

ISLAND CLUB

IN HIATUS TRACT 39, TWP. 44 1/2 S., RGE. 43 E.

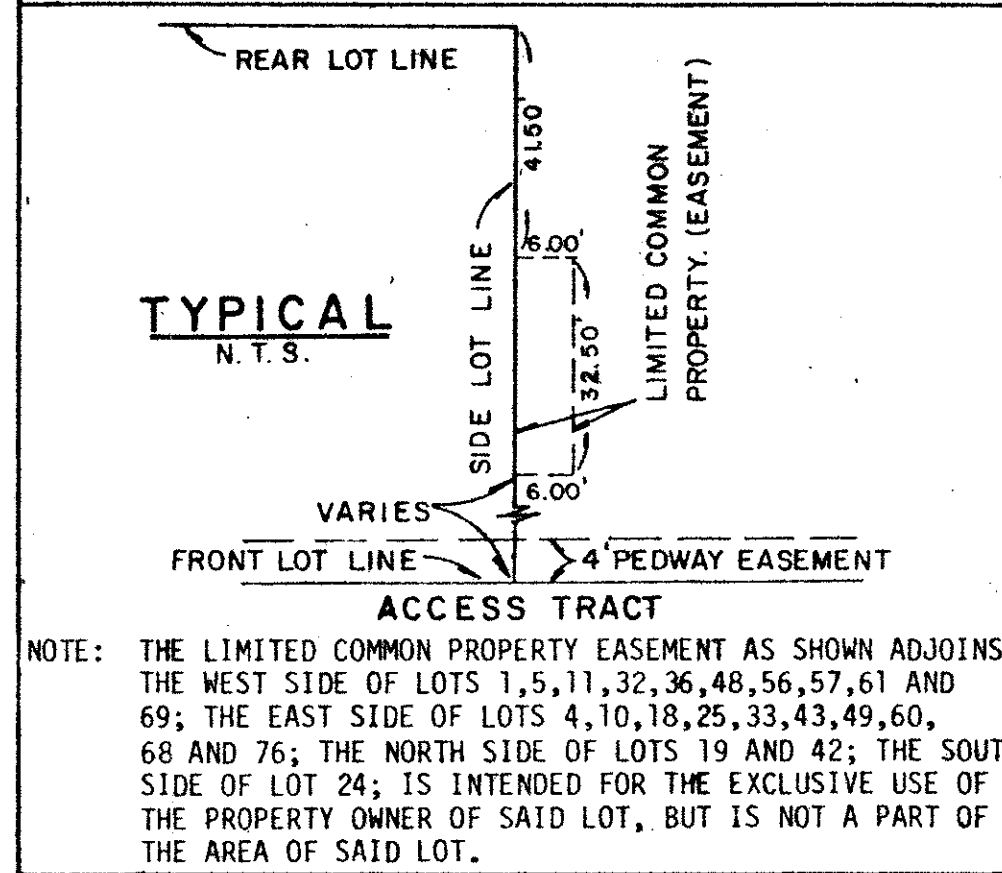
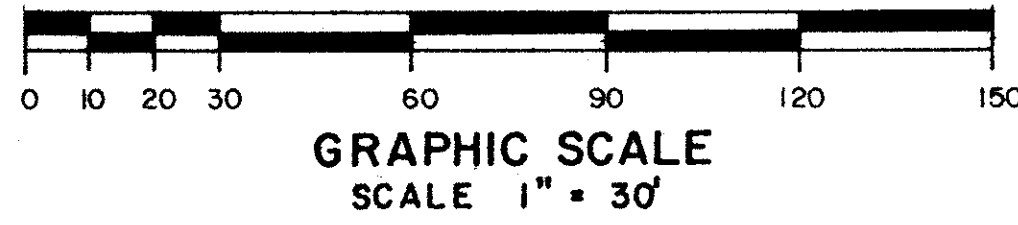
PALM BEACH COUNTY, FLORIDA

