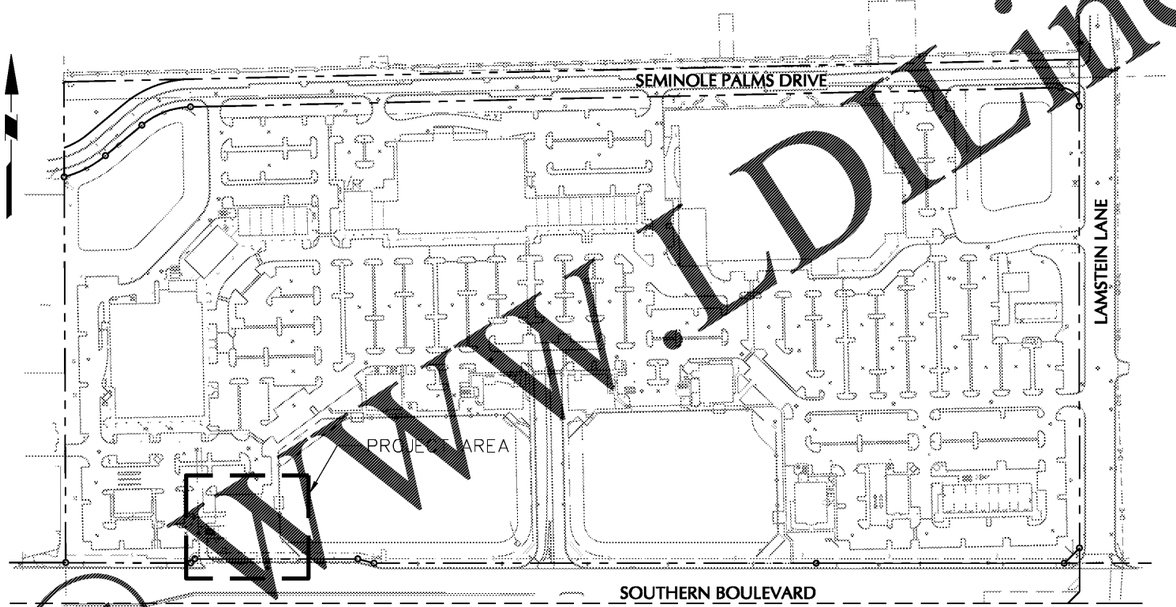
SOUTHERN PALM CROSSING

11051 SOUTHERN BLVD., ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

SECTION 35, TOWNSHIP 43S, RANGE 41E

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
GI101	COVER SHEET
GI001	GENERAL NOTES
SP100	OVERALL SITE PLAN
SP101	PARTIAL SITE PLAN
CG101	GRADING AND DRAINAGE PLAN
CU101	WATER AND SEWER PLAN
CU501	PBCWUD UTILITY DETAILS
CU502	PBCWUD UTILITY DETAILS
CE101	SOIL EROSION & SEDIMENT CONTROL PLAN



VICINITY MAP
1" = 150'

LEGAL DESCRIPTION:
TRACT "A" OF SOUTHERN PALM CROSSING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGES 185 THRU 188 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LESS AND EXCEPT THE FOLLOWING PARCEL CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN OFFICIAL RECORDS BOOK [illegible], PAGE 1637 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY.

A PORTION OF TRACT "A", SOUTHERN PALM CROSSING ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGE 185 THROUGH 188 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE SOUTH 88°17'03" EAST, ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 270.02 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 46°34'56" EAST, A DISTANCE OF 12.74 FEET; THENCE SOUTH 88°25'04" EAST, A DISTANCE OF 351.98 FEET; THENCE SOUTH 73°54'36" EAST, A DISTANCE OF 36.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "A"; THENCE NORTH 88°27'53" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 252.22 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 88°17'03" WEST, A DISTANCE OF 308.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 49.95 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SAID PLAT, SAID LINE BEARING NORTH 01°19'16" EAST AND ALL OTHER BEARINGS BEING RELATIVE THERETO.

Original Plans @ WWW.DLine.com

Date	Description	No.
REVISIONS		

SIGNATURE DATE SIGNED
MICHAEL CARR
PROFESSIONAL ENGINEER FL Lic. No. 72424

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Langan International LLC
Collectively known as Langan
FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project
SOUTHERN PALM CROSSING
VILLAGE OF ROYAL PALM BEACH
PALM BEACH FLORIDA

Drawing Title
COVER SHEET

Project No.	Drawing No.
330025601	GI101
Date: 6/19/2017	
Scale: AS SHOWN	
Drawn By: CM / Checked By: JR	

LANGAN
SUBMISSION DATE: 05/29/2018
PROJECT NO. 330025601

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Filename: \\langan.com\data\F TL\data\330025601\Cadd Data - 330025601\Sheet Files\Site Plan\330025601-GI001-0101.dwg Date: 6/20/2018 Time: 15:06 User: mblance Style Table: Langan.stb Layout: 330025601-CS101-0101