

# ROYAL LAKES P.U.D.

0667-001

## 39

### SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 88°53'33" EAST ALONG THE NORTH LINE OF MAJESTIC ISLES - PLAT ONE, AS RECORDED IN PLAT BOOK 74, PAGES 86-92, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
  - IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.
  - THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
  - THERE MAY BE ADDITIONAL RESTRICTIONS OF RECORD, WHICH ARE NOT SHOWN ON THIS PLAT, THAT ARE IN THE PUBLIC RECORDS OF THIS COUNTY.
  - ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.  
(R) DENOTES RADIAL.  
(RF) DENOTES RADIAL TO FRONT LOT LINE.  
(RR) DENOTES RADIAL TO REAR LOT LINE.
  - THIS INSTRUMENT WAS PREPARED BY RICHARD A. PEDRAZA IN THE OFFICES OF ATLANTIC CARIBBEAN MAPPING, INC., 3062 JOG ROAD, GREENACRES, FLORIDA 33467.
  - COORDINATES SHOWN HEREON ARE GRID COORDINATES.  
DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)  
ZONE = FLORIDA EAST ZONE  
LINEAR UNIT = U.S. SURVEY FOOT  
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
- ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED - SCALE FACTOR = 1.0000286
- GRID DISTANCE: (GROUND DISTANCE) x (SCALE FACTOR)
- BEARING ROTATION: (PLAT TO GRID) = 00°00'24" CLOCKWISE
- EXAMPLE:  
(PLAT BEARING) = (GRID BEARING)  
N88°53'33"E = N88°53'57"E
- 794795.3817  
939284.5361

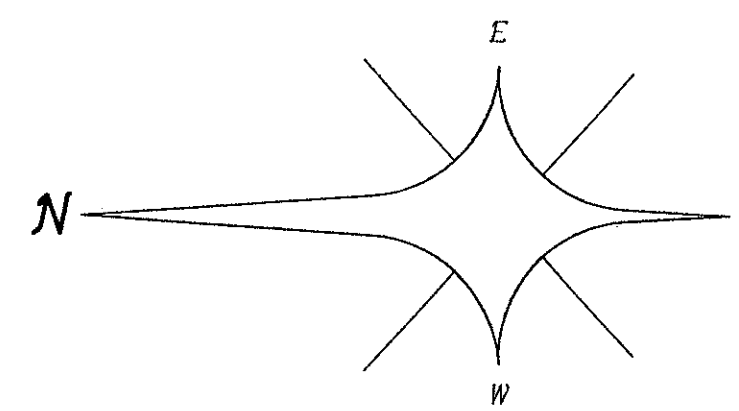
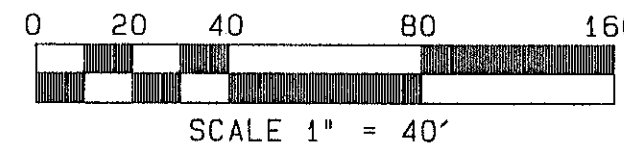
A REPLAT OF A PORTION OF TRACTS 37, 38, 39, 40, 51, 52, 57, AND 58 OF THE SUBDIVISION OF SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 5 OF 5

