

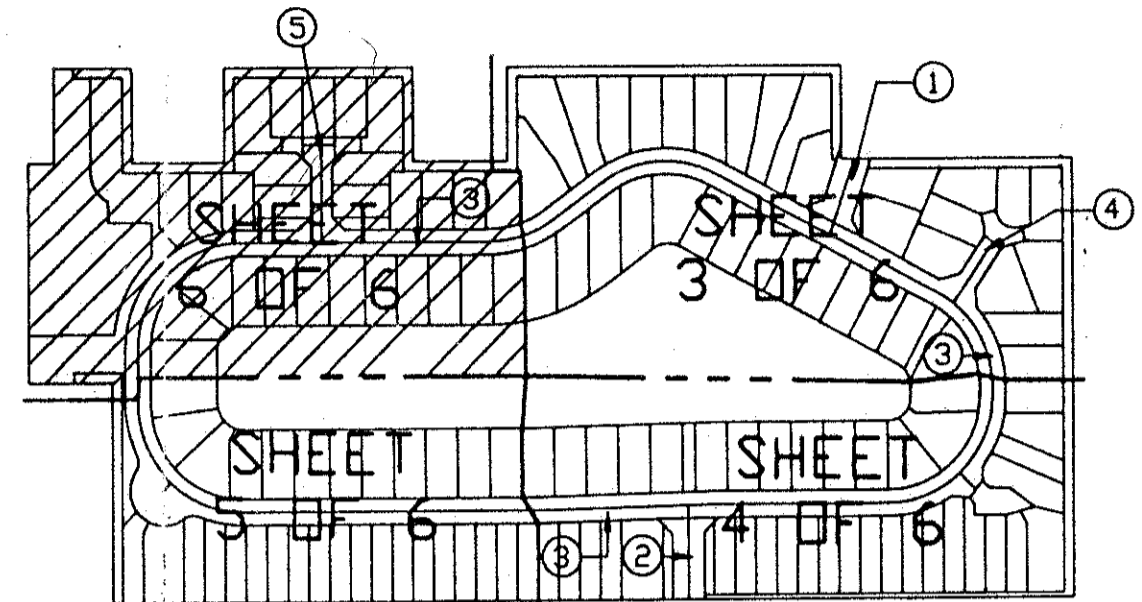
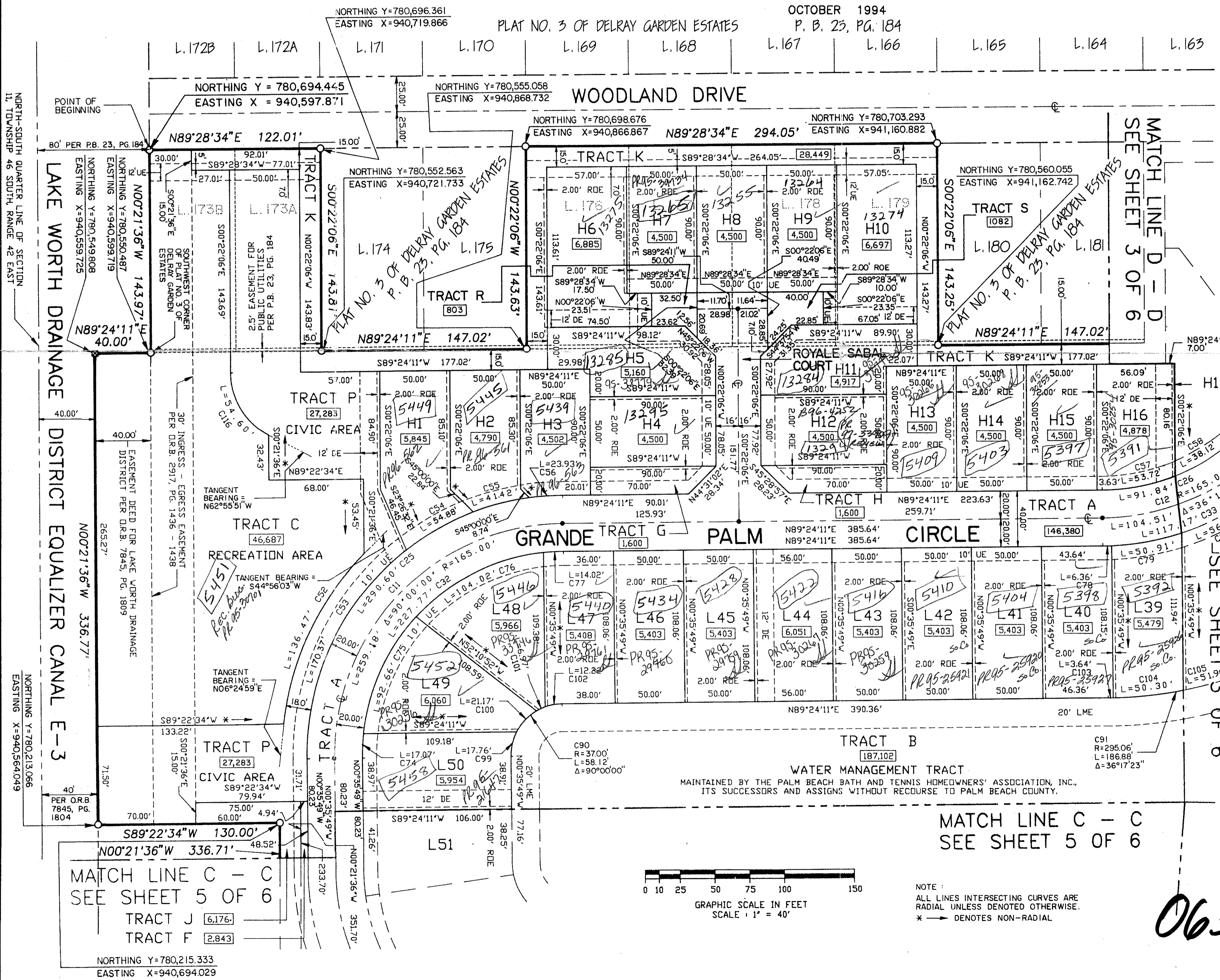
TROPICAL LAKES P. U. D. PHASE II

