

43/65

DEERHURST LAKES PHASE ONE

A REPLAT OF A PORTION OF BOCA DEL MAR NO. 7, AS RECORDED IN PLAT BOOK 30, PAGES 210-217
A PORTION OF SECTIONS 34 & 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
P.U.D.

SHEET 3 OF 3 SHEETS

PHASE ONE
P.U.D. STATISTICS

ACREAGE = 6.253

UNITS = 40

DENSITY = 6.4 UNITS PER ACRE

TYPE OF UNIT: CONDOMINIUM

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DESCRIPTION

A portion of Tract 73 of BOCA DEL MAR NO. 7, according to the Plat thereof, as recorded in Plat Book 30, Pages 210 thru 217, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

COMMENCING at the centerline intersection of Southwest 18th Street and Palm D'Oro Road as shown on said plat BOCA DEL MAR NO. 7; thence North 00°23'05" West, a distance of 638.00 feet, the last described course being further described as the centerline of said Palm D'Oro Road; thence North 89°36'55" East a distance of 40.00 feet to a point on the arc of a circular curve to the right whose radius point bears North 89°36'55" East from the last described point; thence Northeasterly along the arc of said curve, having a radius of 505.67 feet, an arc distance of 469.42 feet to the POINT OF BEGINNING of this description; thence continue Northeasterly along the arc of said curve, having a radius of 505.67 feet, an arc distance of 215.02 feet to the Point of Tangency; thence North 77°10'00" East, a distance of 298.22 feet to a point of curvature of a circular curve to the left; thence Easterly along the arc of said curve, having a radius of 560.87 feet, an arc distance of 31.24 feet; the last four described courses being further described as being the Southerly right-of-way line of said Palm D'Oro Road; thence South 57°52'17" East, a distance of 82.88 feet to the arc of a circular curve to the left whose radius point bears South 62°06'29" East from the last described point; thence Southwesterly and Southerly along the arc of said curve, having a radius of 203.00 feet, an arc distance of 148.48 feet to a point of curvature of a circular curve to the left; thence Southerly and Southeasterly along the arc of said curve, having a radius of 328.00 feet, an arc distance of 197.46 feet; thence South 44°50'00" West, a distance of 146.84 feet; thence North 45°10'00" West, a distance of 67.00 feet; thence North 65°00'00" West, a distance of 81.83 feet; thence North 03°00'00" East, a distance of 100.70 feet to a point on the arc of a circular curve to the left whose radius point bears South 22°47'06" East from the last described point; thence Southwesterly along the arc of said curve, having a radius of 249.25 feet, an arc distance of 40.09 feet to the Point of Tangency; thence South 58°00'00" West, a distance of 41.49 feet to a point of curvature of a circular curve to the right; thence Southwesterly and Westerly along the arc of said curve, having a radius of 108.18 feet, an arc distance of 58.53 feet to the Point of Tangency; thence South 89°00'00" West, a distance of 71.45 feet to a point of curvature of a circular curve to the right; thence Northwesterly along the arc of said curve, having a radius of 49.32 feet, an arc distance of 39.43 feet to the Point of Tangency; thence North 45°12'04" West, a distance of 77.98 feet; thence North 16°38'00" West, a distance of 184.17 feet; thence North 33°54'30" West, a distance of 203.58 feet to the POINT OF BEGINNING. This Plat contains 6.253 ACRES more or less.

Said lands situate, lying and being in Palm Beach County, Florida.

Subject to all easements, reservations, and rights-of-way of record.

