0614-009

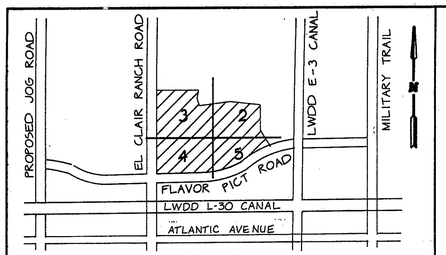
CORAL LAKES VII, A P.U.D.

191

A REPLAT OF A PORTION OF TRACT B OF THE PLAT OF CORAL LAKES,
AS RECORDED IN PLAT BOOK 67, PAGES 197 THROUGH 198 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA
ALL IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY JAMES E. PARK, P.L.S.
WILLIAMS, HATFIELD & STONER, INC. - ENGINEERS PLANNERS SURVEYORS
1901 SOUTH CONGRESS AVENUE, SUITE 150, BOYNTON BEACH, FLORIDA 33426

SHEET 3 OF 5



LOCATION MAP
SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST
NOT TO SCALE

PRM PER PLAT BOOK 67, PAGES 197-198

P.O.C. NORTHWEST CORNER OF TRACT "B" PLAT OF CORAL LAKES PLAT BOOK 67, PAGES 197-198

P.O.B.

10' U.E. PER PLAT BOOK 67, PAGES 197-198

110' R/W PER PLAT

℄ 12' D.E. S00°00'00"W 3.07

N90°00'00"E 808.15'

LIMITS OF PLAT

PLAT OF CORAL LAKES
PLAT BOOK 67, PAGES 197-198
TRACT B

S00°20'07"E 1174.24'

MATCH LINE - SEE SHEET 2 OF 5

TRACT B

5' LIMITED ACCESS EASEMENT

℄ EL CLAIR RANCH ROAD

TRACT E PLAT OF CORAL LAKES PLAT BOOK 67, PAGES 197-198

N00°36'18"W 467.19'

N01°51'55"W 290.06'

WATER MANAGEMENT TRACT D
TO BE MAINTAINED BY "CORAL LAKES ASSOCIATION, INC." WITHOUT RECOURSE TO PALM BEACH COUNTY

LITTORAL ZONE 3676 SF

20' L.M.E.

12' D.E.

15' U.E.

TRACT E

MAJESTY CIRCLE

TRACT P-2

GEMSTONE COURT

TRACT C

10' U.E.

CRYSTAL SHORES DRIVE

TRACT A

TRACT B

Bldg #11

Bldg #10

Bldg #7

20' L.M.E. LITTORAL ZONE 9085 SF

20' D.E.

℄ 20' U.E. N80°47'26"W 18.07'

℄ 20' U.E. S16°02'45"E 33.67'

5' LIMITED ACCESS EASEMENT

S70°50'15"E 57.14'
Δ=59°53'31" R=53.00' L=55.40'
Δ=37°21'18" R=25.00' L=16.30'
Δ=27°42'52" R=335.00' L=162.04'

S19°09'45"W 101.52'

S70°54'46"E 259.46'

N70°54'46"W 777.22'

S70°54'46"E 212.35'

S70°54'46"E 118.00'

S01°51'55"E 116.03'

S09°22'23"W 118.00'

MATCH LINE - SEE SHEET 4 OF 5

0 10 30 50 75 100
GRAPHIC SCALE
1" = 50'

PLAT OF CORAL LAKES
PLAT BOOK 67, PAGES 197-198
TRACT A

TA2-456

SUBDIVISION = CORAL LAKES VII
BOOK 73 PAGE 191
FLOOD ZONE B FIRM MAP # 2058
QUAD # 36 ZONING AR
SE ZIP CODE 33437
PID NUMBER 00042
2/16/96

Pet. 614.013
Alloc. #0001
5/3/13 K

Parcel 8 Ph I Coral Lakes
Villa Del Ray PUD
(Old PUD)

0614-009
CORAL LAKES VII
T3/191