

# FLORAL LAKES PLAT TWO

0615-006

85

A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF TRACTS "F" AND "L-6", FLORAL  
 LAKES PLAT ONE, AS RECORDED IN PLAT BOOK 77, PAGES 78-81 OF THE PUBLIC  
 RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTHEAST  
 ONE-QUARTER OF SECTION 22, TOWNSHIP 46 SOUTH, RANGE 42 EAST,  
 PALM BEACH COUNTY, FLORIDA

PREPARED BY  
 DAVID P. LINDLEY  
 OF  
**CAULFIELD and WHEELER, INC.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
 BOCA RATON, FLORIDA 33433 - (561)392-1991  
 JUNE - 1997

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_ M.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 1997 AND DULY RECORDED  
 IN PLAT BOOK \_\_\_\_\_ ON  
 PAGES \_\_\_\_\_ AND \_\_\_\_\_  
 DOROTHY H. WILKEN  
 CLERK CIRCUIT COURT

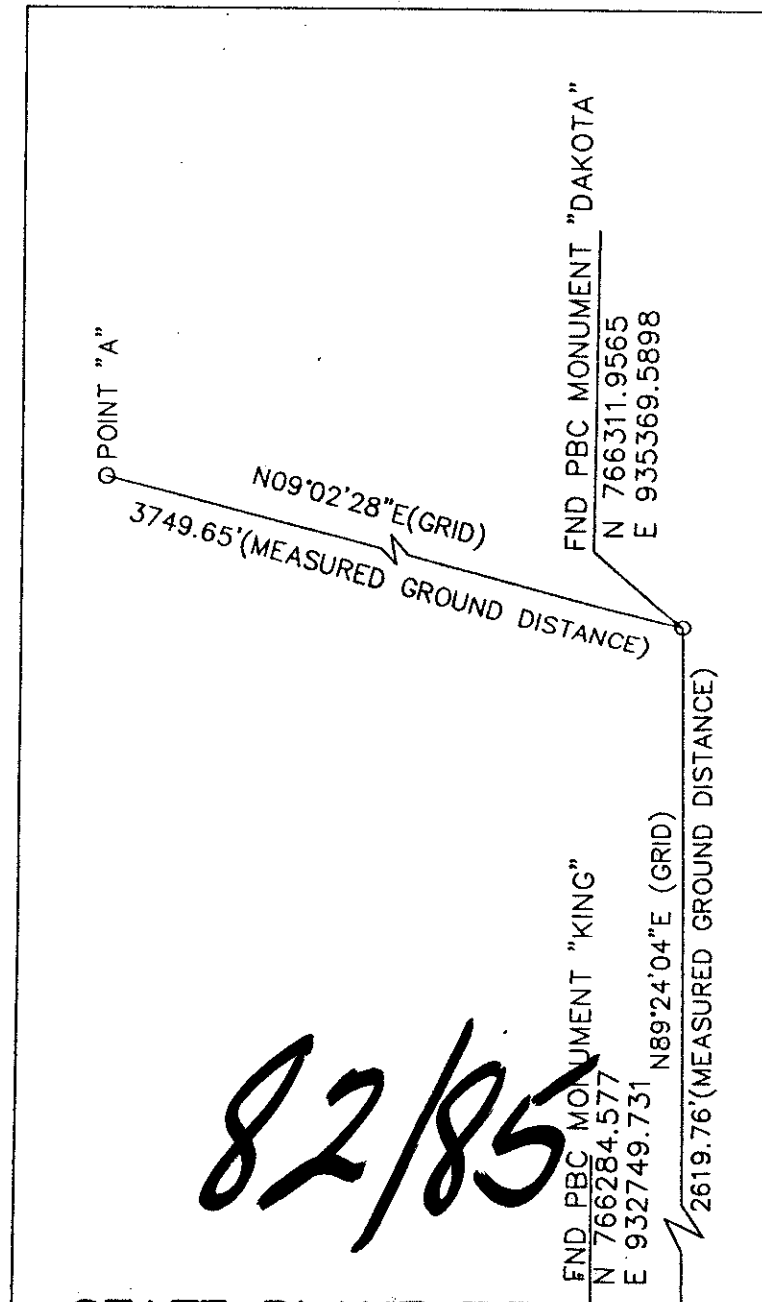
*PET. 91-40  
 NO SCHOOL IMPACT FEE  
 ROADS - \$598.95 PER UNIT  
 12/1/97 - 9/30/98  
 5/31/98*

