

0656-001

MEDITERRANIA

A PLAT OF A PORTION OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST
AND A REPLAT OF TRACT A OF DEL MAR VILLAGE SECTION I AS RECORDED IN PLAT
BOOK 32, PAGES 131, 132 AND 133 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

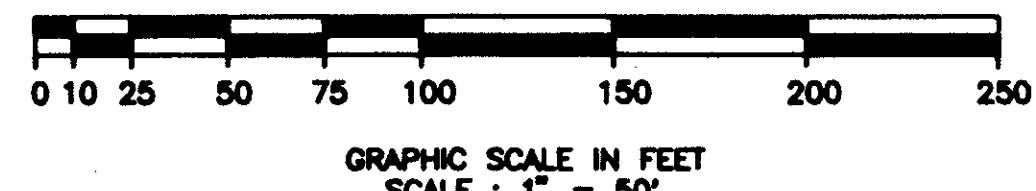
CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

NOVEMBER 1995

SHEET 4 OF 6

- LEGEND :
- ☐ CENTERLINE
 - C40 CURVE NUMBER
 - R RADIUS
 - L ARC LENGTH
 - Δ DELTA OR CENTRAL ANGLE
 - N NORTH
 - E EAST
 - S SOUTH
 - W WEST
 - PRM PERMANENT REFERENCE MONUMENT
 - ⊙ ECM EXISTING CONCRETE MONUMENT
 - PCP PERMANENT CONTROL POINT
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - LE LANDSCAPE EASEMENT
 - LME LAKE MAINTENANCE EASEMENT
 - LMAE LAKE MAINTENANCE ACCESS EASEMENT
 - LZE LITTORAL ZONE EASEMENT
 - LSE LIFT STATION EASEMENT
 - P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORD BOOK
 - PG. PAGE
 - 21 LOT NUMBER
 - P.O.C. POINT OF COMMENCING
 - P.O.B. POINT OF BEGINNING
 - LAE LIMITED ACCESS EASEMENT



THIS INSTRUMENT WAS PREPARED BY :
FREDERICK M. LEHMAN
JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PHONE NUMBER : (407) 395-3333

NOTES
COORDINATES, BEARINGS AND DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000420
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

NOTES :

ALL PRM'S WERE SET UNLESS NOTED OTHERWISE. PRM'S (FOUND AND SET) BEAR A BRASS DISC WITH THE NUMBER LB-50.
BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.89°38'50"W. ALONG THE EAST - WEST QUARTER LINE OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, 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.

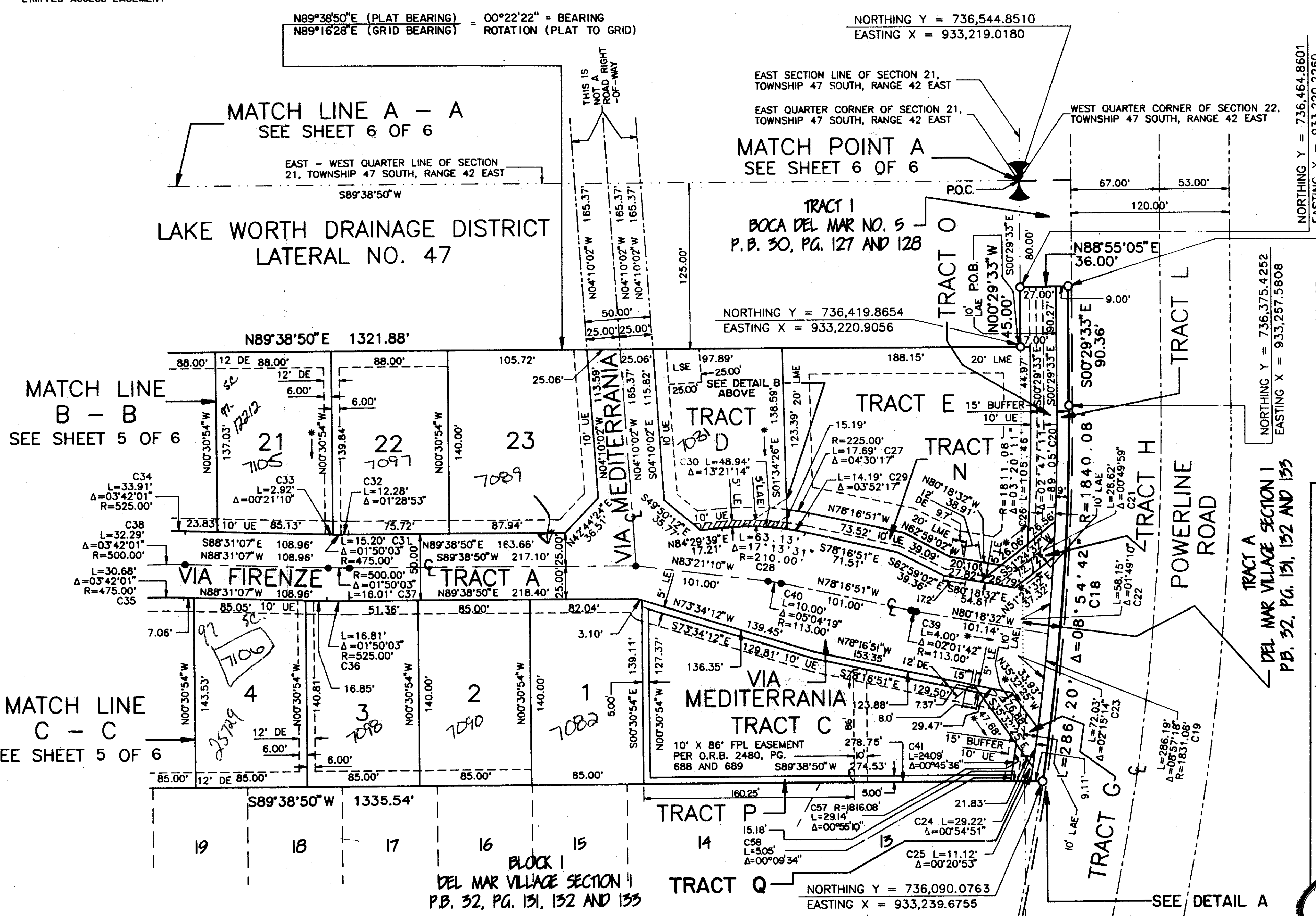
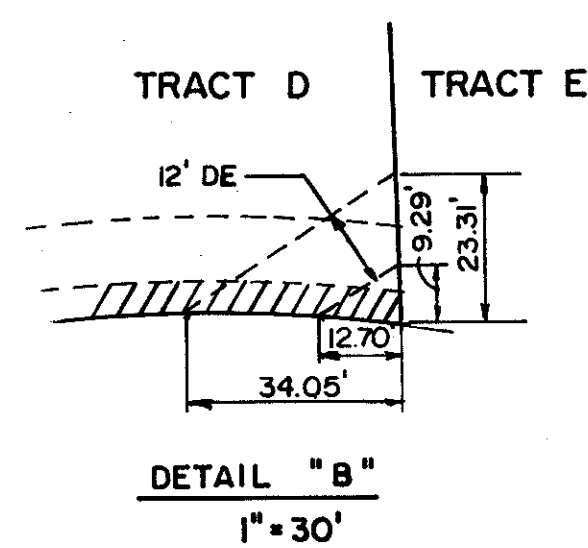
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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.

ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS DENOTED OTHERWISE.

--- DENOTES NON-RADIAL
- - - - - DENOTES 5' LIMITED ACCESS EASEMENT IN TRACT D

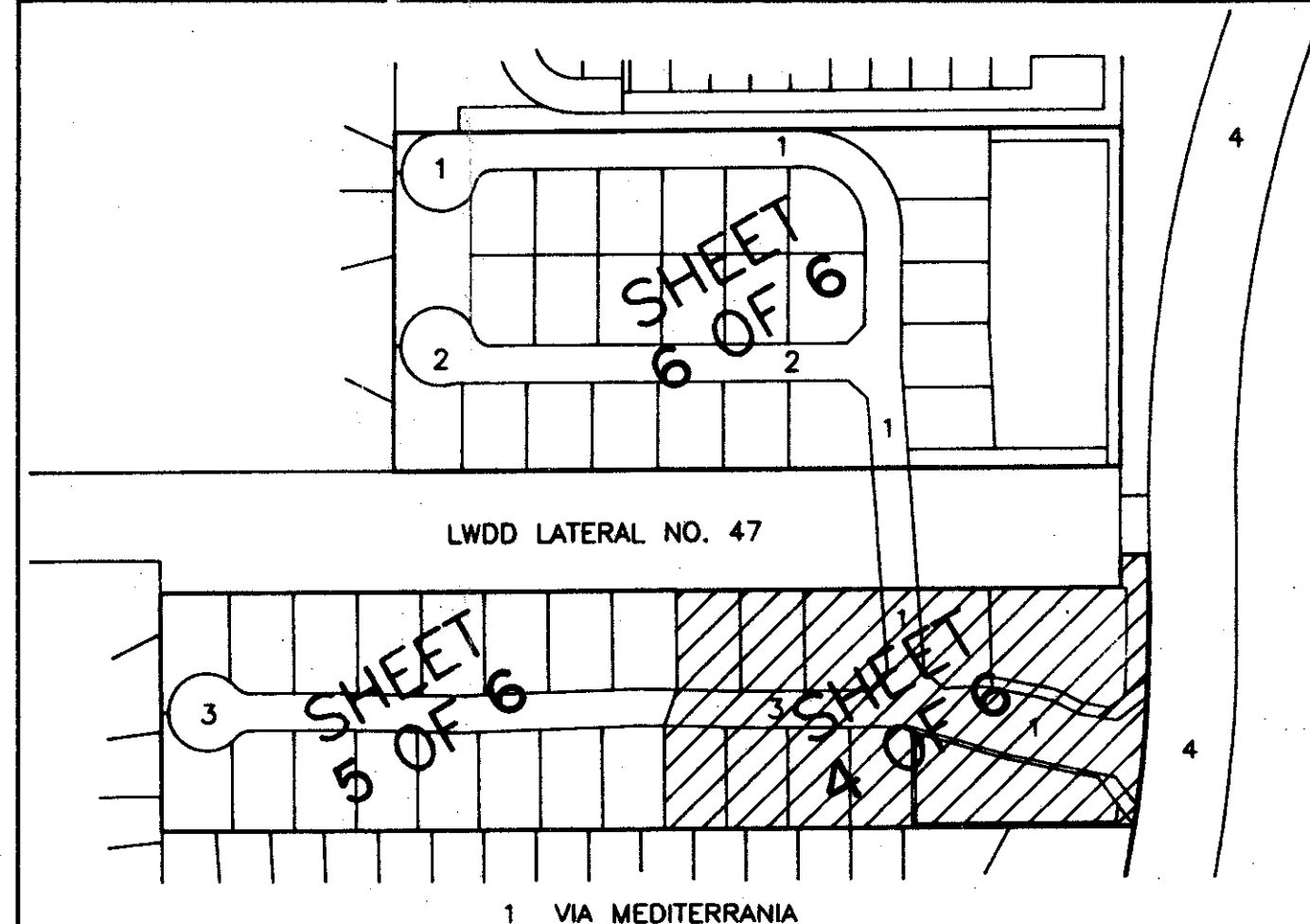
TRACT	DESCRIPTION	SQUARE FEET
LOT 1		11,899
LOT 2		11,900
LOT 3		11,911
LOT 4		12,084
LOT 21		12,183
LOT 22		12,319
LOT 23		15,070
TRACT A		87,187
TRACT C		24,294
TRACT D		12,750
TRACT E		27,027
TRACT G		1,109
TRACT H		1,101
TRACT L		3,388
TRACT N		2,416
TRACT O		4,063
TRACT P		3,349
TRACT Q		302



CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C18	286.20'	08°54'42"	1840.08'	143.39'	N03°57'48"E	285.91'
C19	286.19'	08°57'18"	1831.08'	143.39'	N03°59'08"E	285.90'
C20	89.05'	02°47'11"	1831.08'	44.53'	N00°54'02"E	89.04'
C21	26.62'	00°49'59"	1831.08'	13.31'	N02°42'37"E	26.62'
C22	58.15'	01°49'10"	1831.08'	29.07'	N04°02'12"E	58.14'
C23	72.03'	02°15'14"	1831.08'	36.02'	N06°04'24"E	72.03'
C24	29.22'	00°54'51"	1831.08'	14.61'	N07°39'27"E	29.22'
C25	11.12'	00°20'51"	1831.08'	5.58'	N08°17'19"E	11.12'
C26	105.46'	03°20'11"	1811.08'	52.75'	N01°10'33"E	105.45'
C27	17.69'	04°30'17"	225.00'	8.85'	N80°31'59"W	17.69'
C28	63.13'	17°13'31"	210.00'	31.81'	S86°53'36"E	62.90'
C29	14.19'	03°52'17"	210.00'	7.01'	S80°12'59"E	14.19'
C30	48.94'	13°21'14"	210.00'	24.58'	S88°49'44"E	48.83'
C31	15.20'	01°50'03"	475.00'	7.60'	S89°26'08"E	15.21'
C32	12.28'	01°28'53"	475.00'	6.14'	S89°36'43"E	12.28'
C33	2.92'	00°21'10"	475.00'	1.46'	S88°41'42"E	2.92'
C34	33.91'	03°42'01"	525.00'	13.92'	N89°37'53"E	33.90'
C35	30.68'	03°42'01"	475.00'	15.34'	S89°37'53"W	30.67'
C36	16.81'	01°50'03"	525.00'	8.40'	N89°26'08"W	16.81'
C37	16.01'	01°50'03"	500.00'	8.00'	N89°26'08"W	16.01'
C38	32.29'	03°42'01"	500.00'	16.15'	S89°37'53"W	32.29'
C39	4.00'	02°01'44"	113.00'	2.00'	N79°17'41"W	4.00'
C40	10.00'	05°04'19"	113.00'	5.00'	N80°49'00"W	10.00'
C41	24.09'	00°45'36"	1816.08'	12.05'	N07°59'46"E	24.09'
C42	29.14'	00°55'10"	1816.08'	14.57'	N08°04'33"E	29.14'
C43	5.05'	00°09'34"	1816.08'	2.53'	S08°27'21"W	5.05'

PET. 95-30



SUBDIVISION - MEDITERRANIA
BOOK 79 PAGE 22
FLOOD ZONE G FLOOD MAP # 2308
QUAD # 54 ZONING - RTU
SE 95-30 ZIP CODE 33433
PUD NAME - DEL MAR VILLAGE

3' ADDITIONAL RIGHT-OF-WAY FOR POWER LINE ROAD
ADJACENT TO PALM BEACH COUNTY, FLORIDA
BOOK 32, PAGES 131-133

0656-001

791