PORTOSOL REPLAT NO. 3

LYING IN SECTION 24, TOWNSHIP 43 SOUTH RANGE 41 EAST,
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.
BEING A REPLAT OF PHASE - B2, PORTOSOL REPLAT NO. 2, AS RECORDED IN PLAT BOOK 115,
PAGES 127 THROUGH 132, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
AUGUST 20, 2012

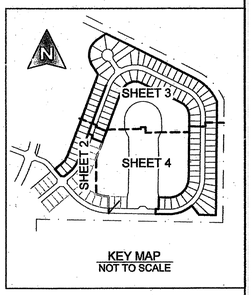
104

COUNTY OF PALM BEACH)
) SS
STATE OF FLORIDA)

THIS PLAT WAS FILED FOR RECORD AT _____ M. THIS _____ DAY OF _____ 2012, AND DULY RECORDED IN PLAT BOOK NO. _____, ON PAGE _____ THRU _____

SHARON R. BOCK,
CLERK AND COMPTROLLER

BY: _____, D.C.



KEY MAP
NOT TO SCALE

MATCH LINE-SEE SHEET 3

MATCH LINE SEE SHEET 2

S21°00'00"W 530.00' (TOTAL)

20' LME PER PB 110, PAGES 37-48

WATER MANAGEMENT TRACT No. 6
PORTOSOL
PER PB 110, PAGES 37-48
NOT INCLUDED

PHASE - B3
PORTOSOL REPLAT NO. 2
PER PB 110, PAGES 37-48
NOT INCLUDED

WATER MANAGEMENT TRACT No. 6
PORTOSOL
PER PB 110, PAGES 37-48
NOT INCLUDED

MATCH LINE-SEE SHEET 3

S89°19'26"E 120.00'

691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707

N00°40'34"E 595.00' (TOTAL)

LIMITS OF PLAT

BELLAROSA CIRCLE

N00°40'34"E 638.24' (TOTAL)

648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663

N89°19'26"W 120.00'

LIMITS OF PLAT

S00°40'34"W 1175.24' (TOTAL)

EAST BOUNDARY OF PORTOSOL, AS RECORDED IN PLAT BOOK 110, PAGES 37 THROUGH 48 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

TRACT B-3
PORTOSOL
PER PB 110, PAGES 37-48
NOT INCLUDED

S 00°40'34"W 1267.34 (TOTAL)

MATCH LINE-SEE SHEET 2

PORTOSOL
PB 110, PG 37-48
NOT INCLUDED

340 339 338

10' UE

S88°47'21"E 50.00'

N46°12'39"E 35.36'

S01°12'39"W 50.00'

S43°47'21"E 35.36'

10' UE PER PB 115, PAGES 127-132

115.00' 304.88' 354.88'

BELLAROSA CIRCLE
PB 115, PG 127-132

S88°47'21"E 489.88'

N88°47'21"W 489.88'

157.12'

SOUTH RIGHT-OF-WAY LINE

20' DE PER PB 110, PAGES 37-48

SOUTH BOUNDARY OF PORTOSOL, AS RECORDED IN PLAT BOOK 110, PAGES 37 THROUGH 48 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

S88°47'21"E 30.00'

N01°12'39"E 120.00'

S88°47'21"E 65.00'

S89°57'04"E 63.14'

N05°33'57"E 61.34'

N39°55'30"E 64.08'

N75°46'33"E 60.64'

N58°30'30"E 64.08'

N23°07'30"E 60.71'

S01°12'39"W 50.00'

S88°47'21"E 131.00'

N88°47'21"W 131.00'

LIMITS OF PLAT

R=577.00' L=267.43' D=40°38'39"

N39°26'00"W 119.86' (RADIAL)

N88°47'21"W 176.91'

TRACT B-3
PORTOSOL
PER PB 110, PAGES 37-48
NOT INCLUDED

20' P.B.C.U.E. (PER OFFICIAL RECORD BOOK 21861, PAGE 0017)

N 88°47'21"W 1949.50' (TOTAL)

LEGEND:

D =	DELTA (CENTRAL ANGLE)
L =	LENGTH
R =	RADIUS
CB =	CHORD BEARING
CD =	CHORD DISTANCE
PSM =	PROFESSIONAL SURVEYOR AND MAPPER
PLS =	PROFESSIONAL LAND SURVEYOR
PRM =	PERMANENT REFERENCE MONUMENT
PCP =	PERMANENT CONTROL POINT
LAE =	LIMITED ACCESS EASEMENT
LME =	LAKE MAINTENANCE EASEMENT
MREE =	MAINTENANCE ROOF AND EAVES EASEMENT
UE =	UTILITY EASEMENT
DE =	DRAINAGE EASEMENT
OS =	OPEN SPACE
WMT =	WATER MANAGEMENT TRACT
(R) =	RADIAL
(NR) =	NON-RADIAL
PB =	PLAT BOOK
ORB =	OFFICIAL RECORD BOOK
PG =	PAGE
P.B.C.U.E. =	PALM BEACH COUNTY UTILITY EASEMENT
P.K. =	PARKER KALON
SF =	SINGLE FAMILY
■ =	FOUND 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "PRM LB 4318"
⊙ =	SET 1/2" IRON ROD WITH ALUMINUM DISK STAMPED "SCHORAH AND ASSOCIATES PRM LB#2438"
● =	FOUND P.K. NAIL WITH DISK STAMPED "PCP LB 4318"
○ =	SET P.K. NAIL WITH DISK STAMPED "PCP LB#2438"

GRAPHIC SCALE
0 25 50 100 150
(IN FEET)
1 inch = 50 ft.

SHEET 4 OF 4

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

PORTOSOL REPLAT NO. 3

Z:\MINTO\PORTO SOL\1428_REPLAT_NO3.dwg, 11/30/2012 2:01:57 PM, bbloport