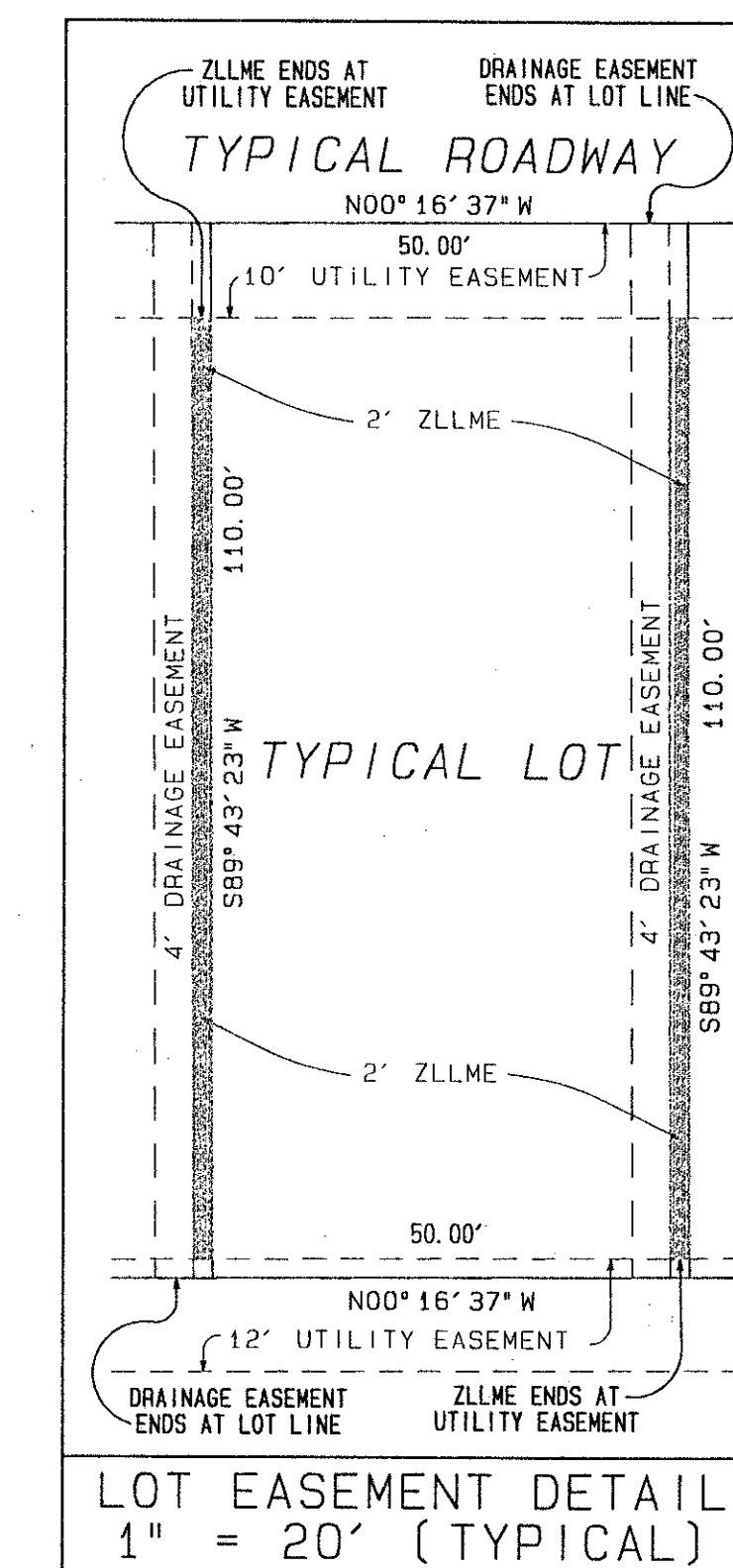
JUNE 1996

### LEGEND:

- Δ = CENTRAL ANGLE/Delta
- CH = CHORD
- DB = DEED BOOK
- DE = DRAINAGE EASEMENT
- F.P.&L. = FLORIDA POWER AND LIGHT COMPANY
- L = ARC LENGTH
- LA = LIMITED ACCESS EASEMENT
- L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- N.R. = NON-RADIAL
- NOT S. = NOT TO SCALE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.B. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R = RADIUS (RADI)
- R.F. = RADIAL TO FRONT LOT LINE
- R.R. = RADIAL TO REAR LOT LINE
- R.W. = RIGHT OF WAY
- U = UTILITY EASEMENT
- W.C. = WITNESS CORNER
- ZLLME = ZERO LOT LINE MAINTENANCE EASEMENT
- PCP = PERMANENT CONTROL POINT (PCP)
- PRM #4380 = PERMANENT REFERENCE MONUMENT (PRM)
- SET PRM #4380
- C = CENTERLINE



SUBDIVISION OF SECTION 26  
P.B. 6, PG. 26



STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH }  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ DAY OF  
\_\_\_\_\_ AD, 1996 AND  
DULY RECORDED IN PLAT BOOK  
\_\_\_\_\_ ON PAGES \_\_\_\_\_ AND  
\_\_\_\_\_.  
BY: \_\_\_\_\_ DC

