

# CASTEL GARDENS

A PLAT OF A PORTION OF SECTION 21, TWP. 47 S. RGE. 42 E.  
ALSO BEING A REPLAT OF TRACT 8, A PORTION OF BOCA DEL MAR NO. 5  
AS RECORDED IN PLAT BOOK 30, PAGE 127 AND 128, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY

GREGORY B. DARBY

*Darby and Way, P.A.*

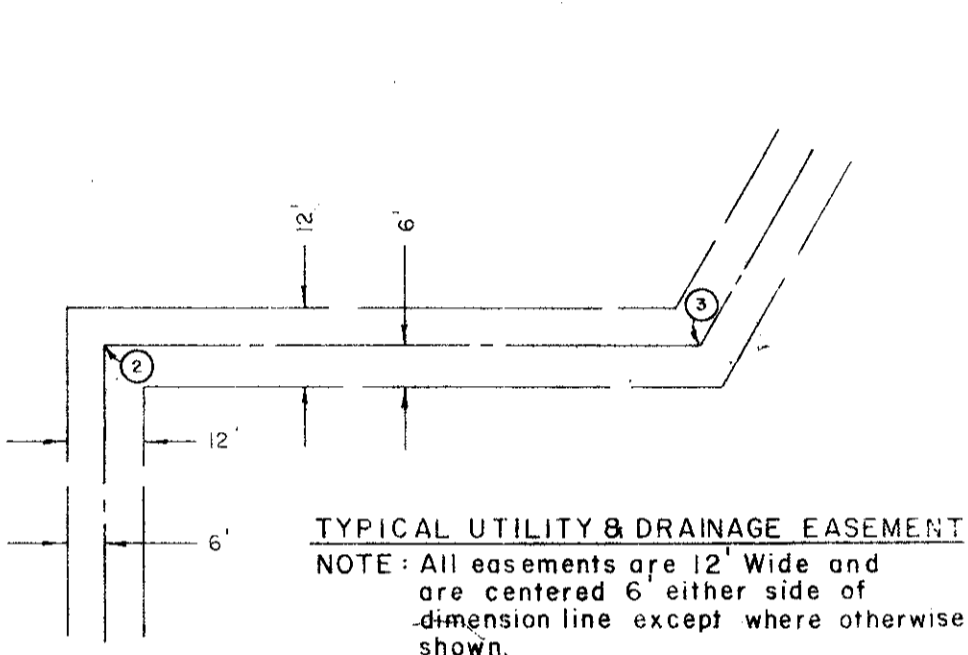
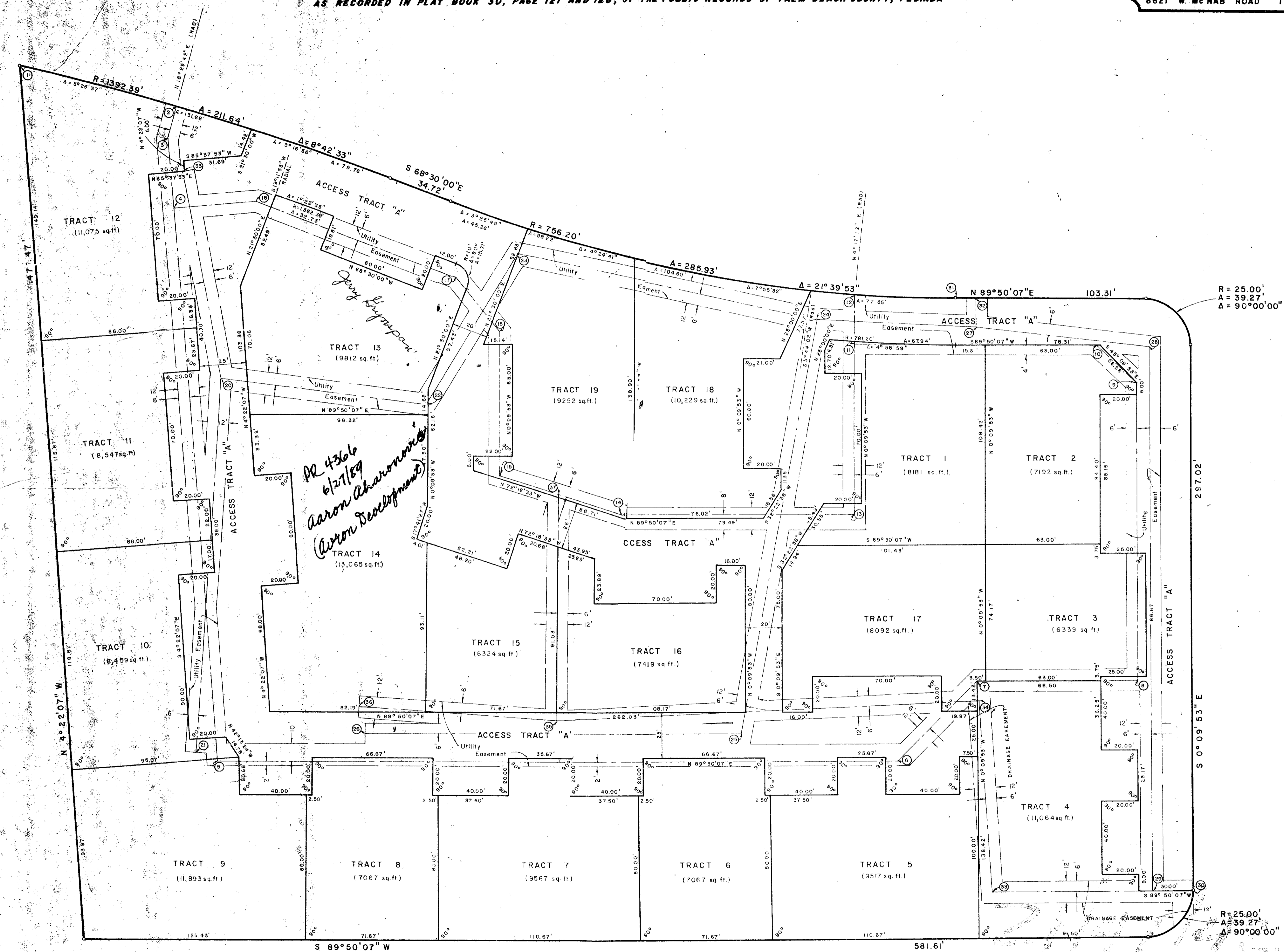
PROFESSIONAL LAND SURVEYORS

