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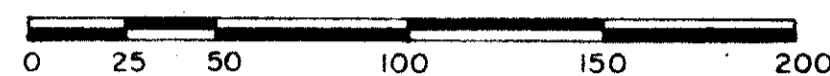
149

P.U.D.
CLUB ROYALE

A PLAT OF A PORTION OF SECTION 27, TWP. 47 S., RGE. 42 E.
AND ALSO BEING A REPLAT OF A PORTION OF TRACT 45, BOCA DEL MAR NO.3, AS RECORDED
IN PLAT BOOK 30, PAGES 82 - 84 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
PALM BEACH COUNTY, FLORIDA

BISCAYNE ENGINEERING COMPANY, INC. CONSULTING ENGINEERS & LAND SURVEYORS MIAMI-FT. LAUDERDALE · STUART
WEST PALM · COCOA

FEBRUARY, 1981
SHEET 2 OF 2



SCALE 1" = 50'

STATISTICAL DATA

AREA OF PRIVATE ACCESS TRACT "A"	0.628 AC
AREA OF TRACT "B" (LAKE)	0.878 AC
TOTAL AREA THIS PLAT	11.225 AC
TOTAL NO. UNITS PROPOSED THIS PLAT	168
DENSITY PROPOSED THIS PLAT	14.79 UN/AC
TOTAL AREA TRACT 45	22.272 AC
TOTAL NO. UNITS PROPOSED, TRACT 45	336
TOTAL NO. UNITS ALLOWED, TRACT 45	347
DENSITY PROPOSED, TRACT 45	15.09 UN/AC
DENSITY ALLOWED, TRACT 45	15.61 UN/AC
LAND USE	GARDEN APARTMENTS

CURVE TABLE

NUMBER	RADIUS	ARC	DELTA	TAN	CHORD	CHORD BRNG
1	2380.95	50.00	01° 12' 12"	25.00	50.00	N76° 54' 40" E
2	2380.95	50.00	01° 12' 12"	25.00	50.00	N78° 06' 52" E
3	20.00	16.06	46° 00' 00"	8.49	15.63	S35° 29' 14" E
4	70.00	56.20	46° 00' 00"	29.71	54.70	S35° 29' 14" E
5	120.00	96.34	46° 00' 00"	50.94	93.78	S35° 29' 14" E
6	20.00	16.06	46° 00' 00"	8.49	15.63	S35° 29' 14" E
7	70.00	56.20	46° 00' 00"	29.71	54.70	S35° 29' 14" E
8	120.00	96.34	46° 00' 00"	50.94	93.78	S35° 29' 14" E
9	15.00	17.91	68° 24' 43"	10.20	16.87	S46° 41' 35" E
10	172.05	7.93	02° 38' 23"	3.96	7.93	S79° 34' 45" E
11	120.05	47.62	22° 43' 40"	24.13	47.31	S89° 37' 24" E
12	120.05	46.94	22° 24' 10"	23.77	46.64	S89° 27' 39" E

REPLAT OF TRACT 45
BOCA DEL MAR NO. 3
P.B. 30 P. 83

WOODHAVEN EAST
P.B. 38 P. 98, 99

THE GLENS
P.B. 38 P. 123

TRACT 40
BOCA DEL MAR NO. 3
P.B. 30 P. 82-84

TRACT 38 A
BOCA DEL MAR NO. 3
P.B. 30 P. 82-84

P.O.B. S.W. CORNER TRACT 45
BOCA DEL MAR NO. 3
P.B. 30 P. 82-84

TRACT 38 B
BOCA DEL MAR NO. 3
P.B. 30 P. 82-84

- NOTE
- "U.E." INDICATES UTILITY EASEMENT.
 - "D.E." INDICATES DRAINAGE EASEMENT.
 - "P.R.M." INDICATES PERMANENT REFERENCE MONUMENT.
 - "P.C.P." INDICATES PERMANENT CONTROL POINT.

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N 01° 03' 02" W ALONG THE WEST LINE OF SECTION 27 TOWNSHIP 47 SOUTH RANGE 42 EAST AS SHOWN ON THE PLAT OF BOCA DEL MAR NO. 3 AS RECORDED IN PLAT BOOK 30, PAGES 82-84.

NOTE:
In accordance with Section 500.21 of the Zoning Code of Palm Beach County, Florida, as the same shall exist on the date this Plat is recorded, any portion hereof containing open space may not be vacated in whole or in part unless this entire Plat is vacated.

PUD
Club Royale

42
149

0205-012