BEING A REPLAT OF A PART OF LOTS 89 THROUGH III, LAKE OSBORNE SUBDIVISION, RECORDED

IN PLAT BOOK 9, PAGE 43, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

DATE: MARCH 1984

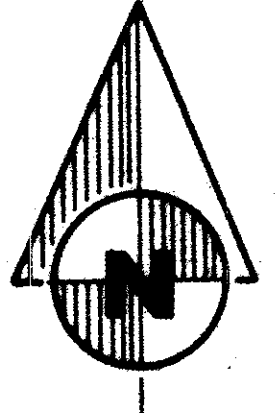
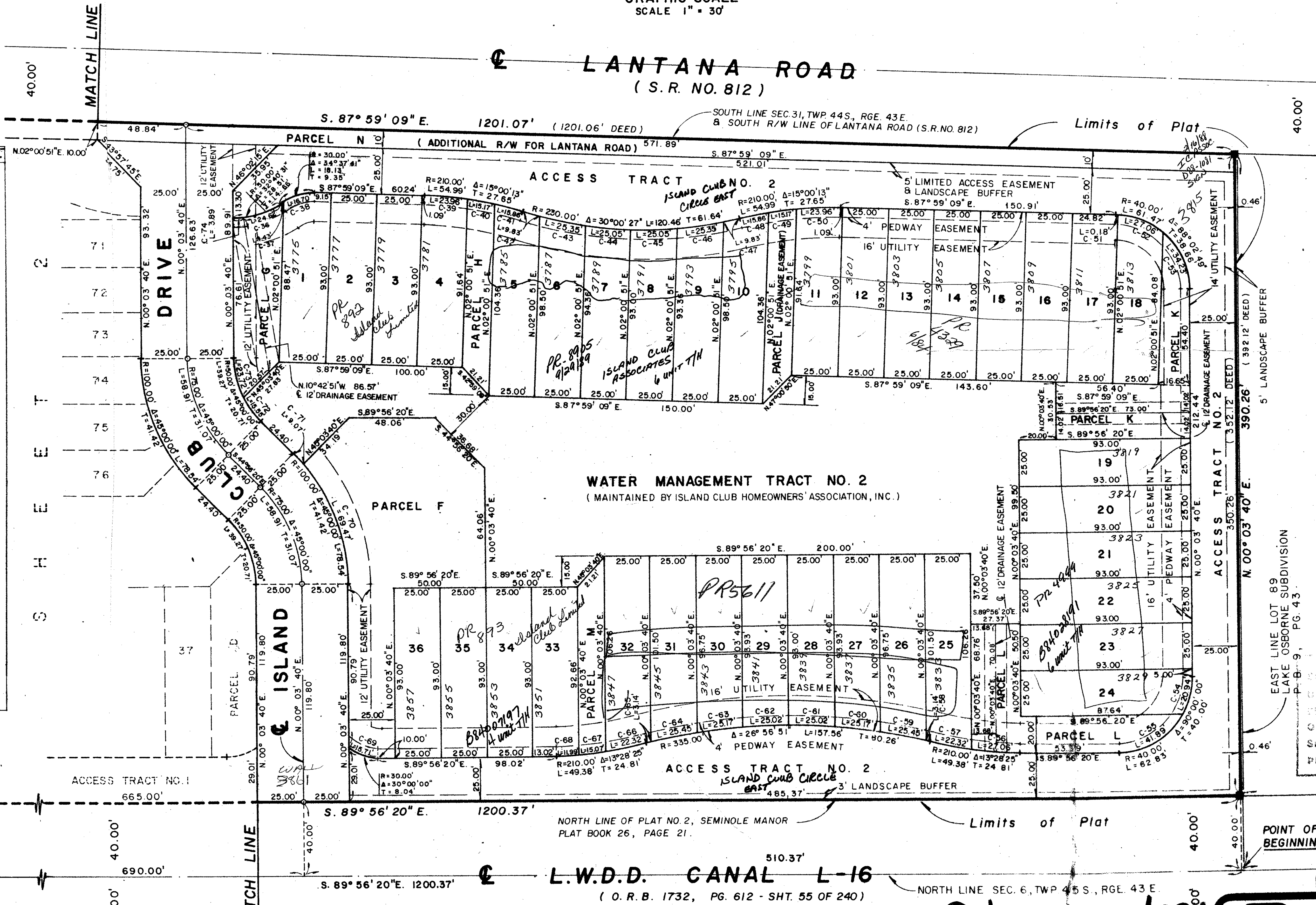
SHEET 3 OF 3 SHEETS



