

TROPICAL LAKES P. U. D. PHASE II

A PLAT OF A PORTION OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF LOTS 173A, 173B, 176, 177, 178, 179, 182, 183, 184, 185, 186, 187 AND 188 OF PLAT NO. 3 OF DELRAY GARDEN ESTATES AS RECORDED IN PLAT BOOK 23, PAGE 184 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

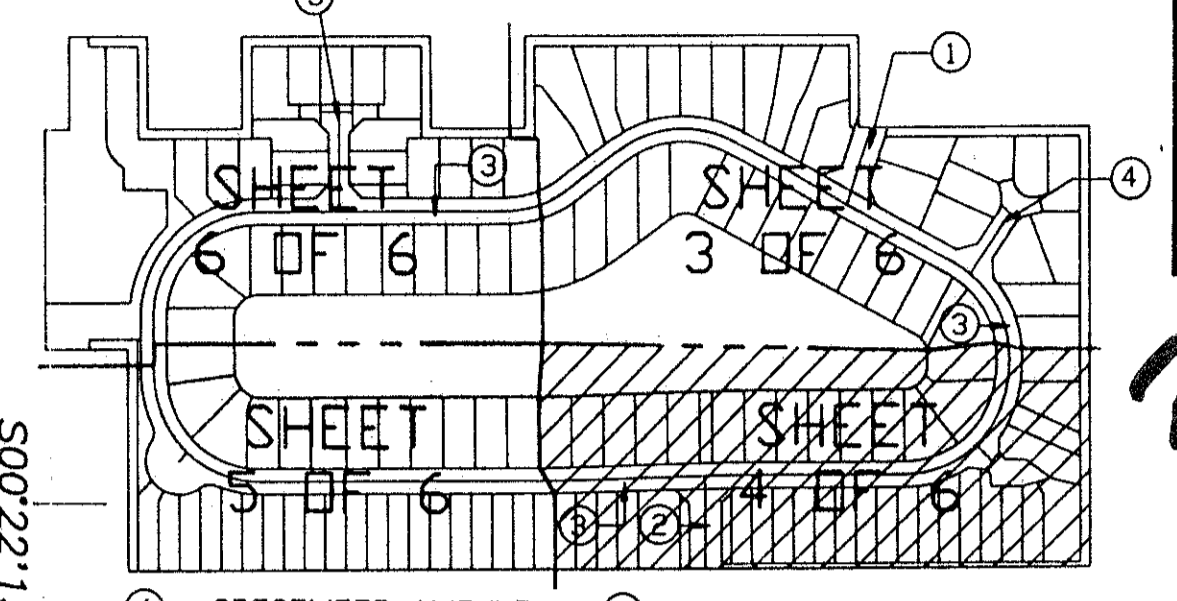
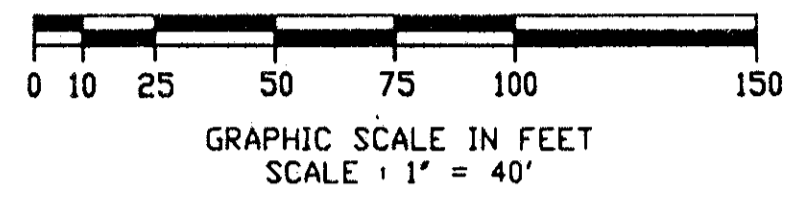
CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

THIS INSTRUMENT WAS PREPARED BY:
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JOHN A. GRANT, JR., INC.
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3333 NORTH FEDERAL HIGHWAY
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SHEET 4 OF 6

