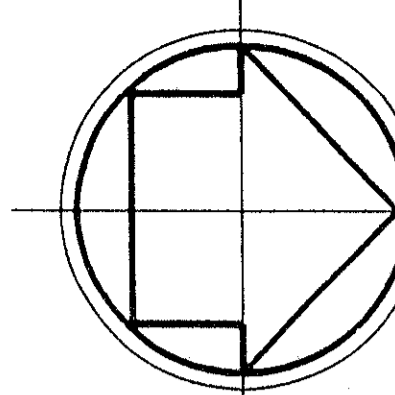
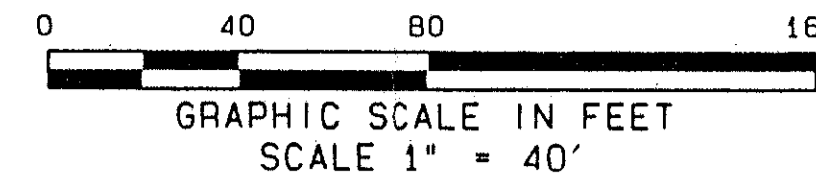


A PART OF COUNTRY CLUB TRAILS, P. U. D.  
 PLAT OF  
 ISLAND REACH  
 APARTMENTS  
 PLAT BOOK 66, PAGES 16-17

# SANTA CRUZ

A P. U. D.  
 SITUATE IN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST  
 PALM BEACH COUNTY, FLORIDA  
 MARCH 1995 SHEET 2 OF 3



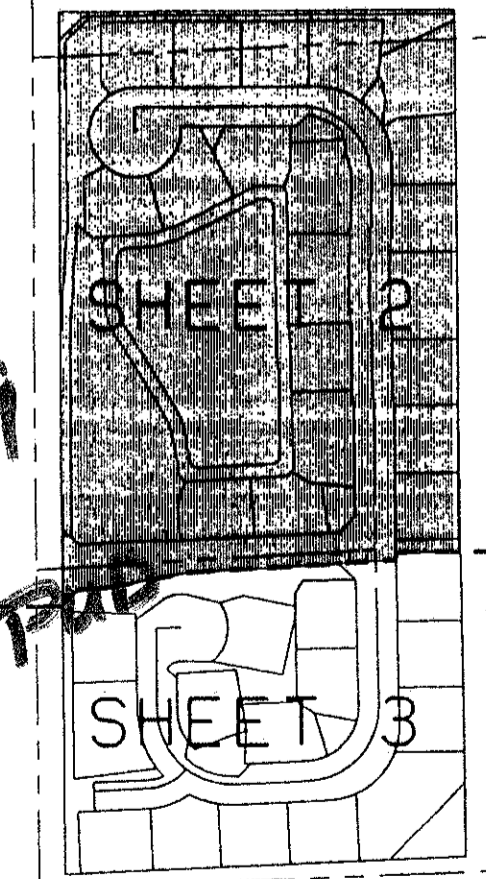
95

STATE OF FLORIDA  
 COUNTY OF PALM BEACH } SS  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_ DAY OF  
 THIS \_\_\_\_\_ MONTH, 1995 AND  
 DULY RECORDED IN PLAT BOOK  
 \_\_\_\_\_ ON PAGES \_\_\_\_\_ AND  
 \_\_\_\_\_  
 DOROTHY H. WILKEN, CLERK  
 CIRCUIT COURT  
 BY: \_\_\_\_\_ DC

