

EMERALD LAKE TOWNHOMES

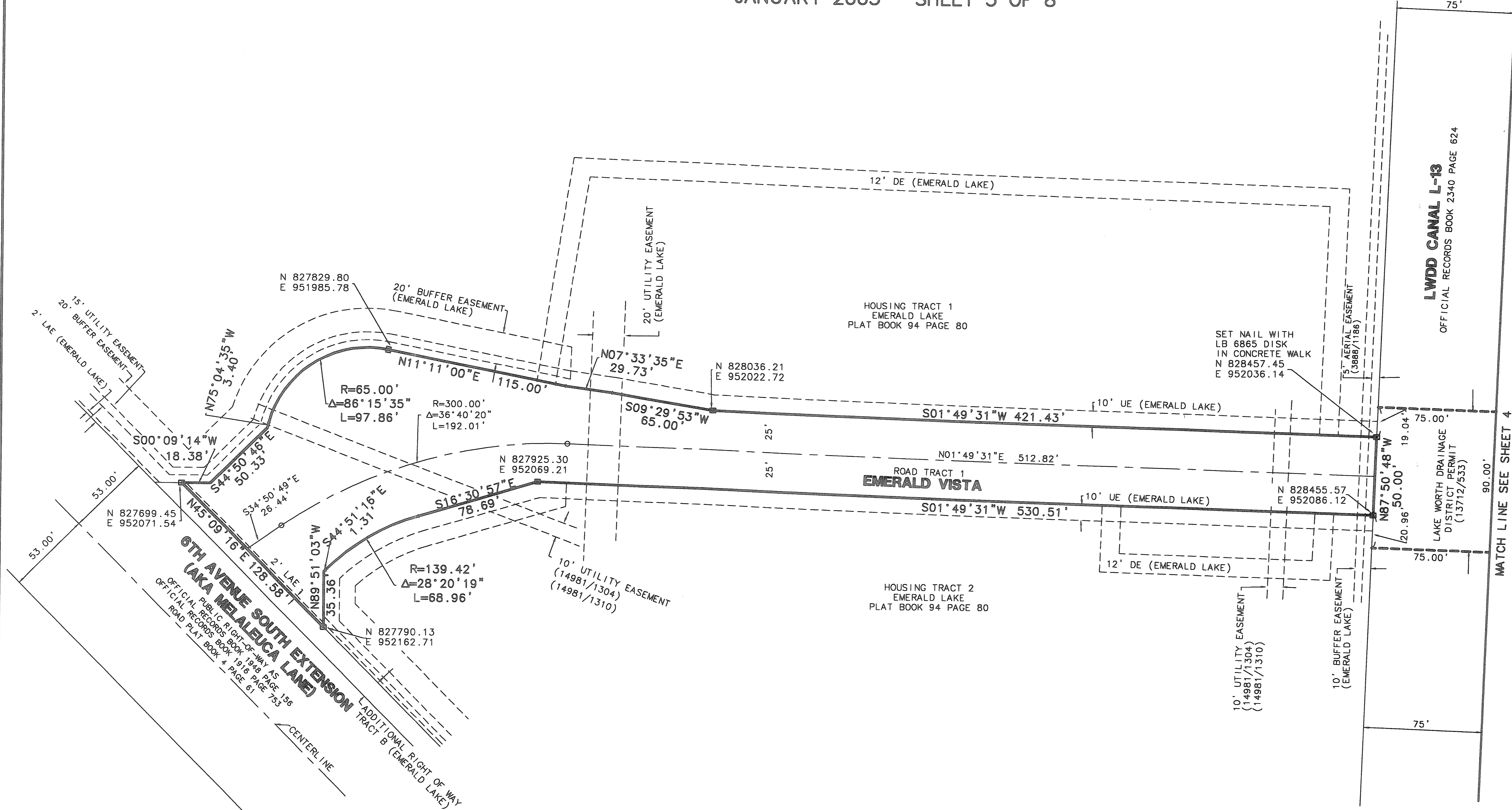
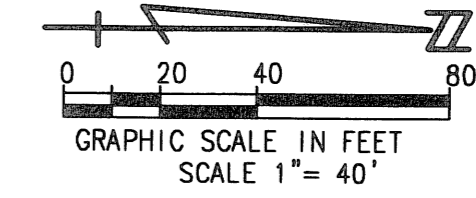
BEING A REPLAT OF A PORTION OF EMERALD LAKE
 A PLANNED UNIT DEVELOPMENT, CONGRESS LAKES P.U.D.
 RECORDED IN PLAT BOOK 94, PAGES 80 THROUGH 82,
 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST
 PALM BEACH COUNTY, FLORIDA
 JANUARY 2005 SHEET 3 OF 8