OCTOBER 1994

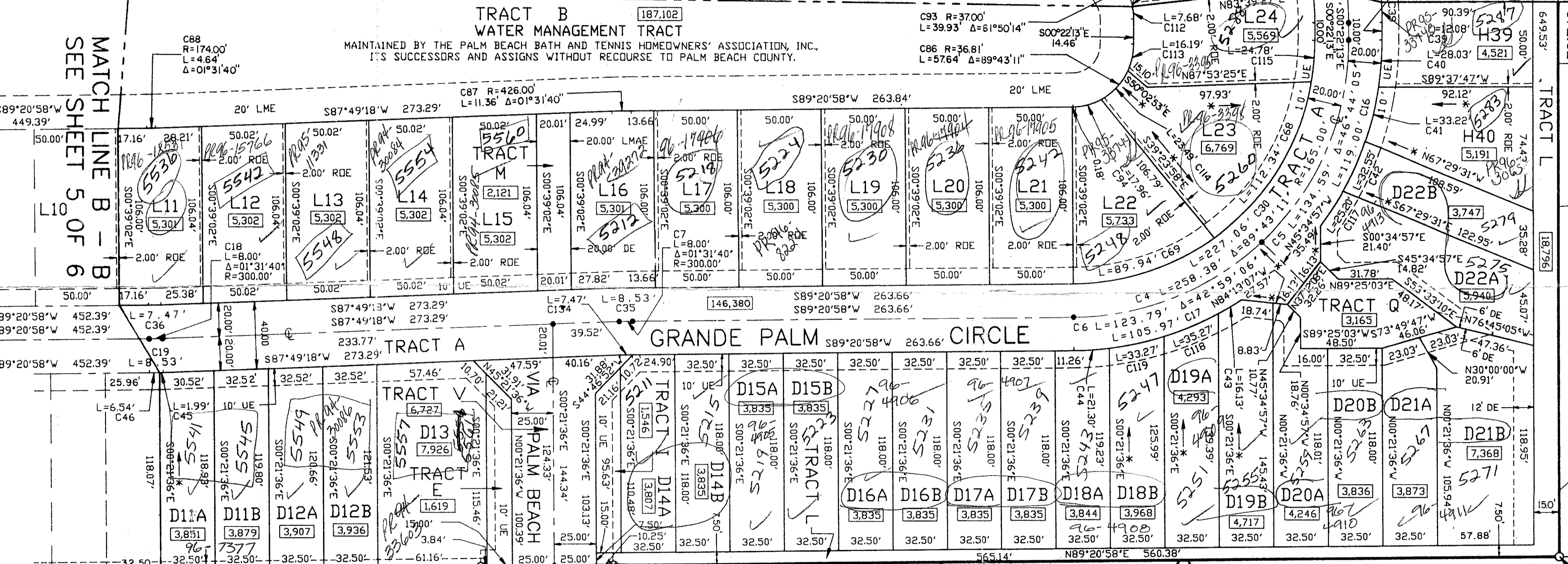


RET. 92-26A
5/3/31K

MATCH LINE A - A SEE SHEET 3 OF 6

TRACT B WATER MANAGEMENT TRACT

MAINTAINED BY THE PALM BEACH BATH AND TENNIS HOMEOWNERS' ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.



KEY MAP NOT TO SCALE

NOTES

- LANDSCAPING IN EASEMENTS WITHIN OPEN SPACE AND BUFFER TRACTS SHALL BE IN CONFORMANCE WITH NOTE NO. 4.
- ALL PRM'S WERE SET UNLESS NOTED OTHERWISE. PRM'S (FOUND AND SET) BEAR A BRASS DISC WITH THE NUMBER 1141.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S89°20'58"W. ALONG THE NORTH LINE OF CASA DEL REY (P.U.D.) PLAT NO. 2 AS RECORDED IN PLAT BOOK 52, PAGES 188, 189 AND 190 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT PALM BEACH COUNTY ZONING REQUIREMENTS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, 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 DETERMINED BY THE USE OF RIGHTS GRANTED.
- IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS SECTIONS OR TO CHEMICALLY OR MANUALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS IN THE LITTORAL ZONE IN THE WATER MANAGEMENT TRACT EXCEPT UPON THE WRITTEN APPROVAL OF THE DIRECTOR OF ERM. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, TO MAINTAIN THE LITTORAL ZONE(S) IN PERPETUITY.

5' LANDSCAPE BUFFER EASEMENT UNPLATTED

LAKE WORTH DRAINAGE DISTRICT'S REQUIRED RIGHT-OF-WAY AS SHOWN ON SHEET 104 OF 240 SHEETS OF THE L.W.D.D. REQUIRED RIGHT-OF-WAY MAPS DATED MAY 1969

RECREATION AREA TROPICAL LAKES P.U.D. PHASE ONE
CASA DEL REY (P.U.D.) PLAT NO. 1 P. B. 51, PG. 198 & 199
TRACT "F" TRACT "D" TRACT "C" MAGELLAN WAY WEST

