

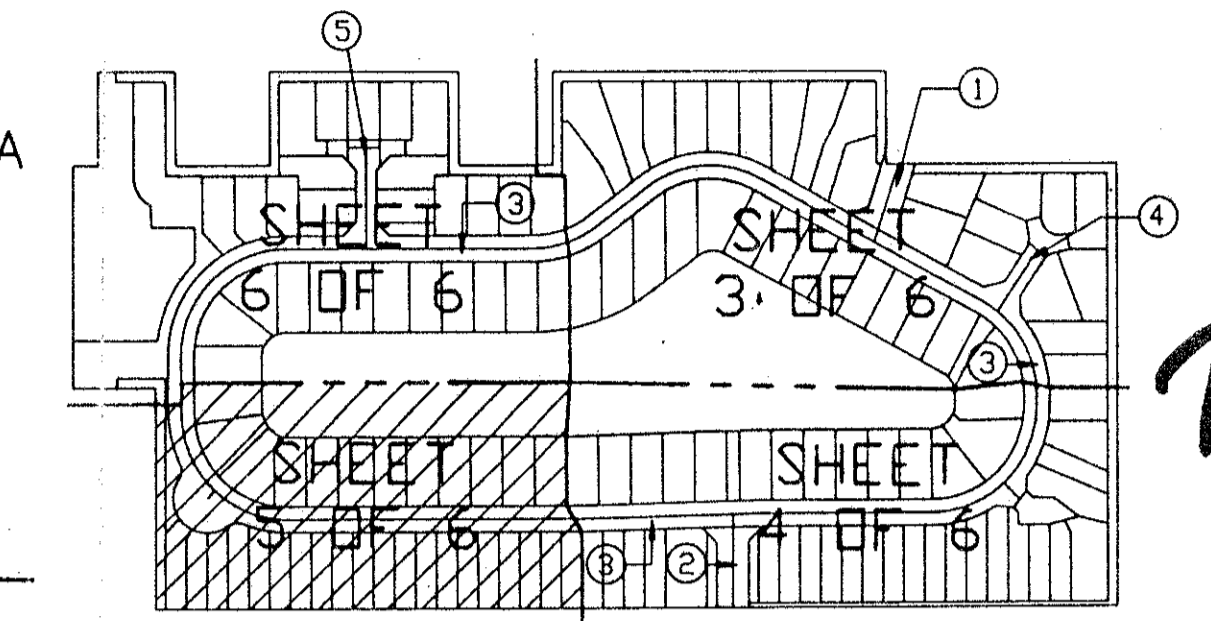
# TROPICAL LAKES P. U. D. PHASE II

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

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

SHEET 5 OF 6  
OCTOBER 1994

MATCH LINE C - C  
SEE SHEET 6 OF 6



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

- ① CRESTWOOD AVENUE
- ② VIA PALM BEACH
- ③ GRANDE PALM CIRCLE
- ④ MAJESTIC PINE COURT
- ⑤ ROYALE SABAL COURT

KEY MAP NOT TO SCALE

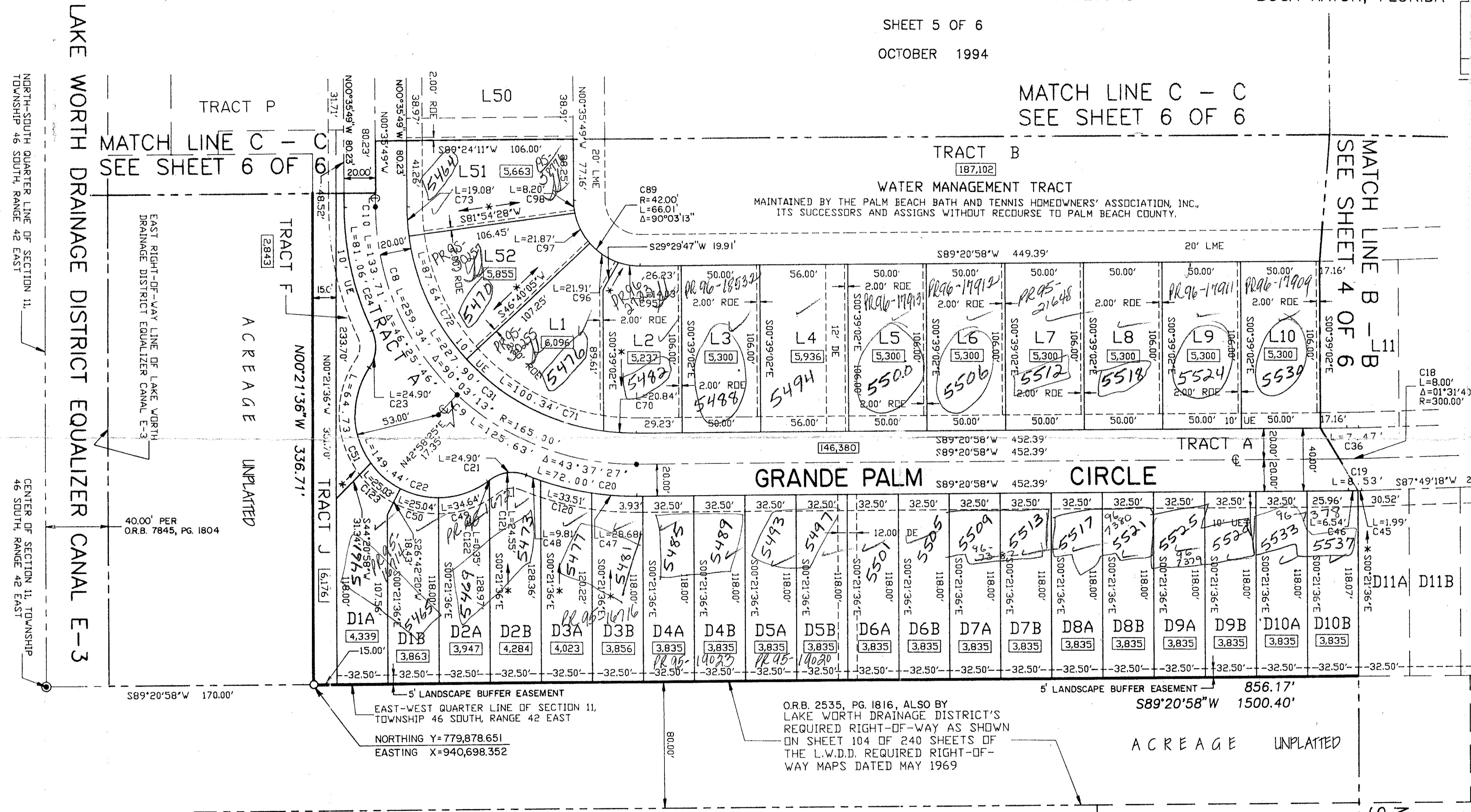
NOTES

1. LANDSCAPING IN EASEMENTS WITHIN OPEN SPACE AND BUFFER TRACTS SHALL BE IN CONFORMANCE WITH NOTE NO. 4.
2. ALL PRM'S WERE SET UNLESS NOTED OTHERWISE. PRM'S (FOUND AND SET) BEAR A BRASS DISC WITH THE NUMBER 1141.
3. 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.
4. 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.
5. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT PALM BEACH COUNTY ZONING REQUIREMENTS.
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
7. 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.
8. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, 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.

