95TH AVENUE INDUSTRIAL PARK

LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA
BEING A REPLAT OF A PORTION OF TRACTS 14 AND 17, BLOCK 8
PALM BEACH FARMS COMPANY PLAT NO. 3
RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54

FEBRUARY, 1996

SHEET 3 OF 3

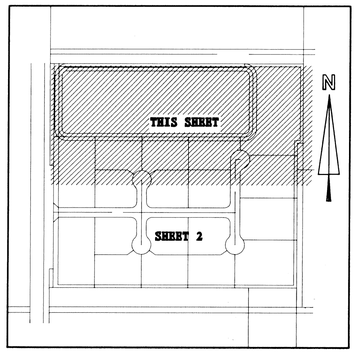
15

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

This Plat was filed for record at ____ M. this ____ day of ____ 19__ and duly recorded at Plat Book No. ____ on Pages ____ thru ____.

Dorothy H. Wilken, Clerk of the Circuit Court

By: ____ D.C.



INDEX MAP
(NOT TO SCALE)

GRAPHIC SCALE 0 50' 100' 150' 1" = 50'

NORTHWEST CORNER OF TRACT 14, BLOCK 8

80 FOOT REQUIRED RIGHT-OF-WAY LAKE WORTH DRAINAGE DISTRICT CANAL L-4 (OFFICIAL RECORD BOOK 1732, PAGE 612)

30 FOOT PLATTED RIGHT-OF-WAY (PLAT BOOK 2, PAGES 45 THROUGH 54)

NORTH LINE OF TRACT 14, BLOCK 8

NORTHEAST CORNER OF TRACT 14, BLOCK 8

N 89°02'12" E 1319.93'

991.97'

N 89°02'12" E 923.91

PARCEL "B"

N 00°57'48" W 307.96'

15' LANDSCAPE BUFFER EASEMENT

BUILDING SETBACK LINE

R=43.00'
CA=90°03'28"
AL=67.59'

R=43.00'
CA=89°57'48"
AL=67.52'

30 FOOT PLATTED RIGHT-OF-WAY (PLAT BOOK 2, PAGES 45 THROUGH 54)

PARCEL "A" (ADDITIONAL RIGHT OF WAY FOR 95TH AVENUE) 0.289 ACRES

N 01°01'16" W 330.33'

267.26'

TRACT "W"
(WATER MANAGEMENT)
8.153 ACRES

S 01°00'00" E 267.26'

20' LAKE MAINTENANCE EASEMENT

8
3.000 ACRES

TRACT 13

410.03'

S 1°00'00" E

15' LANDSCAPE BUFFER EASEMENT

N 1°01'16" W 629.26'

PARCEL "A"

PARCEL "B"

N 89°58'44" E

R=63.00'
CA= 89°56'32"
AL= 98.90'

R=43.00'
CA=89°56'32"
AL=67.50'

N 89°02'12" E 923.81'

147.34'

244.00'

244.00'

269.00'

19.47'

20' LAKE MAINTENANCE EASEMENT

BUILDING SETBACK LINE

R=43.00'
CA=90°02'12"
AL=67.57'

S 89°02'12" W 30.00'

EASTERLY CORPORATE LIMITS OF THE VILLAGE OF ROYAL PALM BEACH

10' UTILITY EASEMENT

298.93'

60'

1
1.884 ACRES

376.00'

180.00'

3
1.024 ACRES

4
1.024 ACRES

7
1.001 ACRES

C/L 12' DRAINAGE EASEMENT

R=50.00'
CA=55°24'03"
AL=48.35'

R=50.00'
CA=55°27'02"
AL=48.39'

R=50.00'
CA=90°00'00"
AL=78.54'

12' DRAINAGE EASEMENT

R=50.00'
CA=63°18'49"
AL=55.25'

20' UTILITY EASEMENT

N 89°02'12" E 252.83'

R=50.00'
CA=97°12'55"
AL=84.84'

R=25.00'
CA=70°31'44"
AL=30.77'

N 89°02'12" E 170.00'

S 89°02'12" W 219.00'

394.00'

2

5

TRACT 14
TRACT 17

6

9

CHRISTOPHER COURT NORTH

MICHAEL COURT NORTH

760.23'

TRACT 18

NORTHWEST CORNER OF TRACT 17, BLOCK 8

MATCH LINE

MATCH LINE

K & N SURVEYORS, INC. LB #4852
P.O. BOX 210334
West Palm Beach, FL, 33421-0334
9040 Belvedere Rd., West Palm Beach, FL, 33411 Tele (407) 798-5005

95TH AVENUE INDUSTRIAL PARK

SUBDIVISION # Parcel
BOOK 77 PAGE 15
FLOOD ZONE B FLOOD MAP # 1504
QUAD # 46 ZONING
SE ZIP CODE 33411
PUD NAME Village of Royal Palm

TAZ 181