CRYSTAL LAKE

A PORTION OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7301–A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 – (561)392–1991
SEPTEMBER – 2001

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____ M.
THIS _____ DAY OF _____ A.D. 2002 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____.

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK

SHEET 2 OF 2

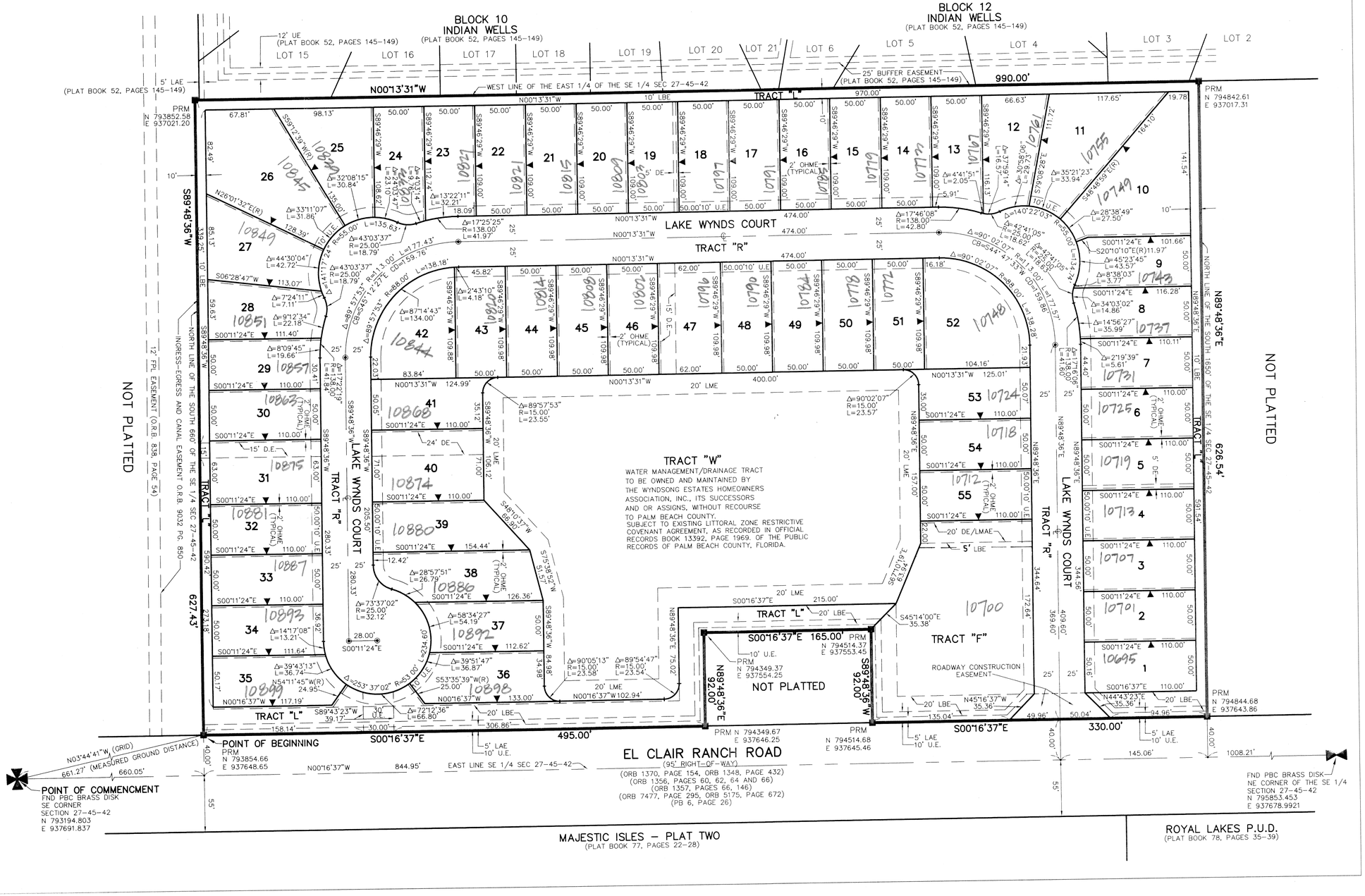
NORTH

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 INCH = 50 FT.

SURVEY NOTES:

1. 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST BEARING N 00° 16' 37" W.
6. ■ P.R.M. – INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
7. U.E. – INDICATES UTILITY EASEMENT.
8. D.E. – INDICATES DRAINAGE EASEMENT.
9. (R) – INDICATES RADIAL LINE.
10. LINES INTERSECTING CURVES ARE NON–RADIAL UNLESS SHOWN OTHERWISE.
11. "NOTICE" 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 PALM BEACH COUNTY.
12. LME – DENOTES LAKE MAINTENANCE EASEMENT
13. ◉ – DENOTES PERMANENT CONTROL POINT
14. N.T.S. – DENOTES NOT TO SCALE
15. LMAE – DENOTES LAKE MAINTENANCE ACCESS EASEMENT
16. LBE – DENOTES LANDSCAPE BUFFER EASEMENT
17. NO. – DENOTES NUMBER
18. MEAS – DENOTES MEASURED
19. ℄ – DENOTES CENTERLINE
20. P.I. – DENOTES POINT OF INTERSECTION
21. P.C. – DENOTES POINT OF CURVATURE
22. POB – DENOTES POINT OF BEGINNING
23. D.B. – DENOTES DEED BOOK
24. PG. – DENOTES PAGE
25. P.B. – DENOTES PLAT BOOK
26. L.W.D.D. – DENOTES LAKE WORTH DRAINAGE DISTRICT
27. LAE – DENOTES LIMITED ACCESS EASEMENT
28. R/W – DENOTES RIGHT–OF–WAY
29. ORB – DENOTES OFFICIAL RECORDS BOOK
30. TWP – DENOTES TOWNSHIP
31. ▶ – DENOTES "ZERO" SIDE OF LOT LINE
32. OHME – DENOTES OVERHANG/ MAINTENANCE EASEMENT
33. CB – DENOTES CHORD BEARING
34. CD – DENOTES CHORD DISTANCE

NOTES
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000318
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS = GRID

SUBDIVISION CRYSTAL LAKE
BOOK 90 PAGE 108
FLOOD ZONE B FLOOD MAP # 1054
QUAD # 25 ZONING RTU
SE R01/212 ZIP CODE 33437
TAX 9933
PUD NAME