

DRAWING NUMBER  
55/173

# A PART OF A P.U.D. HARBOUR LAKES

A PLAT OF A PORTION OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST  
AND ALSO BEING A REPLAT OF PARCEL T OF LAKES AT BOCA RATON - PHASE III AS RECORDED IN  
PLAT BOOK 55, PAGES 1, 2 & 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
PALM BEACH COUNTY, FLORIDA

# 173

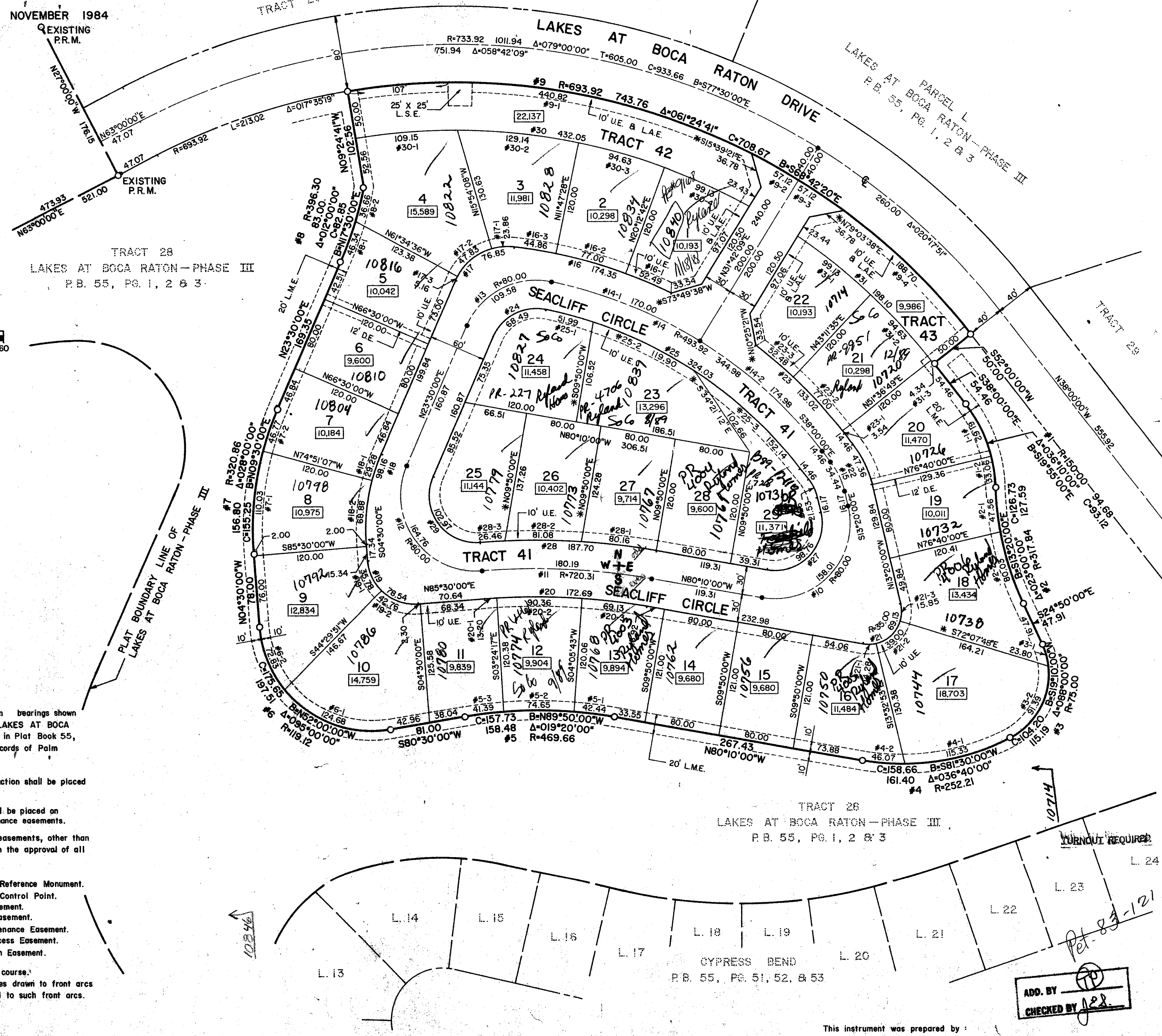
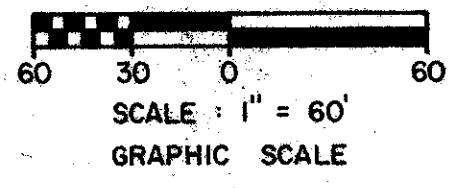
JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

