47/190

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

ISLAND CLUB

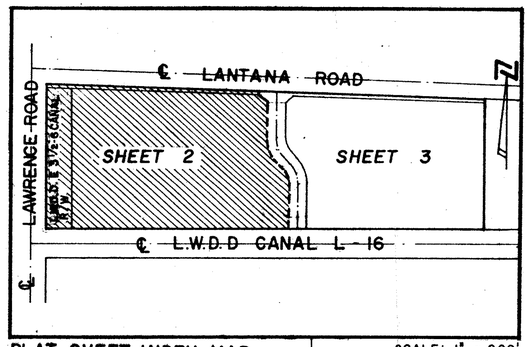
IN HIATUS TRACT 39, TWP. 44 ½ S., RGE. 43 E.

PALM BEACH COUNTY, FLORIDA

BEING A REPLAT OF A PART OF LOTS 89 THROUGH 111, LAKE OSBORNE SUBDIVISION, RECORDED IN PLAT BOOK 9, PAGE 43, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

DATE: MARCH 1984 SHEET 2 OF 3 SHEETS

190

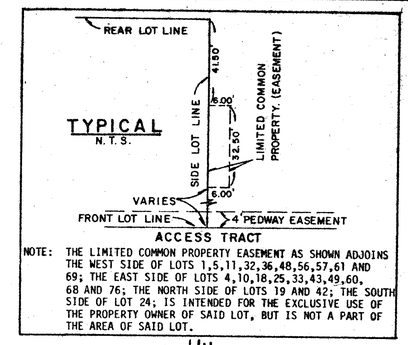


PLAT SHEET INDEX MAP

SCALE: 1" = 200'

0 10 20 30 60 90 120 150

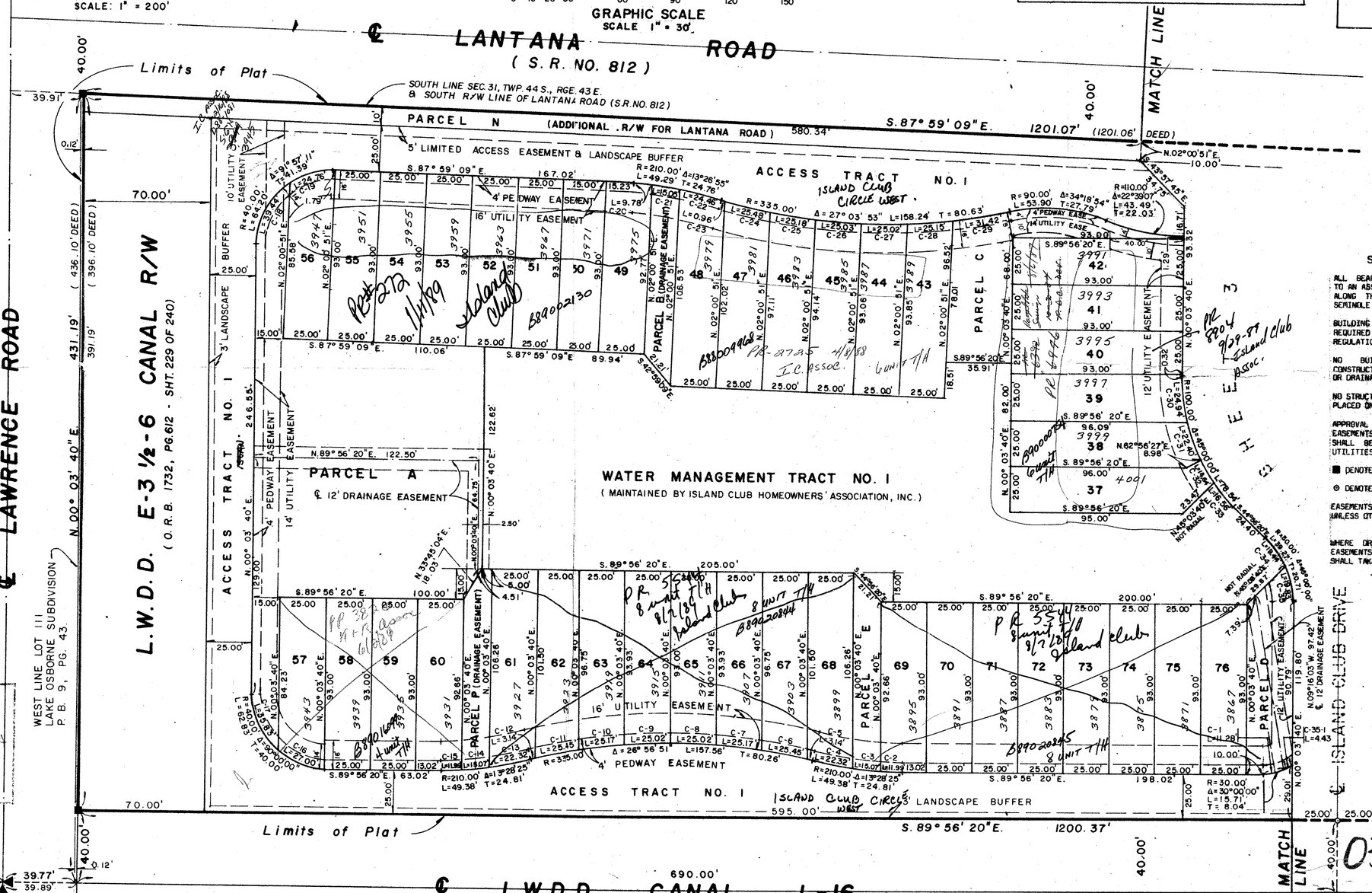
GRAPHIC SCALE
SCALE 1" = 30'



