

EMERALD LAKE TOWNHOMES

BEING A REPLAT OF A PORTION OF EMERALD LAKE
 A PLANNED UNIT DEVELOPMENT, CONGRESS LAKES P.U.D.
 RECORDED IN PLAT BOOK 94, PAGES 80 THROUGH 82,
 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST
 PALM BEACH COUNTY, FLORIDA
 JANUARY 2005 SHEET 7 OF 8

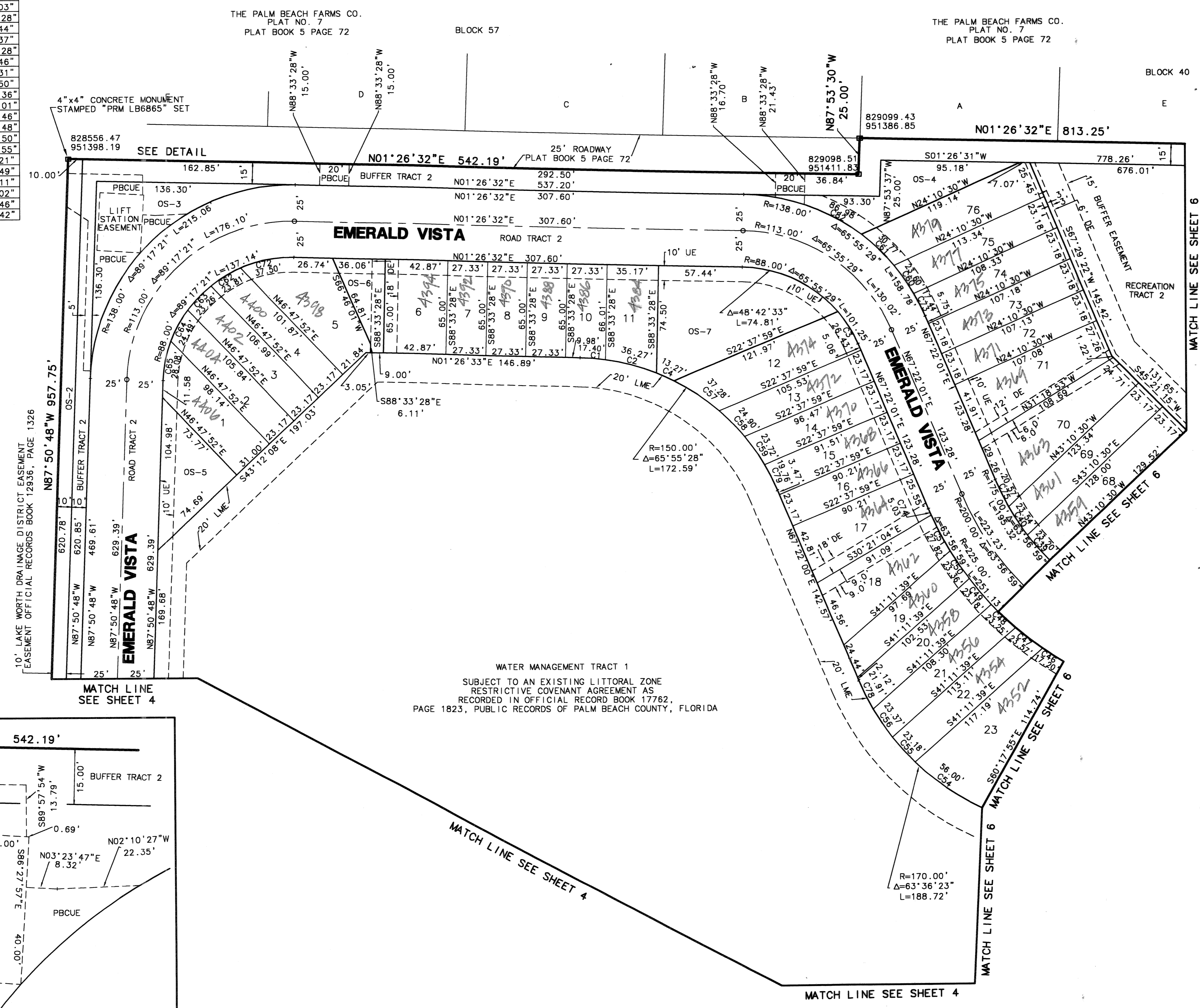
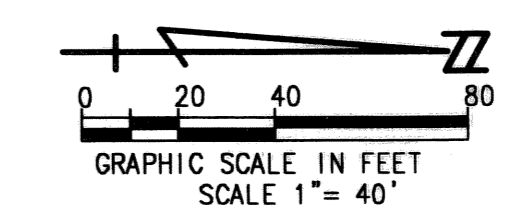
75

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
 RECORD _____ DAY OF _____
 AD, 2005 AND DULY RECORDED
 IN PLAT BOOK _____ ON PAGES
 _____ AND _____
 SHARON R. BECK
 SORORITY H. WILKIN, CLERK
 BY: _____, D.C.

