

# LAKERIDGE FALLS

AT PIPER'S GLEN P.U.D. - A PORTION OF POD "G", AND POD "I"  
 SITUATE IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY,  
 FLORIDA, ALSO BEING A REPLAT OF A PORTION OF TRACTS 25, 26, 27, 28, 29, 30, 31,  
 34, 35, 36, 37, 38, 39, 40, 57, 58, 59, 60, 61, 62 AND 63, BLOCK 64 OF THE PALM  
 BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 PAGES 45 THROUGH 54,  
 INCLUSIVE AND A PORTION OF THAT RIGHT OF WAY ABANDONED ACCORDING TO OFFICIAL  
 RECORD BOOK 3566, PAGE 1727, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

# 106

SHEET 5 OF 7 MARCH 1996

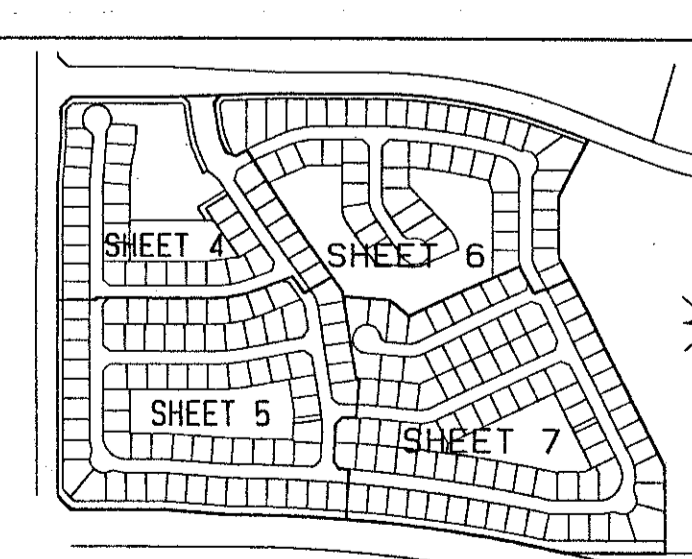
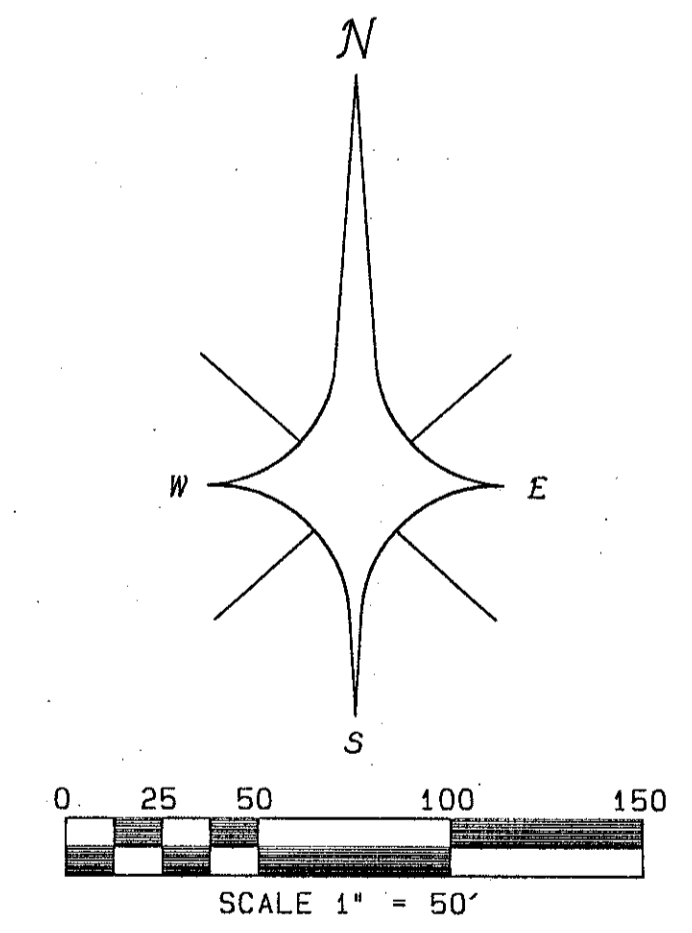
MATCH LINE - SEE SHEET 4 OF 7

