

# FLORAL LAKES PLAT ONE REPLAT

615-003

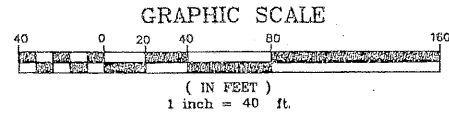
PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
MARCH - 1997

**46**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 1997 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_  
DOROTHY H. WILKEN  
CLERK CIRCUIT COURT

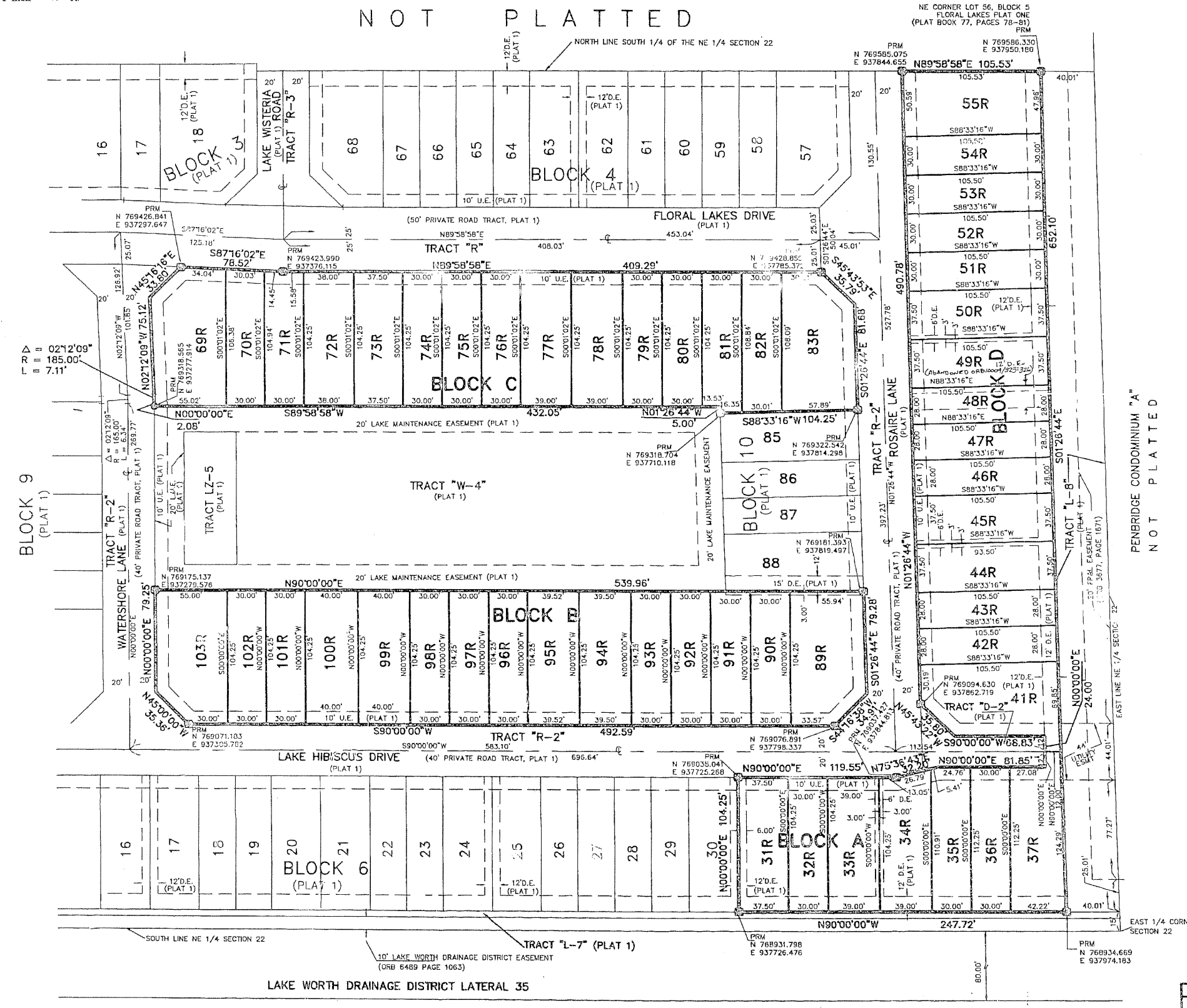
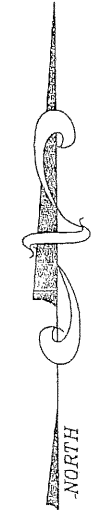
BY: \_\_\_\_\_  
DEPUTY CLERK

SHEET 2 OF 2



A PLANNED UNIT DEVELOPMENT  
BEING A REPLAT OF BLOCK 5, AND A PORTION OF BLOCKS 6 AND 10, FLORAL  
LAKES PLAT ONE, AS RECORDED IN PLAT BOOK 77, PAGES 78-81 OF THE PUBLIC  
RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PART OF THE NORTHEAST  
ONE-QUARTER OF SECTION 22, TOWNSHIP 46 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA

NOT PLATTED



- SURVEY NOTES:**
- 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.
  - Building setback lines shall be as required by current Palm Beach County Zoning Regulations.
  - 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.
  - Approval of landscaping on utility easement, other than water and sewer, shall be only with approval of all utilities occupying same.
  - Bearings shown herein are relative to the record plat based on the North line of Tract L-7, Floral Lakes Plat One, bearing N90°00'00"W.
  - PRM - Indicates 4" x 4" x 24" Permanent Reference Monument marked No. 5005.
  - U.E. - indicates utility easement.
  - D.E. - indicates drainage easement.
  - Lines intersecting curves are non-radial unless shown otherwise.
  - There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.
  - L.M.E. - indicates lake maintenance easement.
  - ESMT - indicates easement.
  - R - indicates radius.
  - L - indicates arc length.
  - Δ - indicates central angle.
  - PLAT 1 - DENOTES FLORAL LAKES PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGES 78 THROUGH 81 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

**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 = 1.0000313  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
N90°00'00"W (PLAT BEARING) (COUNTED CLOCKWISE)  
N89°20'10"E (GRID BEARING) 00°39'50" = BEARING ROTATION (PLAT TO GRID)

**TABULAR DATA**

TOTAL AREA THIS PLAT	4.425 ACRES
AREA OF RESIDENTIAL	4.425 ACRES
TOTAL NUMBER OF UNITS PROPOSED THIS PLAT	52
DENSITY PROPOSED THIS PLAT	11.75 UNITS/ACRE
LAND USE - TOWNHOUSE	ZONING PETITION NO. 91-40

KINGS POINT PLAT TWO  
(PLAT BOOK 29, PAGE 139)