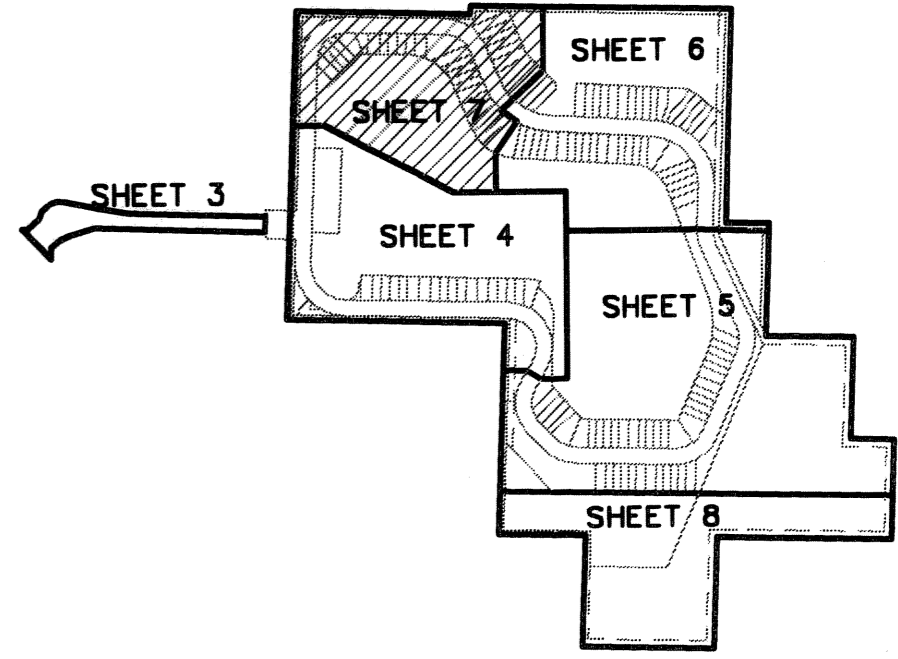
CIRCUIT COURT SEAL

CURVE TABLE			
CURVE	LENGTH	RADIUS	Δ ANGLE
C1	17.40	150.00	6°38'41"
C2	36.27	150.00	13°51'12"
C3	26.44	88.00	17°12'56"
C4	13.27	150.00	5°04'03"
C39	23.20	175.00	7°35'48"
C40	23.54	175.00	7°42'24"
C46	17.20	225.00	4°22'49"
C47	23.57	225.00	6°00'08"
C48	23.25	225.00	5°55'16"
C49	23.18	225.00	5°54'12"
C50	23.36	225.00	5°56'57"
C51	27.82	225.00	7°05'03"
C54	56.00	170.00	18°52'28"
C55	23.18	170.00	7°48'44"
C56	23.37	170.00	7°52'37"
C57	37.28	150.00	14°14'28"
C58	24.90	150.00	9°30'46"
C59	23.72	150.00	9°03'31"
C60	23.60	138.00	9°47'50"
C61	30.77	138.00	12°46'36"
C62	23.81	88.00	15°30'01"
C63	23.26	88.00	15°08'46"
C64	24.49	88.00	15°56'48"
C65	28.08	88.00	18°16'50"
C72	37.50	88.00	24°24'55"
C73	17.44	138.00	7°14'21"
C74	5.03	225.00	1°16'49"
C75	20.57	175.00	6°44'11"
C78	21.91	170.00	7°23'02"
C79	19.76	150.00	7°32'46"
C82	86.98	138.00	36°06'42"