SHEET 3 OF 3

**SURVEY NOTES:**

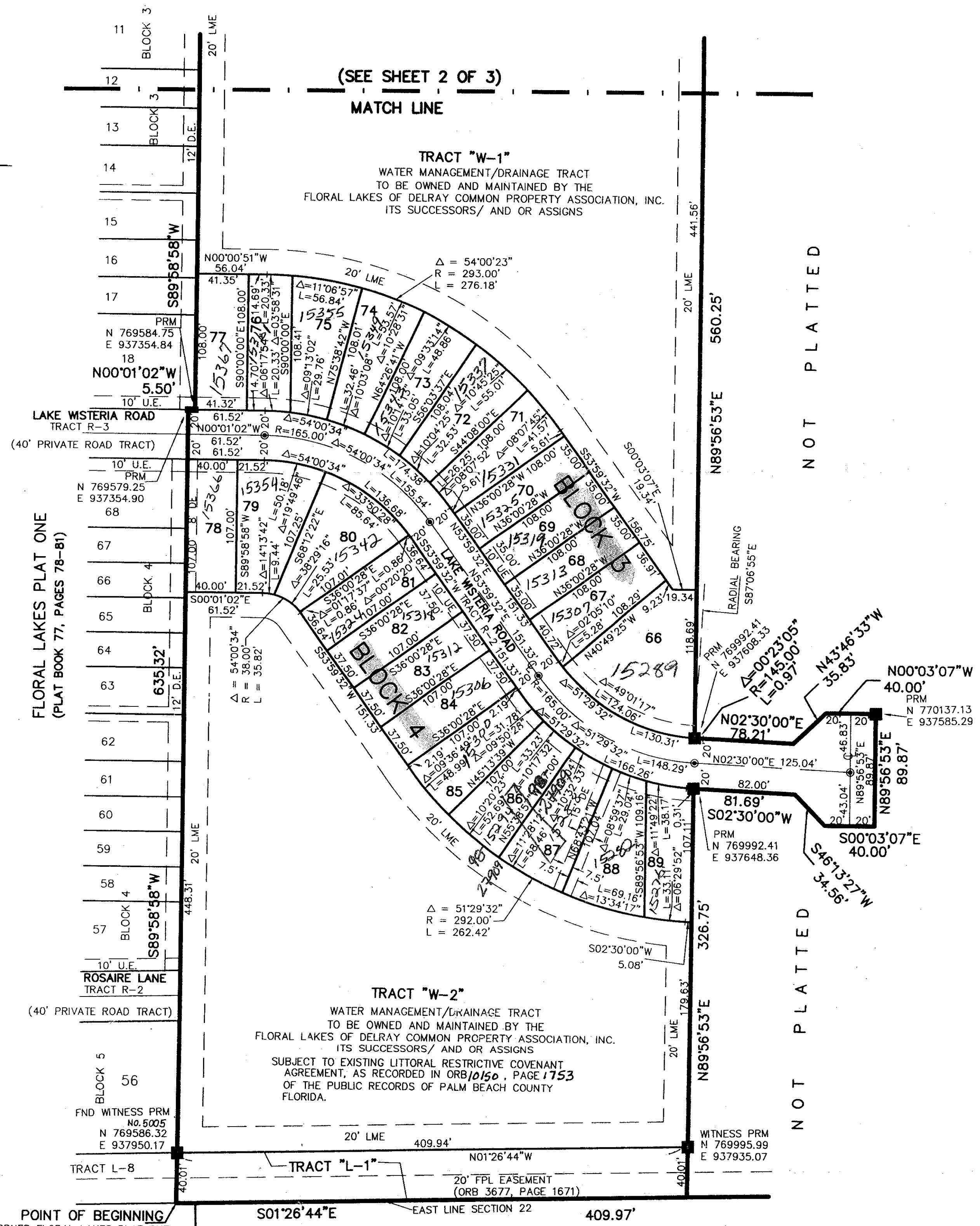
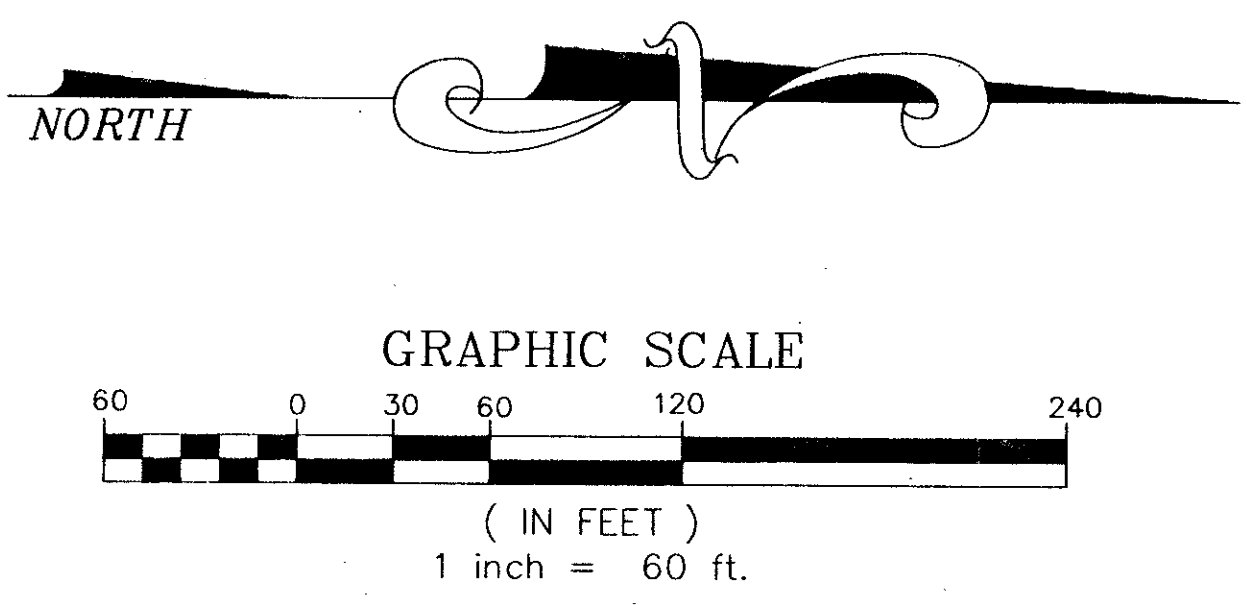
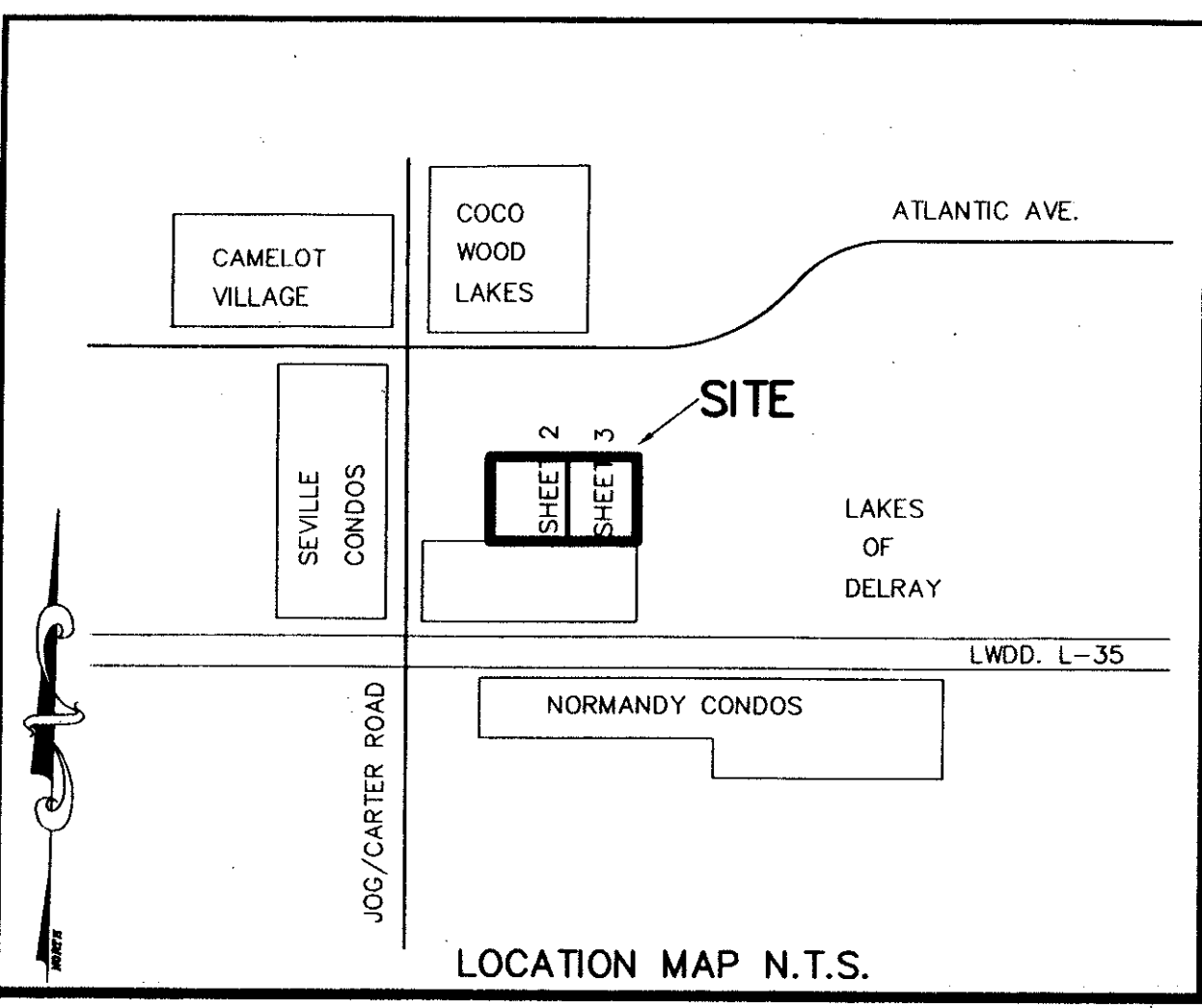
- In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall be subordinate to these with their priorities being determined by use rights granted.
- Building setback lines shall be as required by current Palm Beach County Zoning Regulations.
- No buildings or any kind of construction or trees or shrubs shall be placed on an easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.
- Approval of landscaping on utility easement, other than water and sewer, shall be only with approval of all utilities occupying same.