

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF AD, 2005 AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_ON PAGES

Sharon R. BECK. DOROTHY H. WILKEN, CLERK

CIRCUIT COURT SEAL

## SURVEYOR'S NOTES

GRAPHIC SCALE IN FEET SCALE 1"= 40'

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO EMERALD LAKE, PLAT BOOK 94, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RESULTING IN A BEARING OF NORTH 87.55,32" WEST ALONG THE SOUTH LINE OF THE CONSERVATION TRACT AS SAME IS SHOWN THEREON.

2. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT, BASED ON THE GEODETIC CONTROL ESTABLISHED AND ACCEPTED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000041774 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).

3. 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 IMPROVEMENTS.

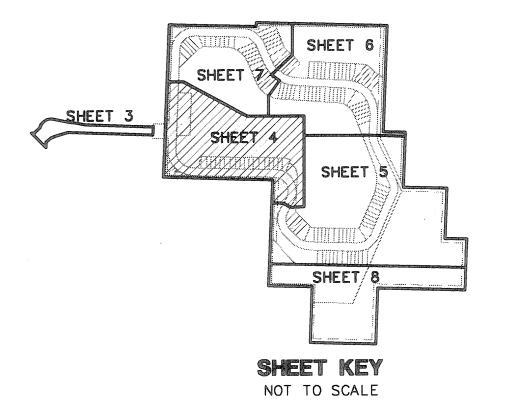
4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE

5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

6. ALL LINES INTERSECTING CURVES ARE NON RADIAL UNLESS OTHERWISE NOTED

7. THE LIFT STATION EASEMENT, THE 20 FOOT WIDE DRAINAGE EASEMENT, THE 20 FOOT WIDE DRAINAGE EASEMENT AND LAKE MAINTENANCE ACCESS EASEMENT, THE 30. FOOT WIDE UTILITY EASEMENT AND LAKE MAINTENANCE ACCESS EASEMENT AND THE 30 FOOT WIDE UTILITY EASEMENT ACCORDING TO EMERALD LAKE, PLAT BOOK 94, PAGES 80 THROUGH 82, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WERE ABANDONED IN OFFICIAL RECORDS BOOK 18641, PAGE 1093, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CURVE TABLE			
CURVE	LENGTH	RADIUS	△ ANGLE
C5	18.17	138.00	7°32′31″
C6	28.14	138.00	11°41'07"
C7	23.65	138.00	9°49'09"
C66	20.96	200.00	6°00'20"
C81	3.69	88.00	2°24'08"



THIS INSTRUMENT WAS PREPARED BY TIMOTHY M. SMITH, PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. LS 004676 TIMOTHY M. SMITH LAND SURVEYING, INC. 11440 OKEECHOBEE BOULEVARD SUITE 210 ROYAL PALM BEACH, FL 33411 (561) 602-8160