VIA DELRAY

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	178.08'	61°50'14"	165.00'	98.82'	S31°17'20"E	169.56'
C3	118.46'	41°08'59"	165.00'	61.91'	N00°15'18"W	115.94'
C4	258.38'	89°43'11"	165.00'	164.19'	N44°29'23"E	232.7'
C5	134.59'	46°44'05"	165.00'	71.29'	N22°59'50"E	130.89'
C6	123.79'	42°59'06"	165.00'	64.97'	N67°51'25"E	120.90'
C7	8.00'	01°31'40"	300.00'	4.00'	N88°35'08"E	8.00'
C15	98.63'	30°32'49"	185.00'	50.52'	N15°38'38"W	97.47'
C16	119.00'	36°51'23"	185.00'	61.64'	N18°03'28"E	116.96'
C17	105.97'	32°49'10"	185.00'	54.48'	N72°56'23"E	104.53'
C18	8.00'	01°31'40"	300.00'	4.00'	N88°35'08"E	8.00'
C19	8.53'	01°31'40"	320.00'	4.27'	N88°35'08"E	8.53'
C20	156.49'	61°50'14"	145.00'	86.84'	S31°17'20"E	157.99'
C30	227.06'	89°43'11"	145.00'	144.29'	N44°29'22"E	204.56'
C35	8.53'	01°31'40"	320.00'	4.27'	N88°35'08"E	8.53'
C36	7.47'	01°31'40"	280.00'	3.73'	N88°35'08"E	7.47'
C38	51.22'	15°51'47"	185.00'	25.77'	N12°02'35"W	51.06'
C39	12.08'	03°44'28"	185.00'	6.04'	N02°14'27"W	12.08'
C40	28.03'	08°08'58"	185.00'	14.04'	N03°58'16"E	28.01'
C41	33.22'	10°17'20"	185.00'	16.66'	N13°27'25"E	33.18'
C42	32.55'	10°04'50"	185.00'	16.32'	N23°38'30"E	32.51'
C43	16.13'	04°59'39"	185.00'	8.07'	N59°01'37"E	16.12'
C44	21.30'	06°35'46"	185.00'	10.66'	N86°03'05"E	21.29'
C45	11.99'	01°31'40"	300.00'	6.00'	N88°35'08"E	11.99'
C46	6.54'	01°10'16"	320.00'	3.27'	N88°45'50"E	6.54'
C66	95.46'	37°43'09"	145.00'	49.53'	N36°12'W	93.74'
C67	21.19'	08°22'24"	145.00'	10.61'	N4°33'25"W	21.17'
C68	112.34'	44°23'31"	145.00'	59.16'	N31°36'54"E	109.56'
C69	89.94'	35°32'18"	145.00'	45.00'	N23°18'54"E	89.50'
C86	57.64'	89°43'11"	36.81'	36.81'	N44°29'22"E	51.93'
C87	11.36'	01°31'40"	426.00'	5.68'	N88°35'08"E	11.36'
C88	4.64'	01°31'40"	174.00'	2.32'	N88°35'08"E	4.64'
C93	39.94'	61°50'14"	37.00'	22.26'	S31°17'20"E	38.02'
C94	27.98'	37°57'41"	37.00'	17.16'	N71°28'05"E	27.79'
C111	1.31'	02°01'12"	37.00'	0.65'	N13°16'36"W	1.30'
C112	7.68'	11°53'47"	37.00'	3.86'	N06°19'07"W	7.67'
C113	16.19'	25°11'32"	36.81'	8.23'	N12°13'33"E	16.05'
C114	23.49'	36°33'58"	36.81'	12.16'	N43°06'18"E	23.10'
C115	24.78'	09°47'24"	145.00'	12.42'	N04°31'28"E	24.74'
C117	25.20'	07°48'15"	185.00'	12.62'	N32°35'02"E	25.18'
C118	35.27'	10°55'25"	185.00'	17.69'	N66°59'09"E	35.22'
C119	33.27'	10°18'20"	185.00'	16.68'	N77°36'02"E	33.23'
C120	33.27'	01°31'40"	300.00'	1.66'	N88°35'08"E	33.23'

LEGEND

- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA OR CENTRAL ANGLE
- N NORTH
- E EAST
- S SOUTH
- W WEST
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- EPRM EXISTING PERMANENT REFERENCE MONUMENT NUMBER 3922
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- LME LAKE MAINTENANCE EASEMENT
- LMAE LAKE MAINTENANCE ACCESS EASEMENT
- LZE LITTORAL ZONE EASEMENT
- ROE ROOF OVERHANG AND MAINTENANCE EASEMENT
- P.B. PLAT BOOK
- G.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- LOT LOT NUMBER
- AREA AREA OF LOT IN SQUARE FEET

0635-002

TROPICAL LAKES PHASE II

SUBDIVISION Tropical Lakes Ph II
BOOK 75
FLOOD ZONE B
QUAD # 36
SE 92-26A
PUD NAME same
11/4/94

9/15/95
11/23/95
11/23/95