

A PLANNED UNIT DEVELOPMENT

MAJESTIC ISLES - PLAT TWO

BEING A REPLAT OF A PORTION OF TRACTS 52, 53, 54, 55, 56, AND 57 AND ASSOCIATED ABANDONED RIGHT-OF-WAY ACCORDING TO THE PLAT OF THE SUBDIVISION OF SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 6, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST.

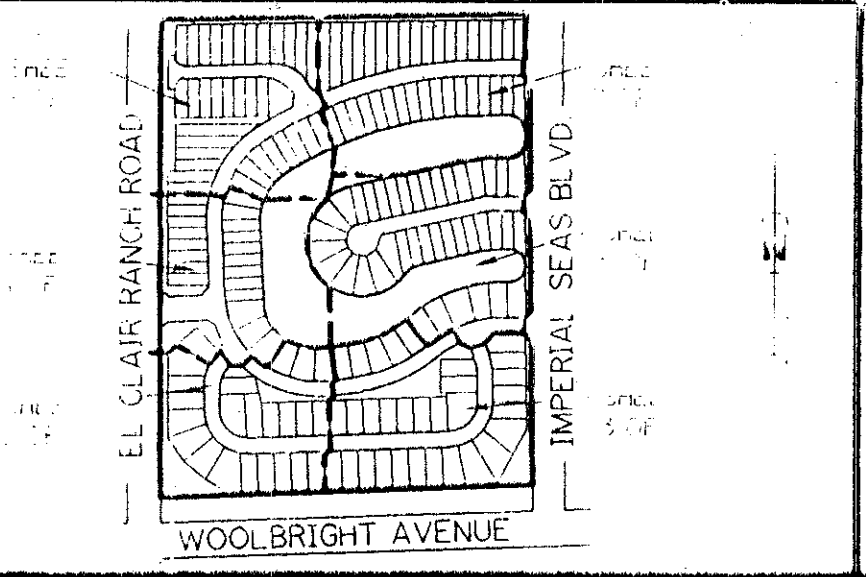
SHEET 1 OF 7 JANUARY, 1996

PET. 88-139B
NO SCHOOL IMPACT FEE
5/3/3/K

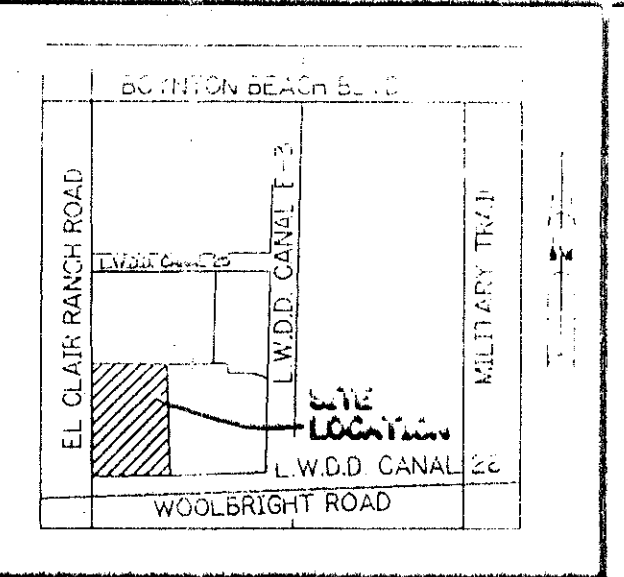
COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 3:01 P.M. on this 2 day of APRIL 1996 and duly recorded in Plat Book No. 77 on page 22-23
DOROTHY H. WILKEN, Clerk of Circuit Court by *Dawn G. Moore*