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STATE OF FLORIDA
 COUNTY OF PALM BEACH

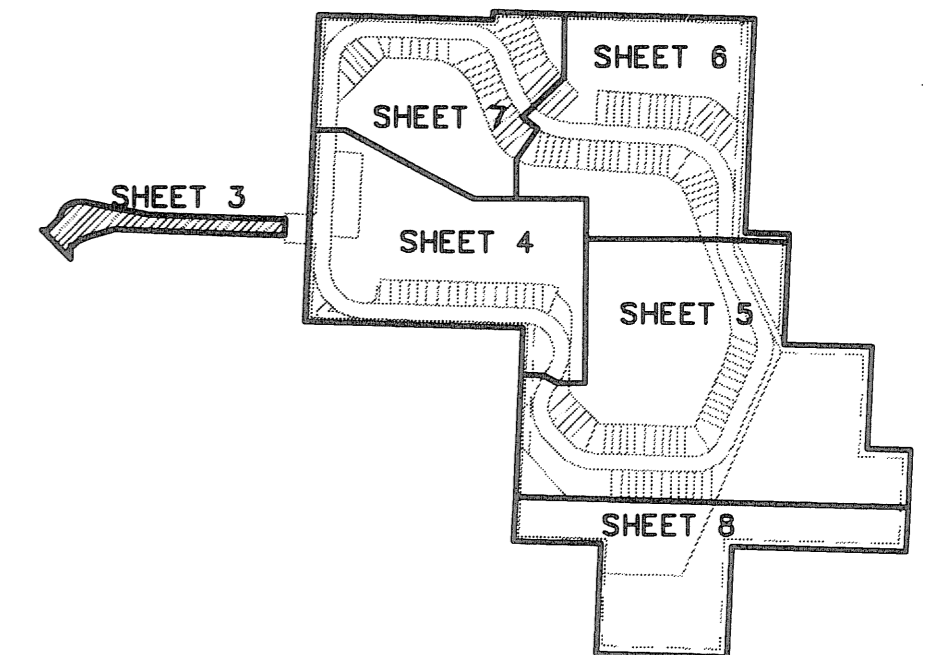
THIS PLAT WAS FILED FOR
 RECORD _____ DAY OF _____
 AD, 2005 AND DULY RECORDED
 IN PLAT BOOK _____ ON PAGES _____
 AND _____
 BY: Sharon R Beck
 SURVEYOR, D.C.

CIRCUIT COURT SEAL



SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO EMERALD LAKE, PLAT BOOK 94, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RESULTING IN A BEARING OF NORTH 87°55'32" WEST ALONG THE SOUTH LINE OF THE CONSERVATION TRACT AS SAME IS SHOWN THEREON.
2. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT, BASED ON THE GEODETIC CONTROL ESTABLISHED AND ACCEPTED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000041774 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. ALL LINES INTERSECTING CURVES ARE NON RADIAL UNLESS OTHERWISE NOTED.
7. THE LIFT STATION EASEMENT, THE 20 FOOT WIDE DRAINAGE ACCESS EASEMENT, THE 30 FOOT WIDE UTILITY EASEMENT AND LAKE MAINTENANCE ACCESS EASEMENT AND THE 30 FOOT WIDE UTILITY EASEMENT ACCORDING TO EMERALD LAKE, PLAT BOOK 94, PAGES 80 THROUGH 82, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WERE ABANDONED IN OFFICIAL RECORDS BOOK 18641, PAGE 1093, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



LEGEND

- DENOTES 4"x4" CONCRETE MONUMENT STAMPED "PRM LB6865" SET
- DENOTES PERMANENT CONTROL POINT STAMPED PCP LB6865
- Δ DENOTES DELTA ANGLE
- R CURVE RADIUS LENGTH
- L CURVE ARC LENGTH
- LME LAKE MAINTENANCE EASEMENT
- LMAE LAKE MAINTENANCE ACCESS EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- (EMERALD LAKE) EMERALD LAKE, PLAT BOOK 94, PAGE 80 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
- LAE LIMITED ACCESS EASEMENT
- PBCUE PALM BEACH COUNTY UTILITY EASEMENT
- 23.01' SUB-ARC LENGTH/CURVE NUMBER
- C3 (14981/1304) OFFICIAL RECORDS BOOK/PAGE

SHEET KEY

NOT TO SCALE

THIS INSTRUMENT WAS PREPARED BY
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