SHEET 2 OF 2

DIVISION	Harbour Lakes
BOOK	55
FLOOD ZONE	B
QUAD	68
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PUD NAME	
PAGE	173
FLOOD MAP	#100A
ZONING	
ZIP CODE	33408



CURVE TABLE

NUMBER	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
1	150.00	94.68	036°10'00"	48.98	93.12	S19°55'00"E
1-1		61.62	023°32'10"	31.25	61.19	S26°13'55"E
1-2		33.06	012°37'50"	16.60	33.00	S08°08'55"E
2	317.84	127.59	023°00'00"	64.67	126.73	S13°20'00"E
2-1		47.56	008°34'22"	23.82	47.51	S06°07'11"E
2-2		80.03	014°25'38"	40.23	79.82	S17°37'11"E
3	75.00	115.19	088°00'00"	72.43	104.20	S19°10'00"W
3-1		23.80	018°10'54"	12.00	23.70	S15°44'33"E
3-2		91.39	069°49'06"	52.34	85.84	S28°15'27"W
4	252.21	161.40	036°40'00"	83.57	158.66	S81°30'00"W
4-1		115.33	026°12'01"	58.69	114.33	S76°16'01"W
4-2		46.07	010°27'59"	23.10	46.01	S85°23'59"W
5	469.66	158.48	019°20'00"	80.00	157.73	N89°50'00"W
5-1		42.44	005°10'40"	21.24	42.43	N82°45'20"W
5-2		74.65	009°06'24"	37.40	74.57	N89°53'52"W
5-3		41.39	005°02'56"	20.71	41.37	S83°01'28"W
6	119.12	197.51	095°00'00"	130.00	175.65	N52°00'00"W
6-1		124.68	059°58'16"	68.73	119.07	N68°30'52"W
6-2		72.83	035°01'44"	37.59	71.70	N22°06'52"W
7	320.86	156.80	028°00'00"	80.80	155.25	N09°30'00"E
7-1		110.03	019°38'53"	55.56	109.49	N05°19'27"E
7-2		46.77	008°21'07"	23.43	46.73	N19°19'27"E
8	396.30	83.00	012°00'00"	41.65	82.85	N17°30'00"E
8-1		46.34	006°41'58"	23.20	46.31	N20°09'01"E
8-2		36.66	005°18'02"	18.34	36.65	N14°09'01"E
9	693.92	743.76	061°24'41"	412.11	708.67	S68°42'20"E
9-1		440.82	036°23'51"	228.13	433.44	S81°12'46"E
9-2		57.12	004°42'59"	28.58	57.10	S60°39'21"E
9-3		57.12	004°42'58"	28.58	57.10	S55°56'22"E
9-4		188.70	015°34'53"	94.94	188.13	S45°47'26"E
10	80.00	158.01	113°10'00"	121.25	133.55	S43°15'00"W
11	720.31	180.19	014°20'00"	90.57	179.73	N87°20'00"W
12	80.00	164.76	118°00'00"	133.14	137.15	N35°30'00"W
13	80.00	109.58	078°28'54"	65.34	101.21	N62°44'27"E
14	493.92	344.98	040°01'06"	179.86	338.01	S58°00'33"E
14-1		170.00	019°43'15"	85.85	169.17	S68°09'28"E
14-2		174.98	020°17'51"	88.41	174.06	S48°08'55"E
15	80.00	34.44	024°40'00"	17.49	34.18	S25°40'00"E
16	523.92	174.35	019°04'00"	87.99	173.55	N73°34'53"W
16-1		52.49	005°44'25"	26.27	52.47	N66°55'05"W
16-2		77.00	008°25'14"	38.57	76.93	N73°59'55"W
16-3		44.86	004°54'21"	22.44	44.85	N80°39'42"W
17	60.00	76.85	073°23'06"	44.71	71.70	S60°11'33"W
17-1		23.86	022°47'14"	12.09	23.71	S65°29'28"W
17-2		47.83	045°40'28"	25.27	46.57	S51°15'38"W
17-3		5.16	004°55'24"	2.58	5.15	S25°57'42"W
18	200.86	98.16	028°00'00"	50.09	97.18	S09°30'00"W
18-1		29.28	008°21'07"	14.67	29.25	S19°19'27"W
18-2		68.88	019°38'53"	34.78	68.54	S05°19'27"W
18-3		78.54	090°00'00"	50.00	70.71	S49°30'00"E
19-1		35.78	041°00'09"	18.70	35.02	S25°00'04"E