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF BLOCK 2, "FLORAL LAKES PLAT ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGES 78-81 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING S89°58'58"W.
- P.R.M. - indicates 4" x 4" x 24" Permanent Reference Monument marked No. 5005.
- U.E. - indicates utility easement.
- D.E. - indicates drainage easement.
- Lines intersecting curves are non-radial unless shown otherwise.
- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.
- L.M.E. - indicates lake maintenance easement.
- ESMT. - indicates easement.
- R - indicates radius
- L - indicates arc length
- Δ - indicates central angle
- PLAT 1 - DENOTES FLORAL LAKES PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGES 78 THROUGH 81 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

*PET. 91-40  
 PDS A, B1 & B2*



*82/85*

STATE PLANE TIE  
 DETAIL n.t.s.



**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 = 1.0000313  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

S89°58'58"W (PLAT BEARING) 00°39'50" = BEARING ROTATION  
 S89°19'08"W (GRID BEARING) (PLAT TO GRID)  
 SOUTH LINE THIS PLAT COUNTER CLOCKWISE

NORTH LINE BLOCK 2, FLORAL LAKES PLAT ONE

POINT OF BEGINNING  
 NE CORNER FLORAL LAKES PLAT ONE  
 N 769586.80  
 E 937990.18

PENBRIDGE CONDOMINIUM "A"  
 NOT PLATTED

LAKES OF DELRAY  
 (PLAT BOOK 42, PAGES 66, 67)

0615-006

*TAX 971*

SUBDIVISION = Floral Lakes Plat 2  
 BOOK 85  
 PAGE 85  
 FLOOD MAP 215A  
 QUAD 37  
 ZONING RM15E  
 SE 91-40  
 FUD CODE 33445  
 FUD NAME Floral Lakes