

# VILLAGIO DEL MAR

A Re-Plat of "SOLYMAR," recorded in Plat Book 4, Page 25, Public Records of Palm Beach County, Florida, and a Portion of Government Lot 3 in the South Half of the Southwest Quarter of Section 10, Township 45 South, Range 43 East, Town of Hypoluxo, Palm Beach County, Florida.

# 186

State of Florida  
County of Palm Beach } SS

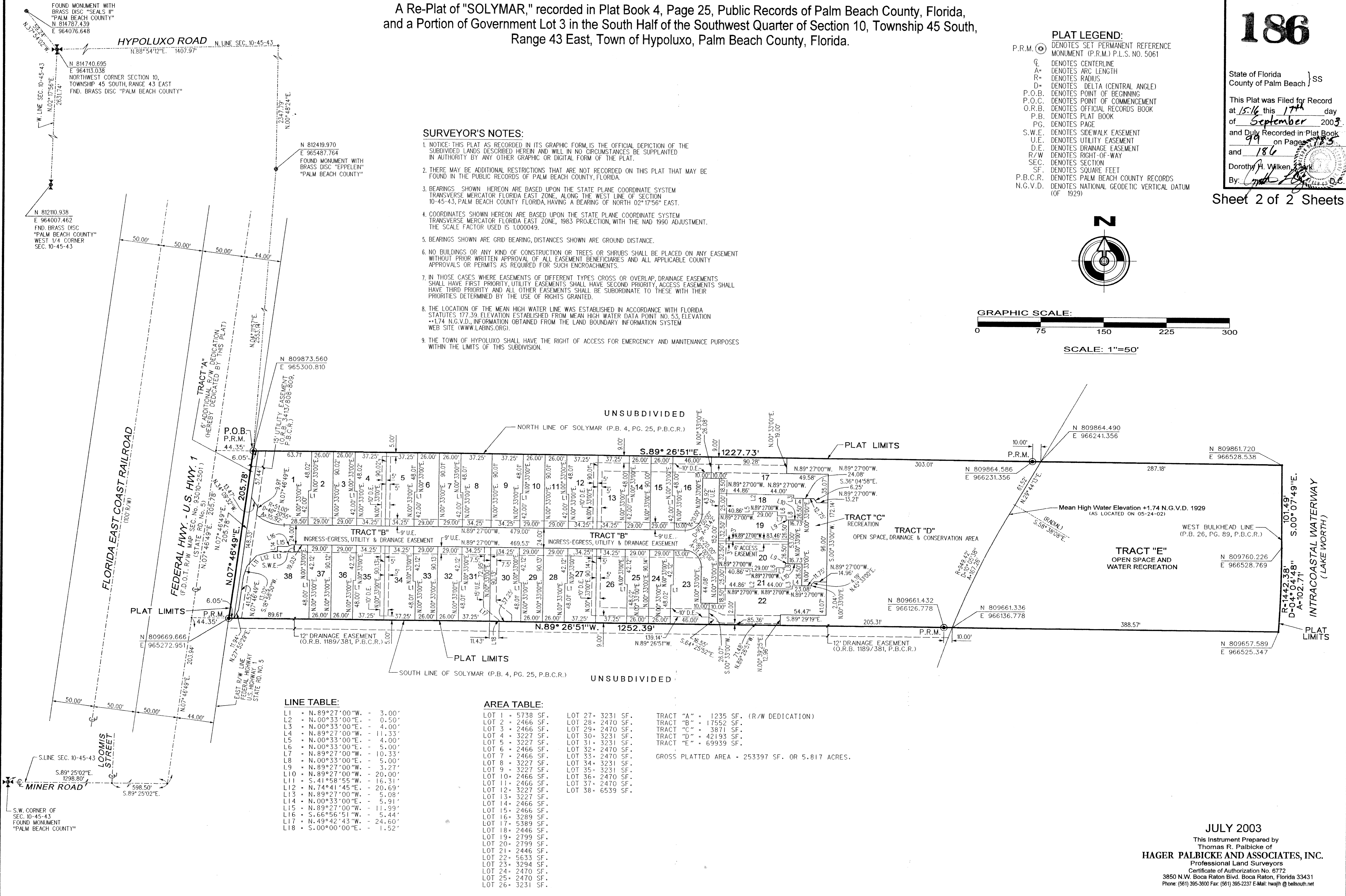
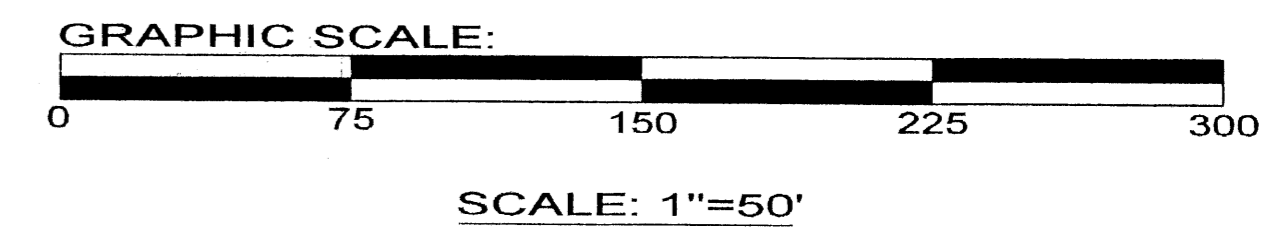
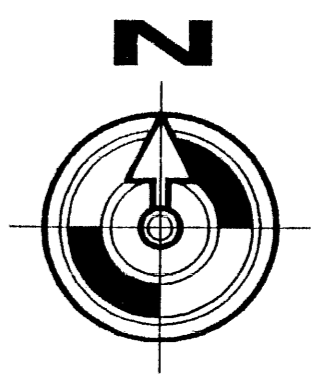
This Plat was Filed for Record at 15:16 this 17th day of September 2003 and Duly Recorded in Plat Book 99 on Pages 185 and 186  
Dorothy H. Wilken, P.L.S.  
By: *[Signature]* D.S.

