GRAPHIC SCALE
(IN FEET)
40 0 20 40 80
INTENDED DISPLAY SCALE 1 INCH = 40 FEET

NORTH

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392–1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

COCONUT CROSSING

BEING A PORTION OF THE SOUTHWEST ONE–QUARTER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

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, UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.0000108
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

NORTH
KEY MAP
(NOT TO SCALE)
SHEET 2
SHEET 3

170

SHEET 2 OF 3

WEST 1/4 CORNER
SECTION 15–42–41
PALM BEACH COUNTY
N 903494.534
E 902589.804

2049.91'(GRID)
2049.89'(GROUND)
S01°06'33"W

AVENIR
(P.B. 127, PGS. 85–109)

TRACT RW–1
AVENIR
(P.B. 127, PGS. 85–109)

NORTHLAKE BOULEVARD
160' PUBLIC RIGHT–OF–WAY
(O.R.B. 1229, PAGE 131)
(O.R.B. 12017, PAGE 1009)
(P.B. 127, PGS. 85–109)
PALM BEACH COUNTY ENGINEERING
RIGHT–OF–WAY MAP,
DRAWING NO. 88561, DATED 4/90
(FORMERLY KNOWN AS
LAKE PARK WEST ROAD)

40'
50'
50'
2335.35' S86°53'58"W

SOUTH RIGHT–OF–WAY LINE
OF NORTHLAKE BOULEVARD
(O.R.B. 12017, PG. 1009)

FOUND PRM
LB 7344
N: 901379.0182
E: 902625.9230

SOUTH R/W LINE OF
LAKE PARK WEST ROAD
(O.R.B. 1229, PG. 131)
SOUTH 587.82 FEET OF SECTION 15

10' EMBANKMENT EASEMENT
(O.R.B. 12017, PG. 1006)

20' RIGHT–OF–WAY (O.R.B. 12017, PG. 1009)

N86°53'58"E 2175.25'

TRACT RW1
807.90'
N86°53'58"E 792.34'

N45°00'03"E 17.97'
63.04'
10' U.E.
N03°06'02"W 12.00'
12'
TRACT RW2
485.68'
473.38' S86°53'58"W
10' U.E.
50.0'

SOUTH RIGHT–OF–WAY LINE
OF NORTHLAKE BOULEVARD
(O.R.B. 12017, PG. 1009)

N44°00'15"E
54.45'
41.58'
12'
10' U.E.
50.0'
50' RURAL PARKWAY EASEMENT
S86°53'58"W 2239.39'

10' X 30'
MASS TRANSIT
EASEMENT

SET PRM
LB 3591
N: 901339.8506
E: 902588.0937

N44°06'09"E
56.79'
14.89'
10.11'

N86°53'58"E
15.04'

15'
TRACT LB1

40' RIGHT–OF–WAY (O.R.B. 1229, PG. 501)
40' RIGHT–OF–WAY
(O.R.B. 1229, PG. 135)
130TH AVE NORTH
(UNIMPROVED)
N01°06'33"E 532.19'
EAST RIGHT–OF–WAY LINE
OF 130TH AVE NORTH
(O.R.B. 1229, PG. 135)
N01°06'33"E 507.19'
S01°06'33"W 472.09'
316.20'
N01°06'33"E
639.55'
WEST LINE OF
SECTION 15–42–41

PARCEL A

PARCEL A
N01°06'33"E 155.89'
TRACT W1
S03°55'55"E 155.45'
108.21'
40'
40'
15'

PARCEL A

N86°54'27"E 760.33'
652.12'
55.35'
S69°57'14"W
R=105.67'
Δ=16°57'13"
L=31.27'
R=94.33'
Δ=16°56'48"
L=27.90'
N86°54'02"E 1020.50'
485.32'

TRACT WET
CONSERVATION EASEMENT
(O.R.B. 35379, PAGE 1444)

SOUTH LINE
OF SECTION
15–42–41
N86°53'58"E
40.11'

POINT OF BEGINNING
SET PRM LB 3591
N 900807.7525
E 902577.7983

119.66'
15'
35'
25.0'

SOUTH LINE OF SOUTHWEST 1/4
SECTION 15–42–41
(BASIS OF BEARINGS)

TRACT LB1

S86°53'58"W 1248.68'
25' WETLAND BUFFER EASEMENT
N86°53'58"E 1940.21'
S86°53'58"W 1248.68'
1950.19' TOTAL
1385.93'
35'

2246.12' S86°53'58"W

16 15 21 22

SET PRM
LB 3591
POINT OF COMMENCEMENT
SOUTHWEST CORNER
OF SECTION 15–42–41
FOUND PALM BEACH COUNTY
BRASS DISK IN CONCRETE
N 900805.583
E 902537.742

60' ROAD & DRAINAGE EASEMENT
(O.R.B. 2643, PG. 1545)

S86°53'58"W
2,507.09 (GRID)
2,507.06' (GROUND)

60' ROAD & DRAINAGE EASEMENT
(O.R.B. 10650, PG. 1663)

HAMLIN BOULEVARD
(60' ROAD AND DRAINAGE EASEMENT)

60' ROAD & DRAINAGE EASEMENT
(O.R.B. 11012, PG. 1492)

UNPLATTED
(SECTION 22–42–41)

60' ROAD & DRAINAGE EASEMENT
(O.R.B. 15327, PG. 1483)

60' ROAD & DRAINAGE EASEMENT
(O.R.B. 3162, PG. 498)

60' ROAD & DRAINAGE EASEMENT
(O.R.B. 3162, PG. 498)

LEGEND/ABBREVIATIONS:

CB – CHORD BEARING
CD – CHORD DISTANCE
P.B. – PLAT BOOK
O.R.B. – OFFICIAL RECORD BOOK
PG(S). – PAGE(S)
AVE – AVENUE
℄ – CENTERLINE
E – EASTING (WHEN USED WITH COORDINATES)
LBE – LANDSCAPE BUFFER EASEMENT
N – NORTHING (WHEN USED WITH COORDINATES)
U.E. – UTILITY EASEMENT
LB – LICENSED BUSINESS
NAD – NORTH AMERICAN DATUM
PRM – PERMANENT REFERENCE MONUMENT
R/W – RIGHT–OF–WAY
15–42–41 – SECTION 15, TOWNSHIP 42 SOUTH, RANGE 41 EAST
■PRM – DENOTES PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "C&W PRM LB3591" UNLESS OTHERWISE NOTED
⊙PRM – DENOTES PERMANENT REFERENCE MONUMENT SET PARKER KALON (PK) NAIL AND DISK STAMPED "PRM LB3591"
● – DENOTES SET 5/8 INCH IRON ROD AND CAP LB3591
⋈ – 1/4 SECTION CORNER
✠ – SECTION CORNER

MATCHLINE SHEET 3