CANYON ISLES PRESERVE PLAT TWO

(A.K.A. DUBOIS/ACME DAIRY PRESERVE)

A PARCEL OF LAND IN SECTIONS 5 & 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACTS 66-95 AND 98-120, BLOCK 63 PALM BEACH FARMS Co. PLAT No. 3, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 5 OF 5 MARCH, 2005

THIS INSTRUMENT WAS PREPARED BY
JOHN E. PHILLIPS III, P.S.M. 4826
BROWN & PHILLIPS, INC.
CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PARKWAY, SUITE 305
WEST PALM BEACH, FLORIDA 33407
561-615-3988, 615-3986 FAX

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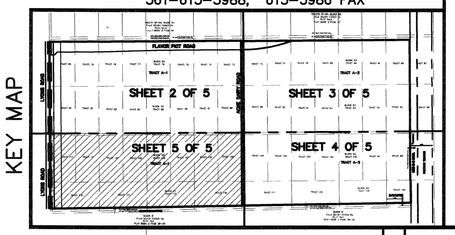
ABBREVIATION LEGEND:
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
PRM – PERMANENT REFERENCE MONUMENT
□ – PERMANENT REFERENCE MONUMENT "LB6473" SET
O – MONUMENT, 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP TO BE SET
U.E. – UTILITY EASEMENT
D.E. – DRAINAGE EASEMENT
L.A.E. – LIMITED ACCESS EASEMENT
R/W – RIGHT-OF-WAY
℄ – CENTERLINE
L.W.D.D. – LAKE WORTH DRAINAGE DISTRICT
R/W – RIGHT-OF-WAY
ORB – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
D.B. – DEED BOOK
FND. – FOUND
CONC.– CONCRETE
(P) – PLAT BEARING OR DISTANCE
(M) – MEASURED BEARING OR DISTANCE
(C) – CALCULATED BEARING OR DISTANCE
(D) – DEEDED BEARING OR DISTANCE
PBCo – PALM BEACH COUNTY

N

0 20 50 100 200 300

SCALE: 1" = 100'

KEY MAP



TRACT 81 TRACT 82 TRACT 83 TRACT 84 BLOCK 63 TRACT 85 TRACT 86 TRACT 87 TRACT 88 TRACT 89

MATCHLINE – SEE SHEET 2 OF 5

30' ROAD (PLAT BOOK 2 PAGE 45)

LYONS ROAD – 1343.46' N00°23'30"W

(2.896 ACRES) TRACT B

1348.89' (Tract B) N00°23'30"W 1329.15' (Tract A-4)

10' U.E. & L.A.E.

S00°23'30"E 1327.06'

TRACT 112 TRACT 111 TRACT 110 TRACT 109 BLOCK 63 TRACT 108 TRACT 107 TRACT 106 TRACT 105 TRACT 104

ACME DAIRY ROAD

2315.87'(OVERALL) S00°23'29"E 2151.87' (TRACT A-1)

2152.36' (TRACT A-2) N00°23'29"W 2313.56'(OVERALL)

30' ROAD (PLAT BOOK 2 PAGE 45)

MATCHLINE – SEE SHEET 4 OF 5

TRACT A-1
(126.47 ACRES)

2343.46'(OVERALL) 25' ROAD (PLAT BOOK 2, PAGE 45) 25' ROAD (PLAT BOOK 2, PAGE 45)

55' 55'

1000.00'

2159.46'(Tract B) N00°23'30"W

100' LYONS ROAD RURAL PARKWAY TRACT A-4 (OFFICIAL RECORD BOOK 18109, PAGE 490) (4.986 ACRES)

100'

10' U.E. & L.A.E.

TRACT 113 TRACT 114 BLOCK 63 TRACT 115 TRACT 116 TRACT 117

EXHIBIT "B-2" ORB 18109, PAGE 436 and L.W.D.D. EASEMENT ORB 17980, PAGE 673 (2.258 ACRES)

60' LWDD REQUIRED R/W TRACTS 113-120 (ORB 1732, PAGE 612)

N 782378.7177 E 922975.8776

2610.19' (TRACT A-1)

1300.00'

EXHIBIT "B-2" ORB 18109, PAGE 436 and L.W.D.D. EASEMENT ORB 17980, PAGE 673 (2.258 ACRES)

N 782401.0655 E 924275.6855

N 782401.5813 E 924305.6827

N87°43'44"E 795.39'

55.00' 100.01' S89°00'54"W PLAT LIMIT

1310.19'

40.26'

S89°00'54"W 2665.19'

N18°42'55"W 16.41'

19.74' 60

PALM BEACH FARMS TRACT LINE

25' ROAD (PLAT BOOK 2, PAGE 45) and LWDD R/W (ORB 1585 PAGE 505)

L.W.D.D. CANAL L-30

N 782323.7280 E 920816.1110 ADR BRASS DISK IN CONCRETE MONUMENT STAMPED "PBF 66"

N 782355.2490 E 921610.8777

LWDD – CHANCERY CASE No.407 SOUTH 40.26' OF TRACTS 113-120 (ORB 6495 PAGE 761)

N 782385.5230 E 924280.9510 PBC BRASS DISK IN CONCRETE MONUMENT STAMPED "BARN"

BLOCK 8
PALM BEACH FARMS Co.
PLAT No.1
PLAT BOOK 2 PAGE 26-29

SUBDIVISION Canyon Isles Preserve Plat Two
PAGE 156
FLOOD MAP # 200A
ZONING PDD
ZIP CODE 33437
SE
TAX 754
PUD NAME
BOOK 104
FLOOD ZONE B
QUAD # 51

PROJECT No. 04-003R.02