A PLAT OF A PORTION OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF LOTS 173A, 173B, 176, 177, 178, 179, 182, 183, 184, 185, 186, 187 AND 188 OF PLAT NO. 3 OF DELRAY GARDEN ESTATES AS RECORDED IN PLAT BOOK 23, PAGE 184 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

SHEET 6 OF 6

OCTOBER 1994 P. B. 23, PG. 184



- 1 CRESTWOOD AVENUE
- 2 VIA PALM BEACH
- 3 GRANDE PALM CIRCLE
- 4 MAJESTIC PINE COURT
- 5 ROYALE SABAL COURT

PET. 92-26A
5/13/01/K

NOTES

- LANDSCAPING IN EASEMENTS WITHIN OPEN SPACE AND BUFFER TRACTS SHALL BE IN CONFORMANCE WITH NOTE NO. 4.
- ALL PRM'S WERE SET UNLESS NOTED OTHERWISE. PRM'S (FOUND AND SET) BEAR A BRASS DISC WITH THE NUMBER 1141.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S89°20'58"W. ALONG THE NORTH LINE OF CASA DEL REY (P.U.D.) PLAT NO. 2 AS RECORDED IN PLAT BOOK 52, PAGES 188, 189 AND 190 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT PALM BEACH COUNTY ZONING REQUIREMENTS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, 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 DETERMINED BY THE USE OF RIGHTS GRANTED.
- IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS SECTIONS OR TO CHEMICALLY OR MANUALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS IN THE LITTORAL ZONE IN THE WATER MANAGEMENT TRACT EXCEPT UPON THE WRITTEN APPROVAL OF THE DIRECTOR OF ERM. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, TO MAINTAIN THE LITTORAL ZONE(S) IN PERPETUITY.

