
S87°53'13"E 160.75'
73.25'
S02°06'47"W 7.90'
S02°06'47"W 120.00'
TRACT "A"
1,189,070 SF
PRM 25' LME(P)
69.43'
R=645.00'
Δ=6°16'16"
L=70.60'
PRM 25' LME(P)
PRM 25' LME(P)
284.13'
S76°37'42"W
PLAT LIMIT
R=105.00'
Δ=80°47'11"
L=148.05'
PLAT LIMIT
S04°09'29"E 110.07'
R=105.00'
Δ=38°43'56"
L=70.98'
N64°38'22"W 137.29'
25' LME(P)
L=189.33'
Δ=27°27'44"
R=395.00'
PLAT LIMIT
TRACT L-2
CRESTWOOD NORTH
(PLAT BOOK 124, PAGES 88-101)
NOT A PART OF THIS PLAT

N87°53'13"W 50.00'
N87°53'13"W 170.00'
PLAT LIMIT
PRM
POINT OF BEGINNING
SW CORNER LOT 30
(PLAT BOOK 124, PAGES 88-101)
29
28
10' LBE/DE(P)
12' UE(P)
50.00'
N42°53'13"W 35.36'
167.50'
S87°53'13"E
N87°53'13"W 350.00'
PLAT LIMIT
S02°06'47"W 76.71'
STRENG LANE
N02°06'47"E
TRACT R-2
WHITCOMBE DRIVE
CRESTWOOD NORTH
(PLAT BOOK 124, PAGES 88-101)
NOT A PART OF THIS PLAT
N87°53'13"W 50.00'
S47°06'47"W 35.36'
450.00'
50.00'
S02°06'47"W
N42°53'13"W 35.36'
127.91'
S02°06'47"W
237
PLAT LIMIT
12' UE(P)
95.00'
N87°53'13"W
S87°53'13"E
363.04'

NORTH
GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
INTENDED DISPLAY SCALE
1 INCH = 80 FEET

LEGEND/ABBREVIATIONS

℄ - CENTERLINE
Δ - DELTA (CENTRAL ANGLE)
BDE - BUFFER DRAINAGE EASEMENT
CB - CHORD BEARING
CD - CHORD DISTANCE
DE - DRAINAGE EASEMENT
FPL - FLORIDA POWER & LIGHT CO.
L - ARC LENGTH
LB - LICENSED BUSINESS
LMAE - LAKE MAINTENANCE ACCESS EASEMENT
LME - LAKE MAINTENANCE EASEMENT
LBE - LANDSCAPE BUFFER EASEMENT
O.R.B. - OFFICIAL RECORD BOOK
R - RADIUS
SF - SQUARE FEET
UE - UTILITY EASEMENT
■ FDPRM - DENOTES PERMANENT REFERENCE MONUMENT 4"x 4"X 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591"
● PRM - DENOTES PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "C&W PRM LB#3591" UNLESS OTHERWISE NOTED.
◉ PCP - DENOTES PERMANENT CONTROL POINT
(P) - CRESTWOOD NORTH PLAT BOOK 124, PAGES 88-101 PALM BEACH COUNTY RECORDS