SEE SHEET 4 OF 6 FOR LOCATION OF QUARTER CORNER OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

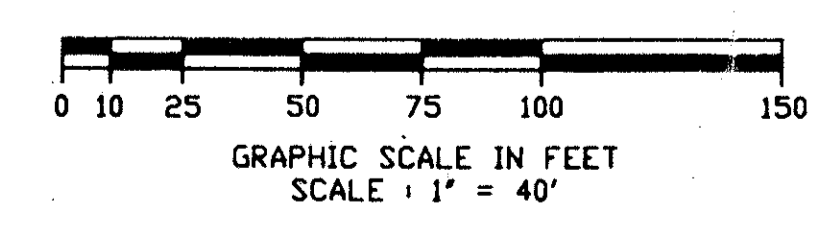
CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C8	259.34'	90°03'13"	165.00'	165.15'	N45°13'26"W	233.45'
C9	125.63'	43°37'27"	165.00'	165.00'	S68°30'19"E	122.62'
C10	133.71'	46°25'46"	165.00'	70.77'	N23°48'42"W	130.08'
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	72.00'	29°56'16"	185.00'	36.46'	S75°30'04"E	71.55'
C21	24.90'	59°27'10"	24.00'	13.70'	N81°55'19"E	23.80'
C22	149.44'	161°33'21"	53.00'	326.43'	N47°01'35"W	104.63'
C23	24.90'	59°27'10"	24.00'	13.70'	N04°01'30"E	23.80'
C24	81.96'	25°06'16"	185.00'	41.19'	N13°08'57"W	80.41'
C31	257.90'	90°03'13"	145.00'	145.14'	N45°13'26"W	205.16'
C36	7.47'	01°31'40"	280.00'	3.73'	N88°35'08"E	7.47'
C45	1.99'	00°21'24"	320.00'	1.00'	N88°00'00"E	1.99'
C46	6.54'	01°10'16"	320.00'	3.27'	N88°45'00"E	6.54'
C47	28.68'	08°52'55"	185.00'	14.37'	S86°12'45"E	28.65'
C48	9.81'	03°02'21"	185.00'	4.91'	S65°15'16"E	9.81'
C49	34.64'	37°26'40"	185.00'	17.96'	N70°51'19"E	34.02'
C50	25.04'	27°03'56"	53.00'	12.76'	S76°23'38"E	24.80'
C51	64.73'	69°58'49"	53.00'	32.37'	N88°35'08"E	78.78'
C70	20.84'	08°14'05"	145.00'	10.41'	S86°32'00"E	20.82'
C71	100.34'	39°39'52"	145.00'	56.33'	S67°30'19"E	98.35'
C72	87.64'	34°37'51"	145.00'	48.31'	S67°30'19"E	86.31'
C73	19.08'	07°32'25"	145.00'	9.66'	N12°02'02"W	19.07'
C88	4.64'	01°31'40"	174.00'	2.32'	N88°35'08"E	4.64'
C89	66.01'	90°03'13"	42.00'	42.04'	N45°13'26"W	59.42'
C95	14.03'	19°08'24"	42.00'	7.08'	S81°04'59"E	13.97'
C96	21.91'	29°53'39"	42.00'	11.21'	S56°33'49"E	21.67'
C97	21.87'	29°50'20"	42.00'	11.19'	N26°41'49"W	21.63'
C98	8.20'	11°10'50"	42.00'	4.11'	N06°11'14"W	8.18'
C120	33.51'	10°22'40"	185.00'	16.80'	S76°34'47"E	33.46'
C121	24.55'	58°37'34"	24.00'	13.48'	N82°20'07"E	23.50'
C122	0.35'	00°49'36"	0.17'	0.17'	N58°36'38"E	0.35'
C123	25.03'	27°03'56"	53.00'	12.76'	S49°45'42"E	24.80'



- LEGEND
- C CENTERLINE
  - R RADIUS
  - L ARC LENGTH
  - Δ DELTA OR CENTRAL ANGLE
  - N NORTH
  - S SOUTH
  - W WEST
  - E EAST
  - PRM PERMANENT REFERENCE MONUMENT
  - PCP PERMANENT CONTROL POINT
  - UE UTILITY EASEMENT
  - DE DRAINAGE EASEMENT
  - LME LAKE MAINTENANCE EASEMENT
  - LMAE LAKE MAINTENANCE ACCESS EASEMENT
  - LZE LITTORAL ZONE EASEMENT
  - RDE ROOF OVERHANG AND MAINTENANCE EASEMENT
  - P.B. PLAT BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - L6 LOT NUMBER
  - 7,670 AREA OF LOT IN SQUARE FEET

THIS INSTRUMENT WAS PREPARED BY:  
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CONSULTING ENGINEERS AND LAND SURVEYORS  
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PHONE NUMBER: (407) 395-3333



NOTE:  
ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS DENOTED OTHERWISE  
\* → DENOTES NON-RADIAL

RECREATION AREA TRACT "D"  
CASA DEL REY (P.U.D.) PLAT NO. 1  
P. B. 51, PG. 198 & 199

VIA DELRAY  
0635-002

TROPICAL LAKES PHASE II

SUBDIVISION \* Tropical Lakes PH II  
 BOOK 75 PAGE 29  
 FLOOD ZONE B  
 QUAD \* 36  
 SE 92-26(A) ZIP CODE 33445  
 PUD NAME same  
 11/16/94

08/30/95  
 09/20/95  
 11/16/95

TAK262