THIS INSTRUMENT WAS PREPARED BY:
JOHN A. GRANT, JR.
JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY
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LEGEND

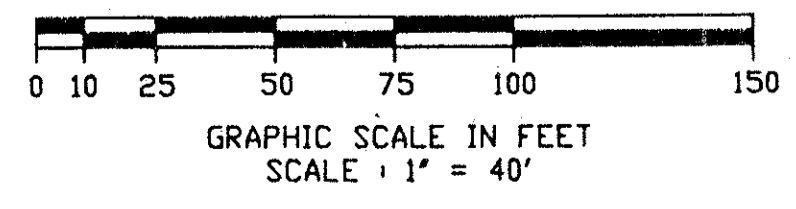
- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA OR CENTRAL ANGLE
- N NORTH
- E EAST
- S SOUTH
- W WEST
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- ECM EXISTING 2" X 2" CONCRETE MONUMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- LME LAKE MAINTENANCE EASEMENT
- LMAE LAKE MAINTENANCE ACCESS EASEMENT
- LZE LITTORAL ZONE EASEMENT
- RDE ROOF OVERHANG AND MAINTENANCE EASEMENT
- P.B. PLAT BOOK
- D.R.B. DISTRICT RECORDS BOOK
- PG. PAGE
- H6 LOT NUMBER
- 4,500 AREA OF LOT IN SQUARE FEET

SEE SHEET 4 OF 6 FOR LOCATION OF QUARTER CORNER OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C11	259.18'	90°00'00"	165.00'	165.00'	N44°24'11"E	233.35'
C12	104.51'	36°17'23"	185.00'	54.07'	N44°24'11"E	261.63'
C25	290.60'	90°00'00"	185.00'	185.00'	N44°24'11"E	261.63'
C26	91.84'	36°17'23"	145.00'	47.52'	N71°15'30"E	90.31'
C32	227.77'	90°00'00"	145.00'	145.00'	N44°24'11"E	205.06'
C33	117.17'	36°17'23"	185.00'	60.63'	N71°15'30"E	115.23'
C35	136.47'	38°31'04"	205.00'	70.92'	N63°40'31"E	123.91'
C37	170.37'	52°45'56"	185.00'	91.77'	N25°47'09"E	164.41'
C54	54.68'	16°59'50"	185.00'	27.64'	N60°40'02"E	54.68'
C55	41.42'	12°49'37"	185.00'	20.80'	N75°34'45"E	41.33'
C56	53.72'	07°24'37"	185.00'	11.98'	N85°41'52"E	23.91'
C57	53.72'	21°13'34"	145.00'	27.17'	N78°47'24"E	53.41'
C58	38.12'	15°03'49"	145.00'	19.17'	N60°38'43"E	38.01'
C74	17.07'	06°44'37"	145.00'	8.54'	N02°46'29"E	17.06'
C75	92.66'	36°36'48"	145.00'	47.97'	N24°27'11"E	91.09'
C76	104.02'	41°05'10"	145.00'	54.36'	N63°18'40"E	101.80'
C77	14.02'	05°32'55"	145.00'	7.02'	N86°37'58"E	14.02'
C78	6.36'	01°58'13"	185.00'	3.18'	N88°25'04"E	6.36'
C79	50.91'	15°46'01"	185.00'	25.62'	N79°32'57"E	50.75'
C80	56.04'	17°21'25"	185.00'	28.24'	N62°59'15"E	55.83'
C90	58.12'	90°00'00"	37.00'	37.00'	N44°24'11"E	52.33'
C91	186.88'	36°17'23"	295.06'	96.70'	N71°15'30"E	183.77'
C99	17.76'	27°30'12"	37.00'	9.05'	N13°09'17"E	17.58'
C100	21.17'	32°46'32"	37.00'	10.88'	N43°17'39"E	21.17'
C101	6.97'	10°47'47"	37.00'	3.50'	N65°04'49"E	6.97'
C102	12.22'	19°55'23"	37.00'	6.19'	N79°52'27"E	12.22'
C103	3.64'	08°42'22"	295.06'	1.82'	N89°02'00"E	3.64'
C104	50.30'	09°46'03"	295.06'	25.21'	N83°48'47"E	50.24'
C105	51.96'	10°05'22"	295.06'	26.05'	N73°53'05"E	51.89'
C116	54.60'	62°33'45"	50.00'	30.38'	N31°38'58"W	51.92'

NOTE: ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS DENOTED OTHERWISE. * DENOTES NON-RADIAL



0635-002

TROPICAL LAKES PHASE II

75/30

BOOK 15 PAGE 30
FLOOD MAP #2052
QUAD #26
SE 72-26(A)
PLD NAME Same.
ZIP CODE 33445

TRV 462

11/24/01
JAG/ALB