



LOCATION MAP

# CORAL LAKES IX AND XI, A P.U.D.

0614-015

94

A Replat of a portion of Tract B of the "Plat of Coral Lakes" as recorded in Plat Book 67, Pages 197 and 198 of the Public Records of Palm Beach County, Florida lying in the Southwest One-Quarter of Section 2, Township 46 South, Range 42 East, Palm Beach County, Florida

This Instrument prepared by James E. Park, P.S.M.  
Williams, Hatfield & Stoner, Inc. Engineers Planners Surveyors Environmental Scientists  
1901 South Congress Avenue, Suite 150, Boynton Beach, Florida 33426

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## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) AND PERMANENT CONTROL POINTS (P.C.P.'s), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

*James E. Park*  
JAMES E. PARK, P.S.M.  
LICENSE NO 3915  
STATE OF FLORIDA

## SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING (UNLESS OTHERWISE NOTED) BASED ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF S89°32'35"W.  
COORDINATES SHOWN ARE:  
GRID DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = U.S. SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
SCALE FACTOR = 1.0000331  
ALL DISTANCES ARE GROUND. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE  
N19°43'43"W (PLAT BEARING) = 00°24'20" COUNTERCLOCKWISE  
N20°08'03"W (GRID BEARING) = PLAT TO GRID
- ⊙ - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.), NO. 3915
  - - DENOTES PERMANENT CONTROL POINT (P.C.P.) LB-26
  - DE - DENOTES DRAINAGE EASEMENTS
  - UE - DENOTES UTILITY EASEMENT
  - LME - DENOTES LAKE MAINTENANCE EASEMENT
  - LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
  - LMDD - DENOTES LAKE WORTH DRAINAGE DISTRICT
  - R/W - DENOTES RIGHT-OF-WAY
  - ORB - DENOTES OFFICIAL RECORDS BOOK
  - D - DENOTES CENTRAL ANGLE
  - R - DENOTES RADIUS
  - L - DENOTES ARC LENGTH
  - LAE - DENOTES LIMITED ACCESS EASEMENT
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED BY SEC. 8.20.B.14 (SUPPLEMENT 1).
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.
- CURVILINEAR TRACT LINES AND EASEMENT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- PLATS AND OFFICIAL RECORD BOOKS SHOWN HEREIN ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### P.U.D. TABULAR DATA

P.U.D. TABULAR DATA	PETITION NO.
OPEN SPACE/BUFFER	10.03 ACRES
LAKES	9.54 ACRES
TOTAL AREA	29.06 ACRES
DWELLING UNITS	228
DENSITY	8 DU/AC
ZONING	AR/P.U.D.

CoralLakesIX+XI  
 86  
 36  
 963  
 2058  
 PUD  
 5344