PET. 94-69  
 CURRENT  
 5/2/2/H

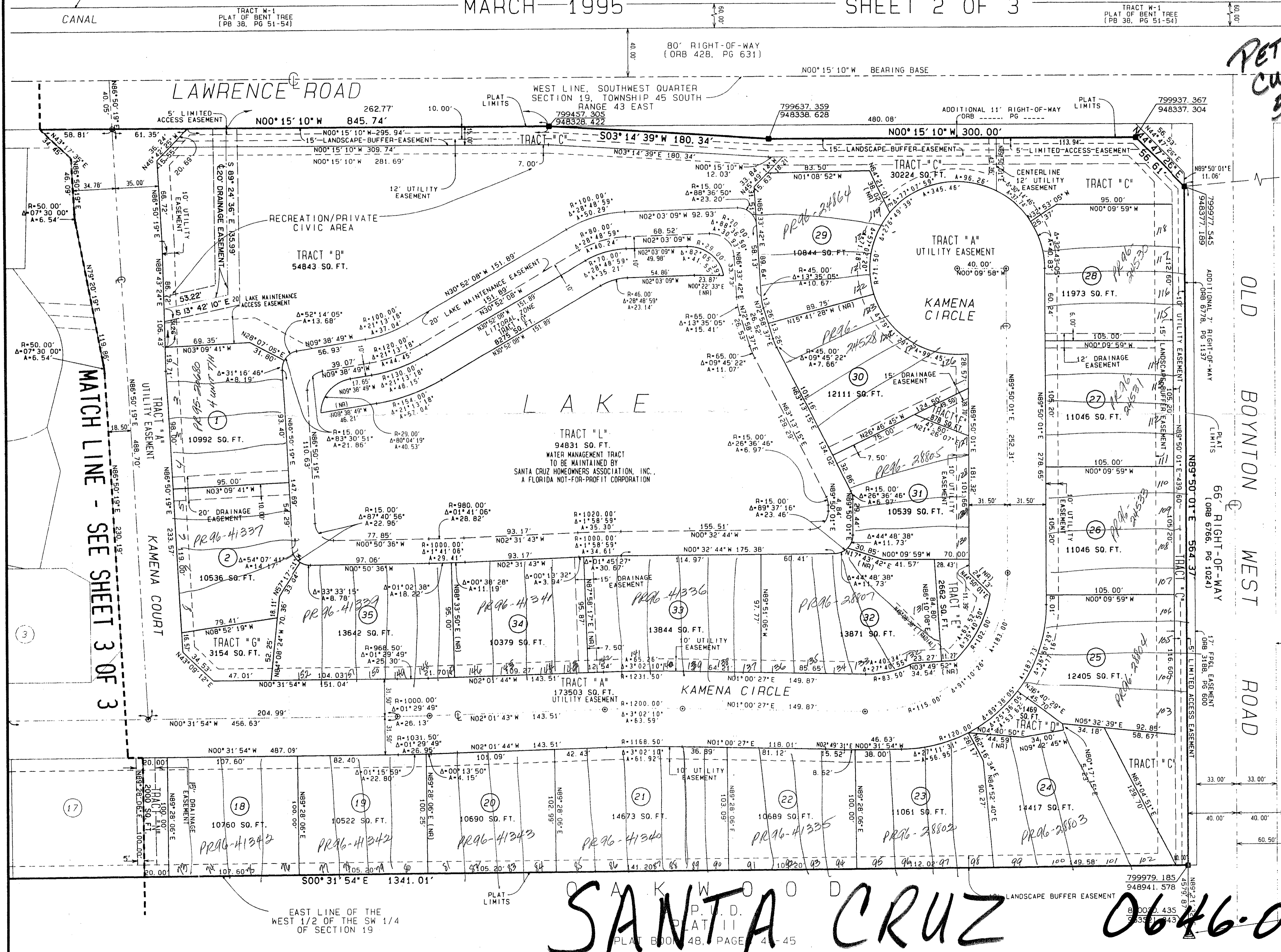
LEGEND:  
 PG. PAGE  
 ORB OFFICIAL RECORDS BOOK  
 RAD. RADIAL  
 A ARC LENGTH  
 Δ CENTRAL ANGLE (DELTA)  
 E CENTER LINE  
 NR. NON-RADIAL  
 PB. PLAT BOOK  
 SQ. FT. SQUARE FEET  
 AC. ACRES

- SURVEY NOTES:
- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) + 2816, UNLESS OTHERWISE NOTED.
  - ⊙ DENOTES PERMANENT CONTROL POINT (P.C.P.) + 2816.
  - 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 = 1.0000388, GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE. BEARING BASE IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, WHICH HAS A GRID AND PLAT BEARING OF NORTH 00° 15' 10" WEST.
  - THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS OR RECORDED PROPERTY OWNERS DOCUMENTS, WHICHEVER IS MORE RESTRICTIVE.
  - NO BUILDINGS OF 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 ALL SUCH ENCROACHMENTS.
  - 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.
  - 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.
  - ⊙ DENOTES BLOCK NUMBERS.
  - THE BLOCKS ARE SUBJECT TO RESUBDIVISION INTO TOWNHOUSE LOTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE "SUBDIVISION AND REQUIRED IMPROVEMENTS REGULATION" OF PALM BEACH COUNTY, FLORIDA.
  - ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
  - THIS INSTRUMENT WAS PREPARED BY FREDERICK E. CONROD III IN THE OFFICE OF CRAIG A. SMITH AND ASSOCIATES, LOCATED AT 1000 WEST MCNAB ROAD, POMPANO BEACH, FLORIDA 33069.



KEY MAP (NOT TO SCALE) 76/95  
 CRAIG A. SMITH & ASSOCIATES  
 CONSULTING ENGINEERS-PLANNERS-SURVEYORS  
 1000 WEST MC NAB ROAD  
 POMPANO BEACH, FLORIDA, 33069  
 (305) 782-8222  
 (305) 782-8222  
 94-1649 RECORD PLAT  
 1649PL2 SANTA CRUZ

SUBDIVISION SANTA CRUZ  
 BOOK 76 PAGE 95  
 FLOOD MAP # 1908  
 ZONING CS PUD  
 QUAD # 20  
 SE 96-69 ZIP CODE 33436  
 PUD NAME SANTA CRUZ.



# SANTA CRUZ

0646-001

PET. 94-69  
 OVERALL  
 DREXELT

TAZ-487

MATCH LINE - SEE SHEET 3 OF 3