NOTE: THE LIMITED COMMON PROPERTY EASEMENT AS SHOWN ADJOINS THE WEST SIDE OF LOTS 1, 5, 11, 32, 36, 48, 56, 57, 61 AND 69; THE EAST SIDE OF LOTS 4, 10, 18, 25, 33, 43, 49, 60, 68 AND 76; THE NORTH SIDE OF LOTS 19 AND 42; THE SOUTH SIDE OF LOT 24; IS INTENDED FOR THE EXCLUSIVE USE OF THE PROPERTY OWNER OF SAID LOT, BUT IS NOT A PART OF THE AREA OF SAID LOT.

PLAT SHEET INDEX MAP SCALE: 1" = 200'

NO.	RADIUS	DELTA ANGLE	ARC DIST.
36	50.00'	26°13'13"	24.52'
37	30.00'	02°43'50"	1.43'
38	30.00'	31°53'51"	16.70'
39	210.00'	06°32'14"	23.96'
40	210.00'	04°08'24"	15.17'
41	210.00'	04°19'35"	15.86'
42	230.00'	02°26'52"	9.03'
43	230.00'	06°18'57"	25.35'
44	230.00'	06°14'24"	25.05'
45	230.00'	06°14'25"	25.05'
46	230.00'	06°18'57"	25.35'
47	230.00'	02°26'52"	9.03'
48	210.00'	04°19'35"	15.86'
49	210.00'	04°08'24"	15.17'
50	210.00'	06°32'14"	23.96'
51	40.00'	00°15'53"	0.18'
52	40.00'	38°45'27"	27.06'
53	40.00'	49°01'29"	34.23'
54	40.00'	30°00'00"	26.94'
55	40.00'	50°00'00"	41.89'
56	210.00'	07°22'58"	27.06'
57	210.00'	06°05'27"	22.32'
58	335.00'	00°32'12"	3.14'
59	335.00'	04°21'12"	25.45'
60	335.00'	04°18'14"	25.17'
61	335.00'	04°15'47"	25.02'
62	335.00'	04°16'47"	25.02'
63	335.00'	04°18'14"	25.17'
64	335.00'	04°21'12"	25.45'
65	335.00'	00°32'12"	3.14'
66	210.00'	06°05'26"	22.32'
67	210.00'	04°06'40"	15.07'
68	210.00'	03°16'17"	11.99'
69	30.00'	30°00'00"	15.71'
70	100.00'	39°48'20"	69.47'
71	100.00'	05°11'48"	9.07'
72	50.00'	17°49'24"	15.55'
73	50.00'	27°10'36"	23.72'
74	50.00'	04°27'18"	3.89'



SURVEYOR'S NOTES

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S. 89°56'20" E. ALONG THE NORTH LINE OF PLAT NO. 2, SEMINOLE MANOR, PLAT BOOK 26, PAGE 21.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.

NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.

APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

■ DENOTES PERMANENT REFERENCE MONUMENT
○ DENOTES PERMANENT CONTROL POINT

EASEMENTS ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE NOTED.

WHERE DRAINAGE EASEMENTS AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

THIS INSTRUMENT WAS PREPARED BY: PAUL J. FOTOPAY OF DAILEY-FOTOPAY, INC. 1028 SOUTH MILITARY TRAIL WEST PALM BEACH, FLORIDA 33406

PLAT NO. 2 - SEMINOLE MANOR - P.B. 26, PG. 21

Island Club 47/191

386-000

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