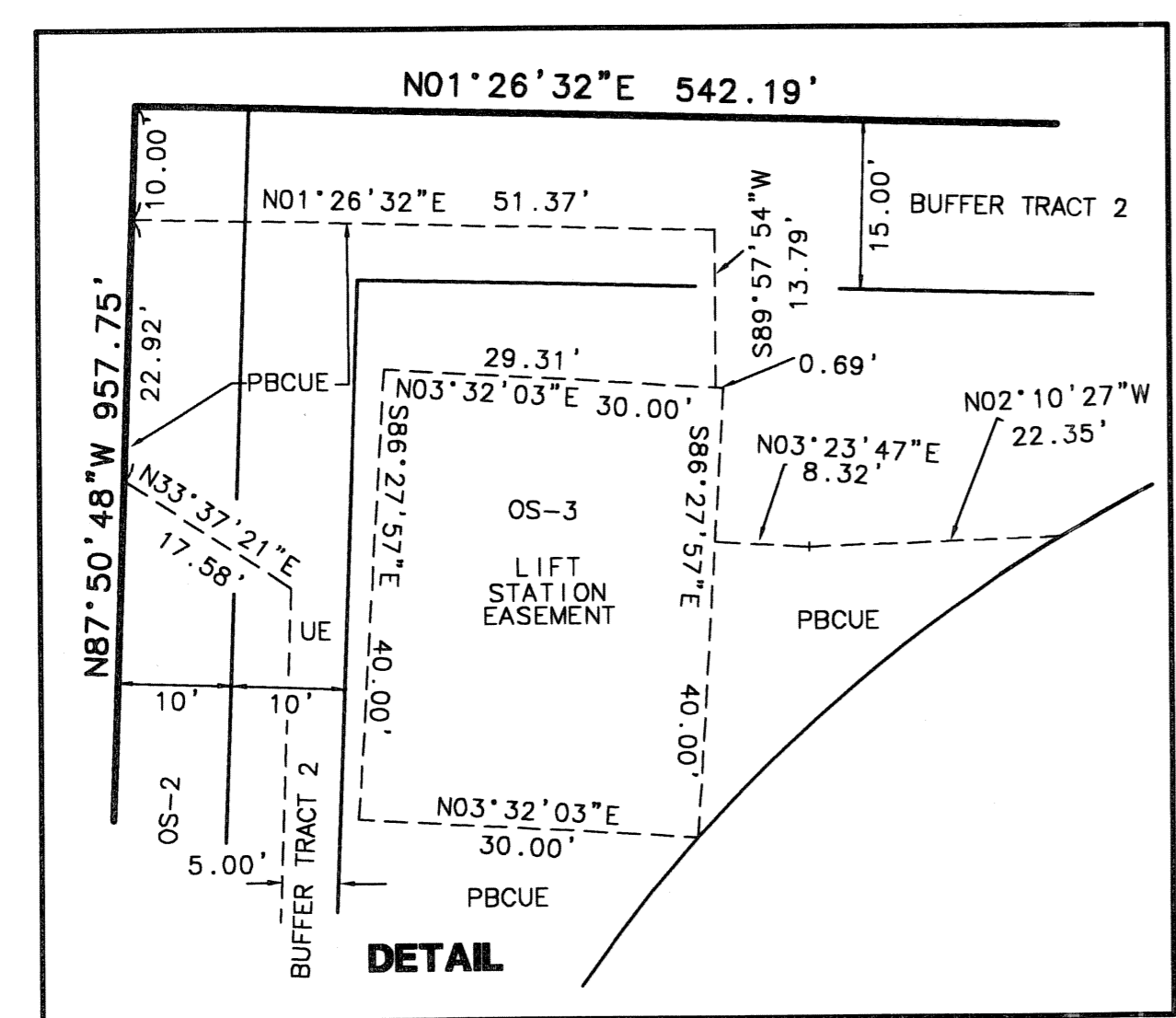
- SURVEYOR'S NOTES**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO EMERALD LAKE, PLAT BOOK 94, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RESULTING IN A BEARING OF NORTH 87°55'32" WEST ALONG THE SOUTH LINE OF THE CONSERVATION TRACT AS SAME IS SHOWN THEREON.
 - THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT, BASED ON THE GEODETIC CONTROL ESTABLISHED AND ACCEPTED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000041774 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).
 - NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
 - IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
 - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - ALL LINES INTERSECTING CURVES ARE NON RADIAL UNLESS OTHERWISE NOTED.
 - THE LIFT STATION EASEMENT, THE 20 FOOT WIDE DRAINAGE EASEMENT, THE 20 FOOT WIDE DRAINAGE EASEMENT AND LAKE MAINTENANCE ACCESS EASEMENT, THE 30 FOOT WIDE UTILITY EASEMENT AND LAKE MAINTENANCE ACCESS EASEMENT AND THE 30 FOOT WIDE UTILITY EASEMENT ACCORDING TO EMERALD LAKE, PLAT BOOK 94, PAGES 80 THROUGH 82, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WERE ABANDONED IN OFFICIAL RECORDS BOOK 18641, PAGE 1093, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- LEGEND**
- DENOTES 4"x4" CONCRETE MONUMENT STAMPED "PRM ADAIR & BRADY RLS 3542" FOUND
 - DENOTES PERMANENT CONTROL POINT STAMPED PCP LB6865
 - Δ DENOTES DELTA ANGLE
 - R CURVE RADIUS LENGTH
 - L CURVE ARC LENGTH
 - LME LAKE MAINTENANCE EASEMENT
 - LMAE LAKE MAINTENANCE ACCESS EASEMENT
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - (EMERALD LAKE) EMERALD LAKE, PLAT BOOK 94, PAGE 80 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 - LAE LIMITED ACCESS EASEMENT
 - PBCUE PALM BEACH COUNTY UTILITY EASEMENT
 - 23.01' SUB-ARC LENGTH/CURVE NUMBER
 - C3
 - (14981/1304) OFFICIAL RECORDS BOOK/PAGE



SHEET KEY
 NOT TO SCALE

THIS INSTRUMENT WAS PREPARED BY
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 ROYAL PALM BEACH, FL 33411
 (561) 602-8160



PAGE _____ FLOOD MAP # _____
 ZONING _____
 ZIP CODE _____

SUBDIVISION _____
 BOOK _____
 FLOOD ZONE _____
 QUAD # _____
 SE _____
 TAZ _____
 PUD NAME _____