

YACHT CLUB POINT ESTATES

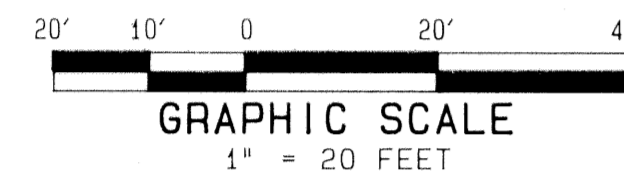
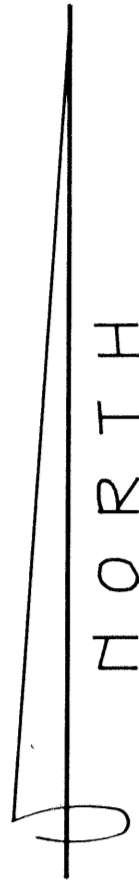
BEING A REPLAT OF ALL OF THE PLAT OF
 YACHT CLUB POINT, PLAT BOOK 88, PAGES 193 AND 140,
 LYING IN GOVERNMENT LOT 6, SECTION 26, AND GOVERNMENT LOT 1,
 SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST,
 VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA

JULY 2002

SHEET 2 OF 2

146

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS
 THIS PLAT WAS FILED FOR RECORD AT
 THIS DAY OF
 2002, AND DULY
 RECORDED IN PLAT BOOK
 PAGES THROUGH ON
 DOROTH H. WILKEN
 CLERK OF THE CIRCUIT COURT
 BY: _____
 DEPUTY CLERK



1" = 20 FEET

R=30.00'
 $\Delta=97^{\circ}25'53''$
 A=51.01'

LOXAHATCHEE RIVER

R=30.00'
 $\Delta=72^{\circ}04'50''$
 A=37.74'

SURVEYOR'S NOTES:

- THE SOUTH LINE OF THE YACHT BASIN AS SHOWN ON THE REPLAT OF A PART OF PLAT OF TEQUESTA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 220 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IS ASSUMED TO BEAR N. 90° 00' 00" W., AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE AGENCIES. PROVIDED, HOWEVER THAT NOTHING CONTAINED HEREIN SHALL PROHIBIT THE PLACEMENT OF NONPERMANENT IMPROVEMENTS WITHIN LOTS 2A, 3A AND 4A BY THE OWNERS THEREOF FOR THE PURPOSE OF PROVIDING ELECTRIC, WATER SERVICES AND ACCESS TO DOCKS LOCATED WITHIN YACHT BASIN.
- IT IS INTENDED THAT LOT 2A AND LOT 3A, IN THEIR ENTIRETIES, ARE SUBJECT TO THE UTILITY AND DRAINAGE EASEMENT AS SHOWN HEREON.
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.

YACHT BASIN
 (PRIVATE)
 REPLAT OF PART OF PLAT OF TEQUESTA
 PLAT BOOK 25, PAGE 220

LOT 1
 REPLAT OF PART OF PLAT OF TEQUESTA
 PLAT BOOK 25, PAGE 220

C/L YACHT CLUB PLACE
 REPLAT OF PART OF PLAT OF TEQUESTA
 PLAT BOOK 25, PAGE 220

LOT 1
 13,662
 SQUARE FEET

LOT 2
 12,593
 SQUARE FEET

LOT 3
 15,075
 SQUARE FEET

LOT 4
 12,435
 SQUARE FEET

LOXAHATCHEE RIVER

LEGEND:

- C/L - CENTERLINE
- Δ - CENTRAL ANGLE
- R - RADIUS
- A - ARC LENGTH
- CD - CHORD BEARING
- LD - CHORD LENGTH
- LD - RADIAL
- - SET "PK" NAIL/DISK
 "P. R. M. LS 3335"
 SET 4" X 4"
- - CONCRETE MONUMENT
 "P. R. M. LS 3335"
- ⊙ - SET "PK" NAIL/DISK
 "P. C. P. LS 3335"
- L. A. E. - LIMITED ACCESS EASEMENT
- U. E. - UTILITY EASEMENT
- D. E. - DRAINAGE EASEMENT

THIS INSTRUMENT WAS PREPARED BY RICHARD A. MIXON,
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 CERTIFICATE NO. LB 4199

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