Sheet 2 of 2 Sheets

- PLAT LEGEND:**
- P.R.M. DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) P.L.S. NO. 5061
  - C DENOTES CENTERLINE
  - A DENOTES ARC LENGTH
  - R DENOTES RADIUS
  - D DENOTES DELTA (CENTRAL ANGLE)
  - P.O.B. DENOTES POINT OF BEGINNING
  - P.O.C. DENOTES POINT OF COMMENCEMENT
  - O.R.B. DENOTES OFFICIAL RECORDS BOOK
  - P.B. DENOTES PLAT BOOK
  - P.G. DENOTES PAGE
  - S.W.E. DENOTES SIDEWALK EASEMENT
  - U.E. DENOTES UTILITY EASEMENT
  - D.E. DENOTES DRAINAGE EASEMENT
  - R/W DENOTES RIGHT-OF-WAY
  - SEC. DENOTES SECTION
  - S.F. DENOTES SQUARE FEET
  - P.B.C.R. DENOTES PALM BEACH COUNTY RECORDS
  - N.G.V.D. DENOTES NATIONAL GEODETIC VERTICAL DATUM (OF 1929)

**SURVEYOR'S NOTES:**

1. 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.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM TRANSVERSE MERCATOR FLORIDA EAST ZONE, ALONG THE WEST LINE OF SECTION 10-45-43, PALM BEACH COUNTY FLORIDA, HAVING A BEARING OF NORTH 02°17'56" EAST.
4. COORDINATES SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM TRANSVERSE MERCATOR FLORIDA EAST ZONE, 1983 PROJECTION, WITH THE NAD 1990 ADJUSTMENT. THE SCALE FACTOR USED IS 1.000049.
5. BEARINGS SHOWN ARE GRID BEARING, DISTANCES SHOWN ARE GROUND DISTANCE.
6. 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 FOR SUCH ENCROACHMENTS.
7. 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.
8. THE LOCATION OF THE MEAN HIGH WATER LINE WAS ESTABLISHED IN ACCORDANCE WITH FLORIDA STATUTES 177.39. ELEVATION ESTABLISHED FROM MEAN HIGH WATER DATA POINT NO. 53, ELEVATION +1.74 N.G.V.D., INFORMATION OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM WEB SITE (WWW.LABINS.ORG).
9. THE TOWN OF HYPOLUXO SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.



**LINE TABLE:**

L1	N. 89°27'00"W.	3.00'
L2	N. 00°33'00"E.	0.50'
L3	N. 00°33'00"E.	4.00'
L4	N. 89°27'00"W.	11.33'
L5	N. 00°33'00"E.	4.00'
L6	N. 00°33'00"E.	5.00'
L7	N. 89°27'00"W.	10.33'
L8	N. 00°33'00"E.	5.00'
L9	N. 89°27'00"W.	3.27'
L10	N. 89°27'00"W.	20.00'
L11	S. 41°58'55"W.	16.31'
L12	N. 74°41'45"E.	20.69'
L13	N. 89°27'00"W.	5.08'
L14	N. 00°33'00"E.	5.91'
L15	N. 89°27'00"W.	11.93'
L16	S. 66°56'51"W.	5.44'
L17	N. 49°42'43"W.	24.60'
L18	S. 00°00'00"E.	1.52'

**AREA TABLE:**

LOT 1	5738 SF.
LOT 2	2466 SF.
LOT 3	2466 SF.
LOT 4	3227 SF.
LOT 5	3227 SF.
LOT 6	2466 SF.
LOT 7	2466 SF.
LOT 8	3227 SF.
LOT 9	3227 SF.
LOT 10	2466 SF.
LOT 11	2466 SF.
LOT 12	3227 SF.
LOT 13	3227 SF.
LOT 14	2466 SF.
LOT 15	2466 SF.
LOT 16	3289 SF.
LOT 17	5389 SF.
LOT 18	2446 SF.
LOT 19	2799 SF.
LOT 20	2799 SF.
LOT 21	2446 SF.
LOT 22	5633 SF.
LOT 23	3294 SF.
LOT 24	2470 SF.
LOT 25	2470 SF.
LOT 26	3231 SF.
LOT 27	3231 SF.
LOT 28	2470 SF.
LOT 29	2470 SF.
LOT 30	3231 SF.
LOT 31	3231 SF.
LOT 32	2470 SF.
LOT 33	2470 SF.
LOT 34	3231 SF.
LOT 35	3231 SF.
LOT 36	2470 SF.
LOT 37	2470 SF.
LOT 38	6539 SF.

TRACT "A" = 1235 SF. (R/W DEDICATION)  
TRACT "B" = 17552 SF.  
TRACT "C" = 3871 SF.  
TRACT "D" = 42193 SF.  
TRACT "E" = 69939 SF.  
GROSS PLATTED AREA = 253397 SF. OR 5.817 ACRES.

JULY 2003

This Instrument Prepared by  
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