NOTE: THE LIMITED COMMON PROPERTY EASEMENT AS SHOWN ADJOINS THE WEST SIDE OF LOTS 1,5,11,32,36,48,56,57,61 AND 69; THE EAST SIDE OF LOTS 4,10,18,25,33,43,49,60, 68 AND 76; THE NORTH SIDE OF LOTS 19 AND 42; THE SOUTH SIDE OF LOT 24; IS INTENDED FOR THE EXCLUSIVE USE OF THE PROPERTY OWNER OF SAID LOT, BUT IS NOT A PART OF THE AREA OF SAID LOT.

CURVE TABLE - 'C' NO.S

NO.	RADIUS	DELTA ANGLE	ARC DIST.
1	[illegible]	21°32'15"	11.28'
2	210.00'	03°16'17"	11.99'
3	210.00'	04°06'40"	15.07'
4	210.00'	06°05'28"	22.32'
5	335.00'	00°32'12"	3.14'
6	335.00'	04°21'12"	25.45'
7	335.00'	04°18'14"	25.17'
8	335.00'	04°16'47"	25.02'
9	335.00'	04°16'47"	25.02'
10	335.00'	04°18'14"	25.17'
11	335.00'	04°21'12"	25.45'
12	335.00'	00°32'12"	3.14'
13	210.00'	06°05'27"	22.32'
14	210.00'	04°06'40"	15.07'
15	210.00'	03°16'18"	11.99'
16	40.00'	38°40'56"	27.00'
17	40.00'	51°19'04"	35.83'
18	40.00'	56°29'23"	39.44'
19	40.00'	35°27'48"	24.76'
20	210.00'	02°40'04"	9.78'
21	210.00'	04°06'27"	15.05'
22	210.00'	06°40'24"	24.46'
23	335.00'	00°09'51"	0.96'
24	335.00'	04°21'30"	25.48'
25	335.00'	04°18'25"	25.18'
26	335.00'	04°16'51"	25.03'
27	335.00'	04°16'44"	25.02'
28	335.00'	04°18'04"	25.15'
29	335.00'	05°22'27"	31.42'
30	100.00'	14°17'20"	24.94'
31	100.00'	12°49'54"	22.40'
32	100.00'	08°23'19"	14.64'
33	100.00'	09°29'27"	16.56'
34	50.00'	22°16'33"	19.44'
35	50.00'	22°43'27"	19.83'
35-1	30.00'	08°27'45"	4.43'



SURVEYOR'S NOTES

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S. 89°56'20" E. ALONG THE NORTH LINE OF PLAT NO. 2, SEMINOLE MANOR, PLAT BOOK 28, PAGE 21.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.

NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.

APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

■ DENOTES PERMANENT REFERENCE MONUMENT

⊙ DENOTES PERMANENT CONTROL POINT

EASEMENTS ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE NOTED.

WHERE DRAINAGE EASEMENTS AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

SUBDIVISION Island Club
BOOK 47 PAGE 190
FLOOD ZONE B
SIGNED
SR NO
PUD NAME ISLAND CLUB

0386-000

THIS INSTRUMENT WAS PREPARED BY:
PAUL J. FOTORNY OF DAILEY-FOTORNY, INC.
1028 SOUTH MILITARY TRAIL
WEST PALM BEACH, FLORIDA 33406

Island Club 47/190

Dailey-Fotorny, Inc.
land surveyors, planners, engineers
1028 So. Military Trail - West Palm Beach, Florida - 33406 Phone 305/965-8787