19-2		42.76	048°59'51"	22.79	41.47	S70°00'04"E
20	690.31	172.69	014°20'00"	86.80	172.24	S87°20'00"E
20-1		13.20	001°05'43"	6.60	13.20	N86°02'52"E
20-2		90.36	007°30'00"	45.24	90.30	S89°39'17"E
20-3		69.13	005°44'17"	34.60	69.10	S83°02'08"E
21	35.00	69.13	113°10'00"	53.05	58.43	N43°15'00"E
21-1		14.28	023°22'53"	7.24	14.18	N88°08'34"E
21-2		39.00	063°50'38"	21.80	37.01	N44°31'48"E
21-3		15.85	025°56'29"	8.06	15.71	N00°21'46"W
22	110.00	47.36	024°40'00"	24.05	46.99	N25°40'00"W
23	523.92	133.02	014°32'50"	66.87	132.66	N45°16'25"W
23-1		3.54	000°23'11"	1.77	3.53	N38°11'35"W
23-2		77.00	008°25'14"	38.57	76.93	N42°35'48"W
23-3		52.48	005°44'25"	26.27	52.47	N49°40'37"W
24	50.00	68.49	078°28'54"	40.84	63.26	N62°44'27"E
25	463.92	324.03	040°01'06"	168.94	317.48	S58°00'33"E
25-1		51.99	006°25'16"	26.02	51.96	S74°48'28"E
25-2		119.90	014°48'30"	60.29	119.57	S64°11'35"E
25-3		152.14	018°47'20"	76.76	151.45	S47°23'40"E
26	50.00	21.53	024°40'00"	10.93	21.36	S25°40'00"E
27	50.00	98.76	112°10'00"	75.78	98.71	S43°15'00"W
28	750.31	187.70	014°20'00"	94.34	187.21	N87°20'00"W
28-1		80.16	006°07'11"	40.11	80.11	N63°13'37"W
28-2		81.08	006°11'31"	40.58	81.05	N69°22'59"W
28-3		26.46	002°01'15"	13.23	26.46	S86°30'38"W
29	50.00	102.97	118°00'00"	83.21	85.72	N35°30'00"W
30	643.92	432.05	038°26'36"	224.51	423.99	S80°11'23"E
30-1		109.15	009°42'44"	54.71	109.02	N85°26'41"E
30-2		129.14	011°29'25"	64.78	128.92	S83°57'14"E
30-3		94.63	008°25'14"	47.40	94.55	S73°59'55"E
30-4		99.13	008°49'13"	49.66	99.03	S65°22'41"E
31	643.92	198.10	017°37'31"	99.84	197.32	S46°48'49"E
31-1		99.13	008°49'13"	49.66	99.03	S51°13'01"E
31-2		94.63	008°25'14"	47.40	94.55	S42°55'48"E
31-3		4.34	09°23'17"	2.17	4.34	S38°11'35"E

NOTES:

Bearings shown hereon are based on bearings shown in the boundary of Parcel T of LAKES AT BOCA RATON - PHASE III as recorded in Plat Book 55, Pages 1 - 3 of the Public Records of Palm Beach County.

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 or lake maintenance easements.

Approval of landscaping on utility easements, other than water and sewer, shall be only with the approval of all utilities occupying same.

- P.R.M. Indicates Permanent Reference Monument.
- P.C.P. Indicates Permanent Control Point.
- U.E. Indicates Utility Easement.
- D.E. Indicates Drainage Easement.
- L.M.E. Indicates Lake Maintenance Easement.
- L.A.E. Indicates Limited Access Easement.
- L.S.E. Indicates Lift Station Easement.

\* Indicates non-radial course.  
All other side lot lines drawn to front arcs in this plat are radial to such front arcs.

ADD. BY [Signature]  
CHECKED BY [Signature]

This instrument was prepared by:  
John A. Grant, Jr., John A. Grant, Jr., Inc.  
3333 North Federal Highway, Boca Raton, Florida 33431.

HARBOUR LAKES 55/173