THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

CAULFIELD & WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS

7900 GLADES ROAD, SUITE 100

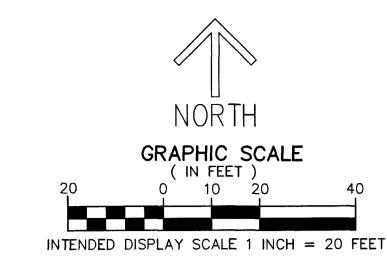
BOCA RATON, FLORIDA 33434 - (561)392-1991

SURVEYOR & MAPPER'S NOTES:

- 1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT THE TOWN OF OCEAN RIDGE ZONING REGULATIONS.
- 2. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S04*52'40"W ALONG THE WELL ESTABLISHED CENTERLINE OF ISLAND DRIVE SOUTH, ISLAND DRIVE SOUTH ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 122, PAGE 112, OF THE PALM BEACH COUNTY, FLORIDA. RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- 3. RECORDING INFORMATION SHOWN HEREON IS IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 4. ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.
- THE TOWN OF OCEAN RIDGE IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

92 AND 93 ISLAND DRIVE SOUTH

BEING A REPLAT OF LOTS 2 AND 3, ISLAND DRIVE SOUTH ESTATES, RECORDED IN PLAT BOOK 122, PAGES 112 AND 113, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA.



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SHEET 2 OF 2

■ NAIL AND DISK, STAMPED "PRM LB 3591"

MONUMENT, STAMPED LB 3591

■ PRM - PERMANENT REFERENCE

● SET IRON ROD AND CAP, LB 3591

FOUND CONCRETE MONUMENT (NO ID) DESCRIBED IN (P.B. 122, PG. 112) FOUND NAIL & DISK (ILLEGIBLE) LOT 91
ADDITION NO.1
McCORMICK MILE (P.B. 25, PG. 181) (NOT A PART OF THIS PLAT) 25' SET PRM CONC. MON.-LB 3591 R=15.00' Δ=43°20'30"-LOT 3A 10409 SQ FT 0.2390 ACRES L=11.35' SET NAIL -__SET NAIL AND DISK PRM LB 3591 AND DISK PRM LB 3591 CENTER OF CUL-DE-SAC FOUND MAG NAIL R=40.00'Δ=127°21'19" L=88.91' AND DISK IN BOX CUT 40.00' (RADIAL) SET NAIL AND DISK PRM LB 3591 SET WITNESS PRM-_ Δ=49°12'00" CONC. MON. LB 3591 2' OFFSET L=34.35' W.U.E. 5' FPL EASEMENT ___ (O.R.B. 28404, PAGE 369) - Δ=70°47'15" L=49.42'7 3 S & A N | S H PUBLIC RIGHT-OF-WAY WOTH V (P.B. 25, PG. 181) _S70°10'11"W 4.00' N19°49'49"W N19*****49'49"W 4.00' 4.00' L_{Δ=15'51'20"} L=11.07' ISLAND DRIVE SOUTH ESTATES **LOT 2A** 14692 SQ FT (P.B. 122, PG. 112) (NOT A PART OF THIS PLAT) 0.3373 ACRES R=150.00' Δ=9517'03" L=249.45 CD=221.69' CB=N52'30'40"E SET NAIL AND DISK -

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

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.

LEGEND, ABBREVIATIONS AND SYMBOLS

- Δ DELTA (CENTRAL ANGLE)
 CB CHORD BEARING
 CD CHORD DISTANCE
- CONC. MON. CONCRETE MONUMENT

 FPL FLORIDA POWER & LIGHT

L - ARC LENGTH

- LB LICENSED BUSINESS NO. — NUMBER
- O.R.B. OFFICIAL RECORD BOOK P.B. — PLAT BOOK
- PGS PAGE(S)
 PSM PROFESSIONAL SURVEYOR AND MAPPER
- R RADIUS R/W - RIGHT-OF-WAY
- W.U.E. WATER UTILITY EASEMENT

S P A N I S H R I V E R
PUBLIC RIGHT-OF-WAY WIDTH VARIES
(P.B. 25, PG. 181)

PRM LB 3591