T/H
ZLL



KEY MAP



LOCATION MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT ORIOLE HOMES, CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS MAJESTIC ISLES-PLAT TWO, BEING A REPLAT OF A PORTION OF TRACTS 52, 53, 54, 55, 56 AND 57 AND ASSOCIATED ABANDONED RIGHT-OF-WAY ACCORDING TO THE PLAT OF THE SUBDIVISION OF SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST AS RECORDED IN PLAT BOOK 6, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF TRACTS 52 THROUGH 57 INCLUSIVE, AND A PORTION OF AN ABANDONED ROAD RIGHT-OF-WAY ADJOINING TRACT 52, 53 AND 54, ACCORDING TO THE SUBDIVISION OF SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 6, PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 88°04'40" EAST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 55.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF EL CLAIR RANCH ROAD; AS DESCRIBED IN OFFICIAL RECORD BOOK 7477, AT PAGE 295, SAID PALM BEACH COUNTY PUBLIC RECORDS; THENCE NORTH 00°16'37" WEST, A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°16'37" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1548.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1090.00 FEET OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 26; THENCE NORTH 88°04'40" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1188.58 FEET TO A POINT ON THE WEST LINE OF MAJESTIC ISLES - PLAT ONE AS RECORDED IN PLAT BOOK 74 PAGES 86 THROUGH 92, SAID PALM BEACH COUNTY PUBLIC RECORDS; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID MAJESTIC ISLES - PLAT ONE, THROUGH THE FOLLOWING COURSES, SOUTH 00°35'07" EAST, A DISTANCE OF 145.23 FEET; THENCE SOUTH 44°09'13" WEST, A DISTANCE OF 67.8 FEET; THENCE SOUTH 00°34'48" EAST, A DISTANCE OF 50.01 FEET; THENCE SOUTH 45°50'47" EAST, A DISTANCE OF 35.42 FEET; THENCE SOUTH 00°35'07" EAST, A DISTANCE OF 339.43 FEET; THENCE SOUTH 44°24'53" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 00°35'07" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 45°35'07" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 00°35'07" EAST, A DISTANCE OF 295.39 FEET; THENCE SOUTH 44°24'53" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 00°35'07" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 45°35'07" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 00°35'07" EAST, A DISTANCE OF 471.28 TO THE SOUTHWEST CORNER OF SAID MAJESTIC ISLES - PLAT ONE; THENCE SOUTH 88°04'40" WEST, ALONG THE SOUTH LINES OF SAID TRACTS 54 AND 55 A DISTANCE OF 1217.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.681 ACRES MORE OR LESS
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACT "A" AND "B", AS SHOWN HEREON, ARE HEREBY RESERVED FOR MAJESTIC ISLES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MAJESTIC ISLES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3. TRACTS "D" THROUGH "J", AS SHOWN HEREON, ARE HEREBY RESERVED FOR MAJESTIC ISLES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4. TRACT "K" AS SHOWN HEREON, IS HEREBY RESERVED FOR MAJESTIC ISLES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5. BUFFER EASEMENTS - AS SHOWN HEREON ARE HEREBY RESERVED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF MAJESTIC ISLES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.
- 6. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF MAJESTIC ISLES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "L1" & "L2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR MAJESTIC ISLES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR MAJESTIC ISLES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO CONSTRUCTION INCLUDING LANDSCAPING WITHIN LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

OVERHANG EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG, UTILITY SERVICES, AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, ORIOLE HOMES, CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL, TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2nd DAY OF JAN, 1996

ORIOLE HOMES, CORPORATION
A FLORIDA CORPORATION
WITNESS: *Jeanette Calderone* BY: *Mark Levy*
JEANNETTE CALDERONE MARK LEVY
WITNESS: *Condy Johnson* ITS: PRESIDENT
CONDY JOHNSON

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARK LEVY WHO IS PERSONALLY KNOWN TO ME, AND HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ORIOLE HOMES, CORPORATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF January, 1996

9-28-99
MY COMMISSION EXPIRES: NOTARY PUBLIC - STATE OF FLORIDA
MARIE JOAN YANNOTTI

MORTGAGEE'S CONSENT
STATE OF OHIO
COUNTY OF Cuyahoga

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT THIS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 7800 AT PAGE 1590 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL, TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1st DAY OF January, 1996.

Robert Luginbill
WITNESS: ROBERT LUGINBILL
CAROLINE BULLOCK
ROBERT LUGINBILL
VICE PRESIDENT

ACKNOWLEDGEMENT
STATE OHIO
COUNTY OF Cuyahoga

BEFORE ME PERSONALLY APPEARED ROBERT LUGINBILL WHO IS PERSONALLY KNOWN TO ME, AND HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF OHIO SAVINGS BANK, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF January, 1996

June 27, 1998
MY COMMISSION EXPIRES: NOTARY PUBLIC - STATE OF Ohio
Jan P. Vanoff

ACCEPTANCE OF RESERVATIONS
STATE OF FLORIDA
COUNTY OF PALM BEACH

MAJESTIC ISLES ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 2nd DAY OF JAN, 1996.