MATCH LINE - SEE SHEET 7 OF 7

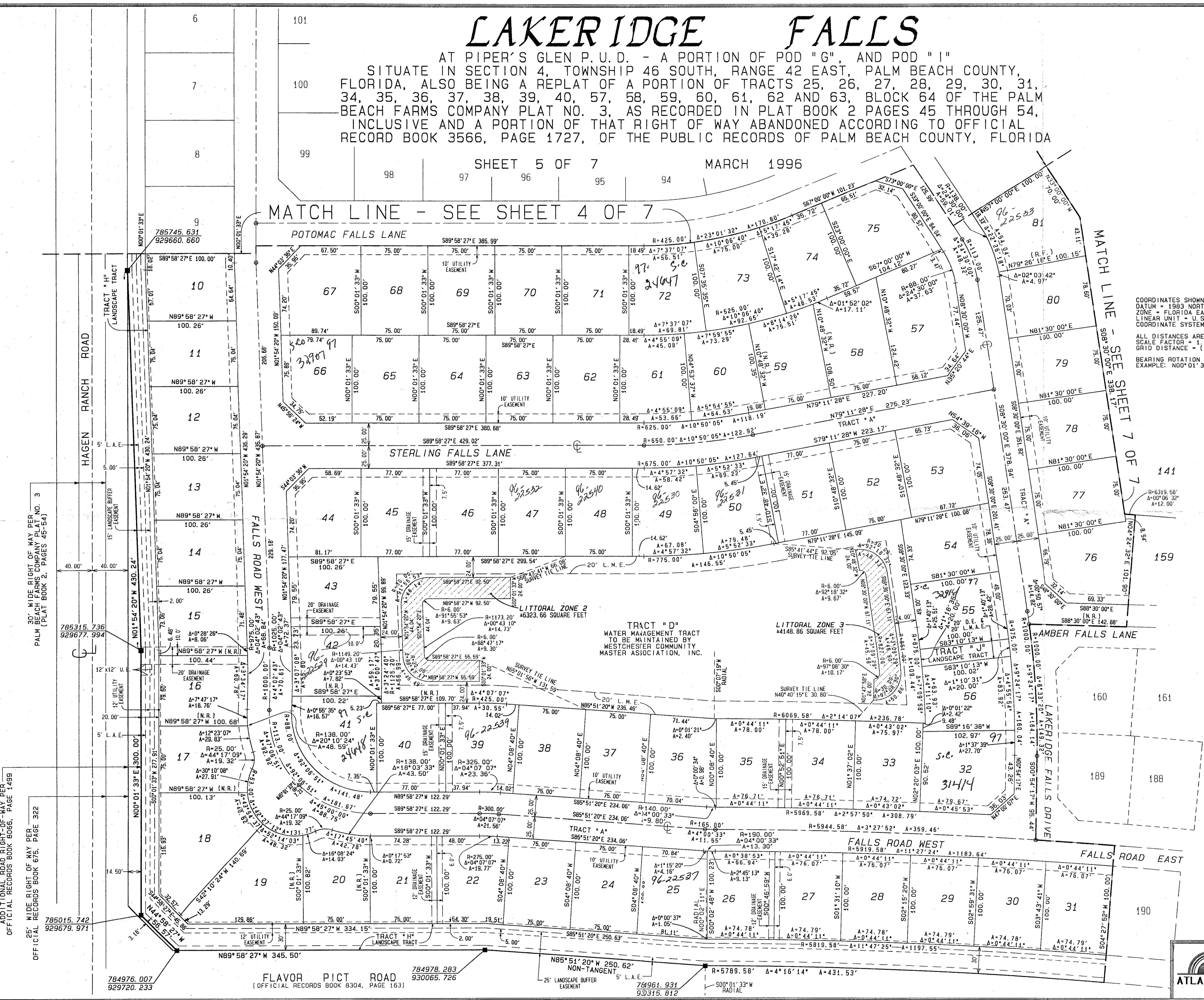
STATE OF FLORIDA }  
 COUNTY OF PALM BEACH } SS  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_ DAY OF  
 \_\_\_\_\_ AD, 1996 AND  
 DULY RECORDED IN PLAT BOOK  
 \_\_\_\_\_ ON PAGES \_\_\_\_\_ AND  
 \_\_\_\_\_  
 DOROTHY H. WILKEN, CLERK  
 CIRCUIT COURT }  
 \_\_\_\_\_ DC

COORDINATES SHOWN HEREON ARE GRID COORDINATES  
 DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)  
 ZONE = FLORIDA EAST ZONE  
 LINEAR UNIT = U.S. SURVEY FOOT  
 COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED  
 SCALE FACTOR = 1.0000285  
 GRID DISTANCE = (GROUND DISTANCE) x (SCALE FACTOR)  
 BEARING ROTATION (PLAT TO GRID) = 00°24'12" COUNTER CLOCKWISE  
 EXAMPLE: N00°01'33"E (PLAT BEARING) = N00°22'39"W (GRID BEARING)

- LEGEND:
- Δ = CENTRAL ANGLE/Delta
  - CH. = CHORD
  - D.B. = DEED BOOK
  - D.E. = DRAINAGE EASEMENT
  - F.P.C.L. = FLORIDA POWER AND LIGHT COMPANY
  - L = ARC LENGTH
  - L.A.E. = LIMITED ACCESS EASEMENT
  - L.M.E. = LAKE MAINTENANCE EASEMENT
  - L.W.D. = LAKE WORTH DRAINAGE DISTRICT
  - N.R. = NON-RADIAL
  - N.T.S. = NOT TO SCALE
  - O.R.B. = OFFICIAL RECORDS BOOK
  - P.B. = PLAT BOOK
  - P.G. = PAGE
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - R = RADIUS (RADII)
  - R.F. = RADIAL TO FRONT LOT LINE
  - R.R. = RADIAL TO REAR LOT LINE
  - R/W = RIGHT OF WAY
  - U.E. = UTILITY EASEMENT
  - W.C. = WITNESS CORNER
  - = PERMANENT CONTROL POINT (PCP)
  - = PCP #4380
  - = PERMANENT REFERENCE MONUMENT (PRM)
  - = SET PRM #4380
  - = CENTER LINE
  - L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT



PROFESSIONAL SURVEYORS AND MAPPERS  
**ATLANTIC - CARIBBEAN MAPPING, INC.**  
 3062 JOG ROAD - GREENACRES, FLORIDA 33467  
 (407) 964-7884; FAX (407) 964-1969



30' WIDE RIGHT OF WAY PER  
 PALM BEACH FARMS COMPANY PLAT NO. 3  
 (PLAT BOOK 2, PAGES 45-54)

ADDITIONAL ROAD RIGHT-OF-WAY PER  
 OFFICIAL RECORDS BOOK 8066, PAGE 1499

25' WIDE RIGHT OF WAY PER  
 OFFICIAL RECORDS BOOK 675, PAGE 322

784976.007  
 929720.233

FLAVOR PICT ROAD  
 (OFFICIAL RECORDS BOOK 9304, PAGE 163)

784978.283  
 930065.726

78961.931  
 93315.612

78789.58' Δ4°16'14" A=431.53'  
 500°01'33"N  
 RADIAL