

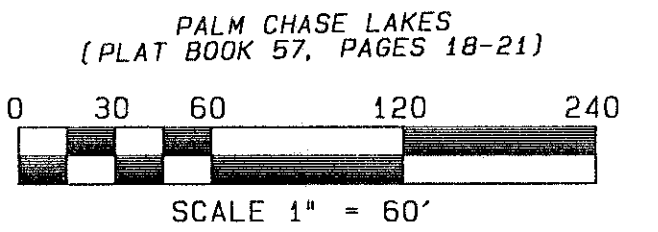
ROYAL LAKES P.U.D.

0667-001

A REPLAT OF A PORTION OF TRACTS 37, 38, 39, 40, 51, 52, 57, AND 58 OF THE SUBDIVISION OF SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PET. 95-736
CURRENT
NO SCHOOLS -
RESTR. COVENANT
5/19/96

PALM BEACH COUNTY CONTROL STATION "PUFF"
 POINT OF COMMENCEMENT WEST ONE-QUARTER CORNER SECTION 26 TOWNSHIP 45 SOUTH RANGE 42 EAST FOUND PALM BEACH COUNTY BRASS DISK 745874.3100 937689.8810



L. W. D. D. L-25 CANAL

SHEET 2 OF 5

JUNE 1996

GREATER BOYNTON PLACE PLAT BOOK 59, PAGE 192/PLAT BOOK 60, PAGE 190



- SURVEYOR'S NOTES:**
- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 89° 53' 33" EAST ALONG THE NORTH LINE OF MAJESTIC ISLES PLAT ONE, AS RECORDED IN PLAT BOOK 74, PAGES 86-92, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TRUSS OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
 - 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.
 - THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
 - THERE MAY BE ADDITIONAL RESTRICTIONS OF RECORD, WHICH ARE NOT SHOWN ON THIS PLAT, THAT ARE IN THE PUBLIC RECORDS OF THIS COUNTY.
 - ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED. (R) DENOTES RADIAL. (FR) DENOTES RADIAL TO FRONT LOT LINE. (RR) DENOTES RADIAL TO REAR LOT LINE.
 - THIS INSTRUMENT WAS PREPARED BY: RICHARD A. PEDRAZA IN THE OFFICES OF: ATLANTIC CARIBBEAN MAPPING, INC. 3062 JOG ROAD, GREENACRES, FLORIDA 33467.
 - COORDINATES SHOWN HEREON ARE GRID COORDINATES
 DATUM = 1983 NORTH AMERICAN DATUM
 ZONE = FLORIDA EAST ZONE
 LINEAR UNIT = U.S. SURVEY FOOT
 COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 - ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED - SCALE FACTOR = 1.0000285
 GRID DISTANCE: (GROUND DISTANCE) x (SCALE FACTOR)
 BEARING ROTATION: (PLAT BEARING) - (GRID BEARING)
 EXAMPLE: (PLAT BEARING) = 00°00'24" CLOCKWISE
 N89°53'33"E - N88°53'57"E

- LEGEND:**
- A = CENTRAL ANGLE/Delta
 - CH = CHORD
 - D.B. = DEED BOOK
 - D.E. = DRAINAGE EASEMENT
 - F.P. & L. = FLORIDA POWER AND LIGHT COMPANY
 - L = ARC LENGTH
 - L.A.E. = LIMITED ACCESS EASEMENT
 - L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
 - L.N.D.O. = LAKE NORTH DRAINAGE DISTRICT
 - N.R. = NON-RADIAL
 - N.T.S. = NOT TO SCALE
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - P.G. = PAGE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - R = RADIUS (RADI)
 - R.F. = RADIAL TO FRONT LOT LINE
 - R.R. = RADIAL TO REAR LOT LINE
 - R.W. = RIGHT OF WAY
 - U.E. = UTILITY EASEMENT
 - W.C. = WITNESS CORNER
 - Z.L.M.E. = ZERO LOT LINE MAINTENANCE EASEMENT
 - ⊙ = PERMANENT CONTROL POINT (PCP)
 - ⊙ = PCP #4380
 - ⊙ = PERMANENT REFERENCE MONUMENT (PRM)
 - ⊙ = SET PRM #4380
 - ⊙ = CENTERLINE

SUBDIVISION: ROYAL LAKES
 BOOK: 78
 FLOOD ZONE: 191B
 ZONING: PUD
 QUAD: 35
 ZIP CODE: 33437
 PUD NAME: ROYAL LAKES

TAZ - 448

Recalled
 12/15/96

0667-001 78/36

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