MAJESTIC ISLES ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: *Condy Johnson* BY: *Merle D'Addario*
CONDY JOHNSON MERLE D'ADDARIO, PRESIDENT

WITNESS: *Elvitt Davis*
ELVITT DAVIS

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MERLE D'ADDARIO WHO IS PERSONALLY KNOWN TO ME, AND HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MAJESTIC ISLES ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF January, 1996

9-28-99
MY COMMISSION EXPIRES: NOTARY PUBLIC
MARIE JOAN YANNOTTI

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, ALPHA TITLE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ORIOLE HOMES, CORPORATION, A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE 1-2-96
ALPHA TITLE COMPANY
EDWARD F. JOYCE
VICE PRESIDENT

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("C.P.'S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE 1-31-96
WILBUR F. DIVINE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4190
STATE OF FLORIDA

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SEC. 177.07(1)(2), F.S., THIS 2 DAY OF APRIL, 1996.

By: *George Webb*
GEORGE WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S NOTES:

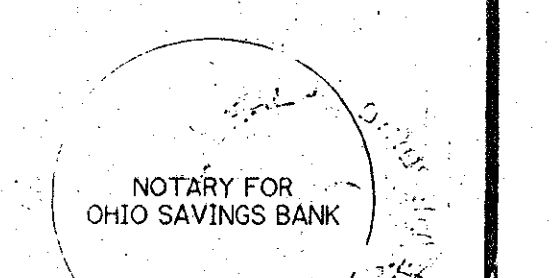
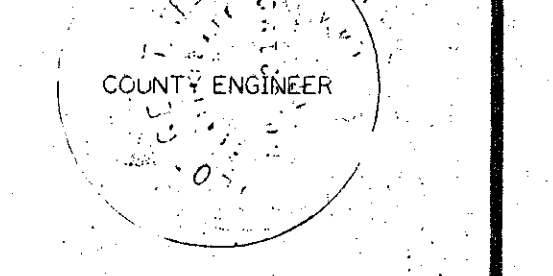
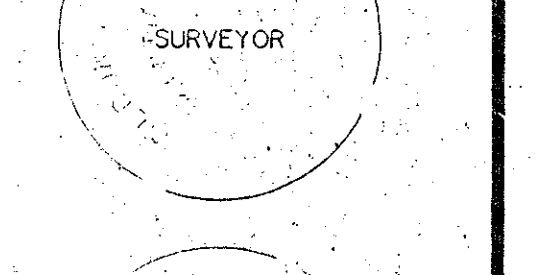
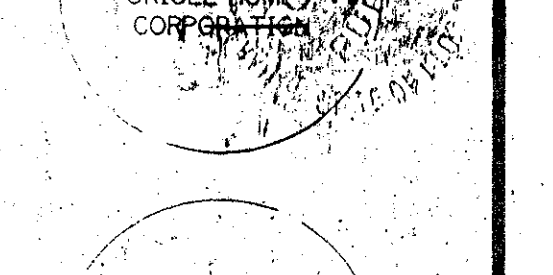
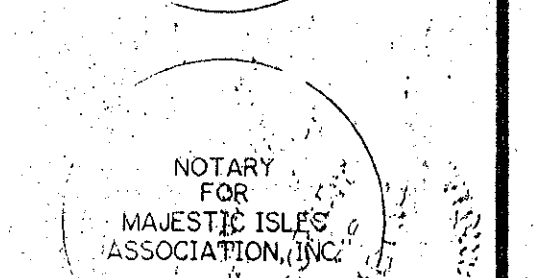
- 1) THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 68°04'40" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST.
- 2) NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 3) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
(NR) = NON-RADIAL
(RF) = RADIAL TO FRONT LOT LINE
(RR) = RADIAL TO REAR LOT LINE
- 4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 5) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 6) COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM = 83 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCE ARE GROUND
SCALE FACTOR = 10000/235
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
N00°16'37" W (PLAT BEARING) = 00°02'24" BEARING ROTATION
N00°16'13" W (GRID BEARING) COUNTER CLOCKWISE (PLAT TO GRID)
FOR THE WEST LINE OF SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST

SITE PLAN DATA
ZONING PETITION NO. FORMERLY CAMBRIDGE PARK P.U.D. 88-1591A
TOTAL AREA 42.681 ACRES
DENSITY 4.26 LOTS/ACRE
NUMBER OF LOTS 182
OPEN SPACE TRACTS 4.18 ACRES

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

0627-002



SUBDIVISION MAJESTIC ISLES
BOOK 77 PAGE 22
FLOOD MAP # 190B
ZONING RS
QUAD # 35
SE 88-159
PLAT NAME MAJESTIC ISLES
ZIP CODE 33437