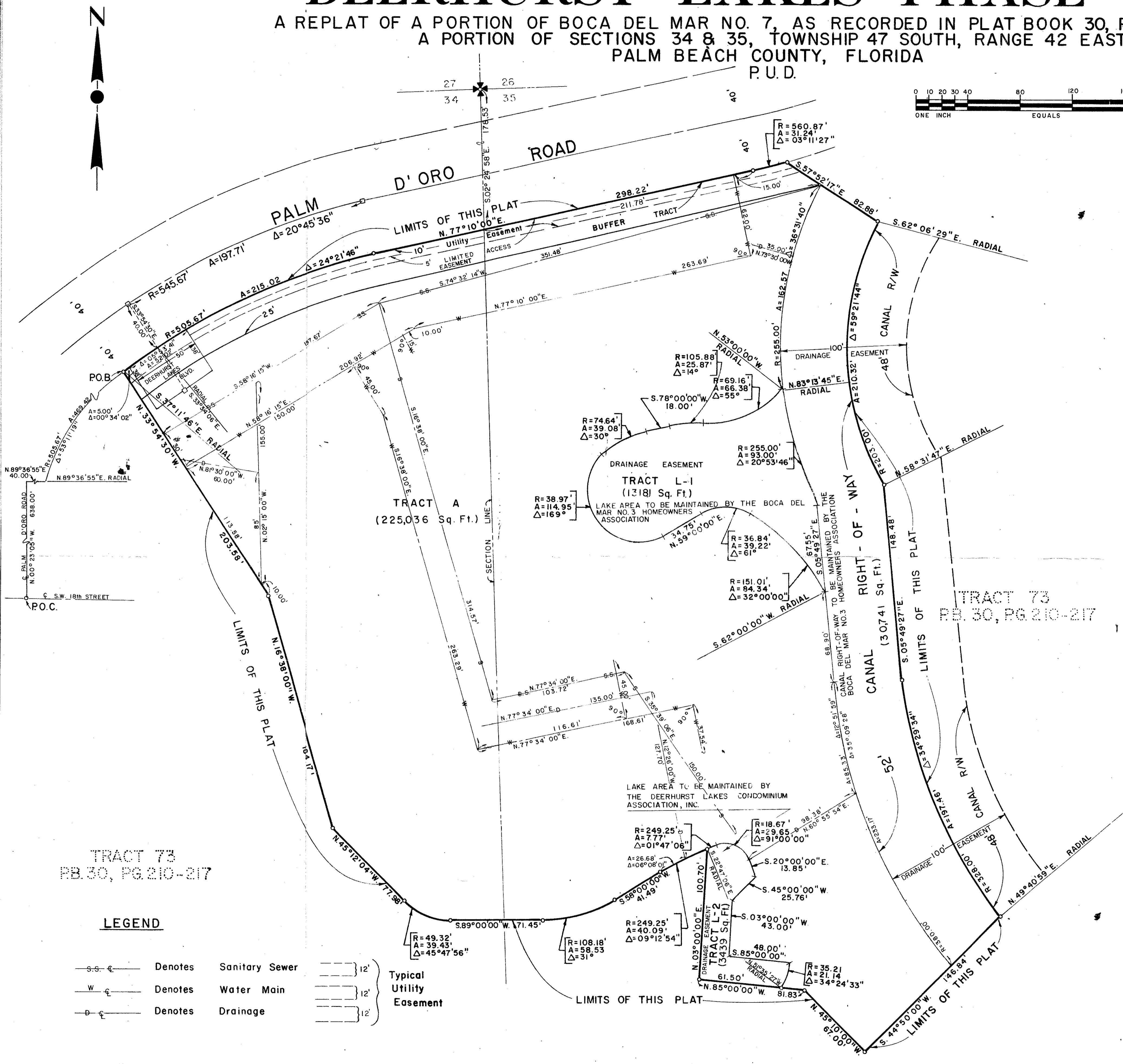
SURVEYOR'S NOTES:

◦ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT
□ INDICATES (P.C.P.) PERMANENT CONTROL POINT
BEARINGS SHOWN HEREON ARE REFERENCED TO INFORMATION SHOWN ON THE PLAT OF BOCA DEL MAR NO.7 (P.B. 30, PG. 210 THRU 217)

THERE WILL BE NO BUILDINGS, TREES OR SHRUBS PLACED ON EASEMENTS.

0205-317

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TRACT 73
P.B. 30, PG. 210-217

LEGEND

- S-S-€ Denotes Sanitary Sewer
- W-€ Denotes Water Main
- D-€ Denotes Drainage
- 12' --- Typical Utility Easement