**PET. 95-71  
CURRENT  
NO SCHOOLS-  
RESTR. COVENANT  
5/3/3/K**

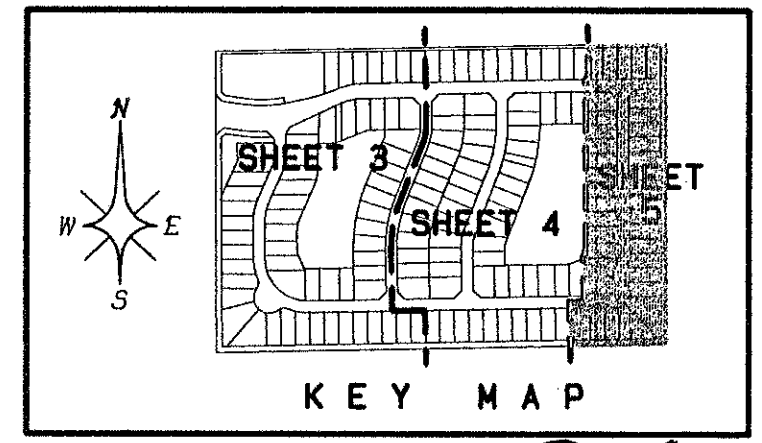
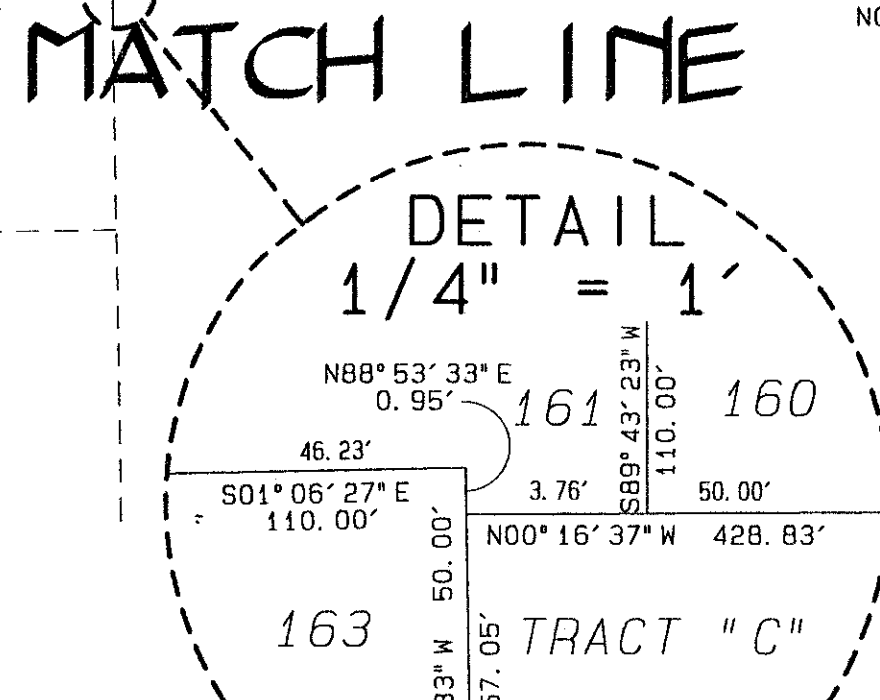
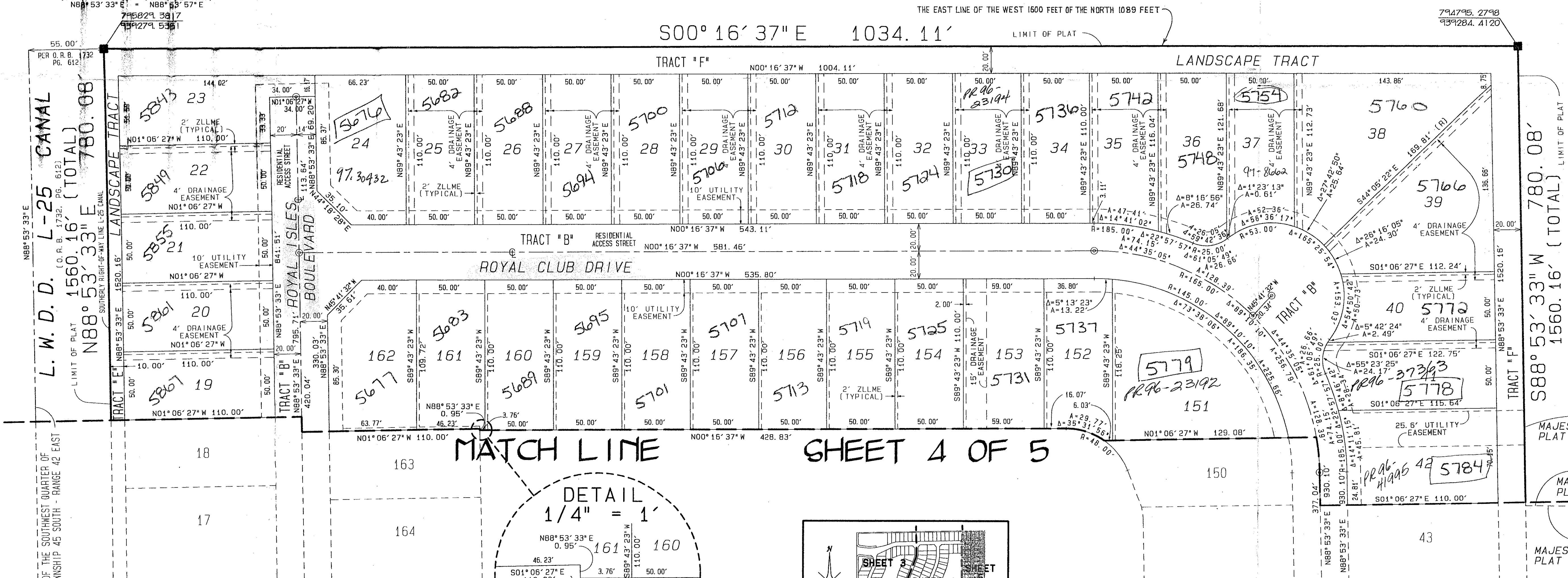
GREATER BOYNTON PLACE  
PLAT BOOK 59, PAGE 192/PLAT BOOK 60, PAGE 190

L. W. D. D. L-25 CANAL  
1560.16' (TOTAL)  
N88°53'33"E 780.08'

NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26 - TOWNSHIP 45 SOUTH - RANGE 42 EAST

SUBDIVISION # ROYAL LAKES  
BOOK 78 PAGE 39  
FLOOD MAP # 1906  
ZONING PUD  
QUAD # 35  
SE  
PUD NAME ROYAL LAKES

*Handwritten:* 1/23/96



0667-001

78/39

\* THERE MAY BE ADDITIONAL RESTRICTIONS OF RECORD WHICH ARE NOT SHOWN ON THIS PLAT \*

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