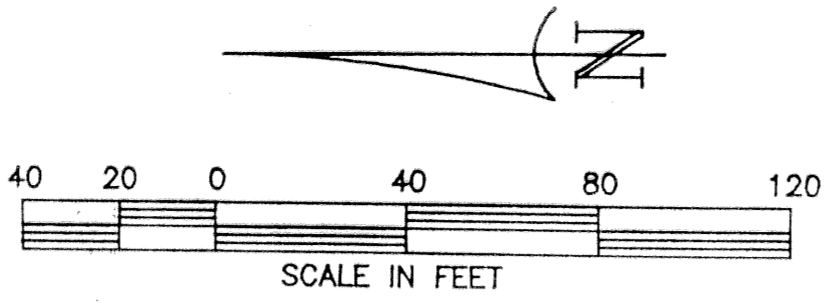


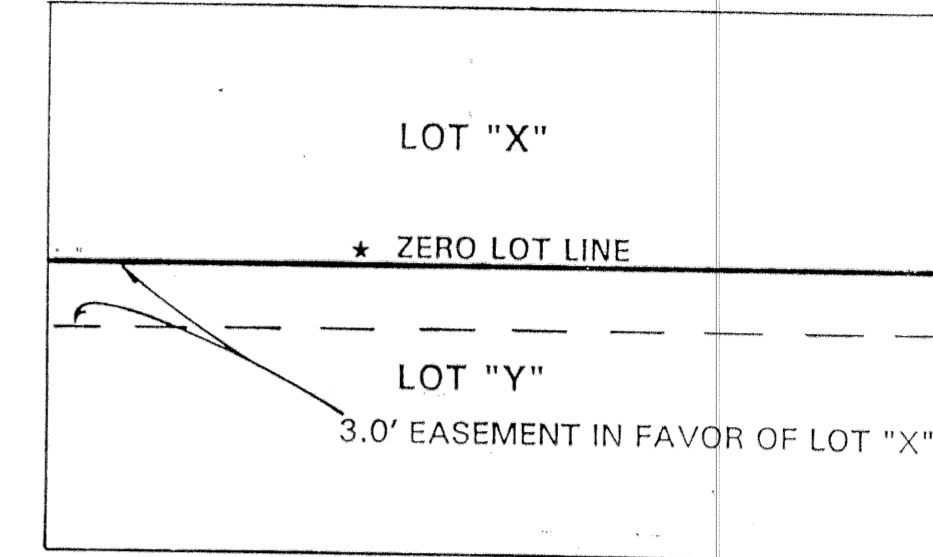
25' WATER MANAGEMENT MAINTENANCE EASEMENT
PER OFFICIAL RECORDS BOOK 4945, PAGE 0071



TRACT 109 PER P.B. 44, PAGES 1-19

NOTE: AN EASEMENT, 3 FEET IN WIDTH, EXISTS ON EACH LOT OVER THE AREA ADJACENT TO AND CONTIGUOUS WITH THE ZERO LOT LINE OF THE ADJOINING LOT. THIS EASEMENT IS FOR ENCROACHMENT MAINTENANCE AND INGRESS-EGRESS PURPOSES AND IS IN FAVOR OF THE ADJOINING LOT.
SEE "EXAMPLE DETAIL FOR ZERO LOT LINE EASEMENT"

EXAMPLE DETAIL FOR ZERO LOT LINE EASEMENT
(NOT TO SCALE)

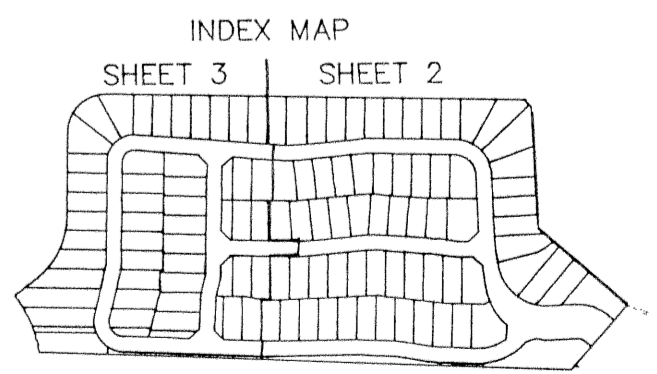


A PLAT OF
THE CLASSICS AT BEAR LAKES
BEING A REPLAT OF PART OF TRACTS "JJ" AND "KK" OF THE VILLAGES OF PALM BEACH LAKES PLAT NO. 2, AS RECORDED IN PLAT BOOK 44, PAGES 1 THROUGH 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST AND SECTION 18, TOWNSHIP 43 SOUTH, RANGE 43 EAST CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

APRIL 1994 SHEET 2 OF 3

LEGEND

- PERMANENT REFERENCE MONUMENTS (P.R.M.'s) ARE DESIGNATED THUS: ■
- PERMANENT CONTROL POINTS (P.C.P.'s) ARE DESIGNATED THUS: ●
- U.E. DESIGNATES UTILITY EASEMENT.
- D.E. DESIGNATES DRAINAGE EASEMENT.
- L.A.E. DESIGNATES LIMITED ACCESS EASEMENT.
- (R) DESIGNATES RADIAL.
- W.M.T. DESIGNATES WATER MANAGEMENT TRACT.
- P.O.B. DESIGNATES POINT OF BEGINNING.
- P.O.C. DESIGNATES POINT OF COMMENCEMENT.
- P.B. DESIGNATES PLAT BOOK.
- R.L.S. DESIGNATES REGISTERED LAND SURVEYOR.
- W. & S.E. DESIGNATES WATER AND SEWER EASEMENT.
- ★ DENOTES ZERO LOT LINE FOR EACH LOT.
- Δ DESIGNATES DELTA (CENTRAL ANGLE)
- R DESIGNATES RADIUS.
- A DESIGNATES ARC LENGTH.
- P.T. DESIGNATES POINT OF TANGENCY.
- P.C. DESIGNATES POINT OF CURVATURE.



SUBDIVISION #
BOOK 72
FLOOD ZONE
FLOOD MAP #
QUAD #
SE
ZIP CODE
PUD NAME C WEST PALM BEACH

732 878

PAGE 98
FLOOD MAP #
FLOOD ZONE
QUAD #
SE
ZIP CODE
PUD NAME C WEST PALM BEACH

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|--|------------|------------------------------------|--------------------------------|
| SCALE | SHOWN | NICK MILLER, INC. Surveying | DRAWN BY |
| DATE | APRIL 1994 | Planning & Development Consultants | CHK |
| THE CLASSICS AT BEAR LAKES | | | |
| 2560 RCA Blvd. • Suite 105 Palm Beach Gardens, Florida 33410 (407) 627-5200 | | | DRAWING NUMBER 93056 |