8621 W. Mc NAB ROAD TAMARAC, FLORIDA

# 40



FLOOD ZONE 'B'



TYPICAL UTILITY & DRAINAGE EASEMENT  
NOTE: All easements are 12' wide and are centered 6' either side of dimension line except where otherwise shown.

No planting or structures shall be constructed on the easements.

TABLE OF EASEMENT DIMENSIONS

FROM-TO	BEARING / RADIUS	DISTANCE
1 - 2	Radius: 1329.39	Arc: 90.0'
2 - 3	S 16° 27' 43" W	17.13'
3 - 4	S 4° 22' 07" E	38.00'
4 - 5	S 4° 22' 07" E	302.00'
5 - 6	N 89° 50' 07" E	373.83'
6 - 7	N 44° 49' 15" E	57.64'
7 - 8	N 89° 50' 07" E	87.00'
8 - 9	N 0° 09' 53" W	161.40'
9 - 10	N 45° 09' 53" W	31.38'
10 - 11	S 89° 50' 07" W	131.81'
11 - 12	N 0° 09' 53" W	27.26'
12 - 13	S 0° 09' 53" E	117.28'
13 - 14	S 89° 50' 07" W	125.16'
14 - 15	N 72° 18' 33" W	71.23'
15 - 16	N 0° 09' 53" W	77.00'
16 - 17	N 38° 33' 19" W	36.97'
17 - 18	N 88° 30' 00" W	115.00'
18 - 4	S 85° 37' 53" W	47.00'
20 - 33	N 10° 36' 31" W	119.00'
20 - 21	S 3° 36' 39" W	198.98'
21 - 22	S 83° 05' 31" E	110.34'
22 - 23	N 31° 52' 16" E	96.43'
23 - 24	S 78° 19' 40" E	170.23'
24 - 25	S 10° 22' 51" W	226.88'
25 - 26	S 89° 50' 07" W	306.59'
24 - 27	S 87° 47' 32" E	85.31'
27 - 28	S 84° 04' 49" E	94.53'
27 - 32	N 0° 09' 53" W	15.00'
28 - 29	S 0° 09' 53" E	256.50'
29 - 30	N 89° 50' 07" E	23.00'
31 - 32	N 89° 50' 07" E	11.50'
30 - 33	S 89° 50' 07" W	409.00'
33 - 34	N 5° 42' 13" W	104.24'
34 - 35	S 87° 40' 14" W	231.74'
35 - 36	N 86° 36' 29" W	110.00'
35 - 37	N 0° 09' 53" W	124.40'
37 - 15	N 72° 18' 33" W	30.84'

ACCESS TRACT "A" CONTAINS 71,008 sq. ft.

R = 25.00'  
A = 39.27'  
Δ = 90°00'00"

0205-348

Castel Gardens