

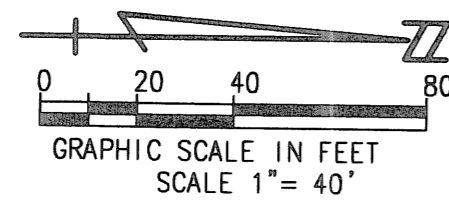
EMERALD LAKE TOWNHOMES

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 6 OF 8

THE PALM BEACH FARMS CO.
 PLAT NO. 7
 PLAT BOOK 5 PAGE 72

CURVE	LENGTH	RADIUS	Δ ANGLE
C17	11.36	200.00	3°15'20"
C18	16.00	200.00	4°35'06"
C19	16.00	200.00	4°35'06"
C20	17.01	200.00	4°52'20"
C21	24.02	200.00	6°52'56"
C22	23.43	200.00	6°42'47"
C23	23.19	200.00	6°38'37"
C24	31.21	200.00	8°56'26"
C25	23.84	150.00	9°06'19"
C26	23.26	150.00	8°53'02"
C27	23.26	150.00	8°53'07"
C28	83.77	150.00	31°59'46"
C29	65.21	150.00	24°54'34"
C30	23.46	110.00	12°13'06"
C31	24.85	110.00	12°56'39"
C32	16.51	110.00	8°36'03"
C33	16.48	110.00	8°34'59"
C34	24.00	110.00	12°30'01"
C35	16.23	110.00	8°27'15"
C36	25.20	175.00	8°15'05"
C37	23.80	175.00	7°47'27"
C38	23.28	175.00	7°37'23"
C41	20.34	225.00	5°10'43"
C42	23.18	225.00	5°54'07"
C43	23.29	225.00	5°55'50"
C44	23.66	225.00	6°01'30"
C45	17.25	225.00	4°23'34"
C52	12.19	170.00	4°06'34"
C53	52.07	170.00	17°32'58"
C71	12.68	150.00	4°50'35"
C77	3.72	110.00	1°56'14"
C80	55.73	175.00	18°14'41"



LEGEND

- DENOTES 4"x4" CONCRETE MONUMENT STAMPED "PRM ADAIR & BRADY RLS 3542" FOUND
- 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

STATE OF FLORIDA
 COUNTY OF PALM BEACH

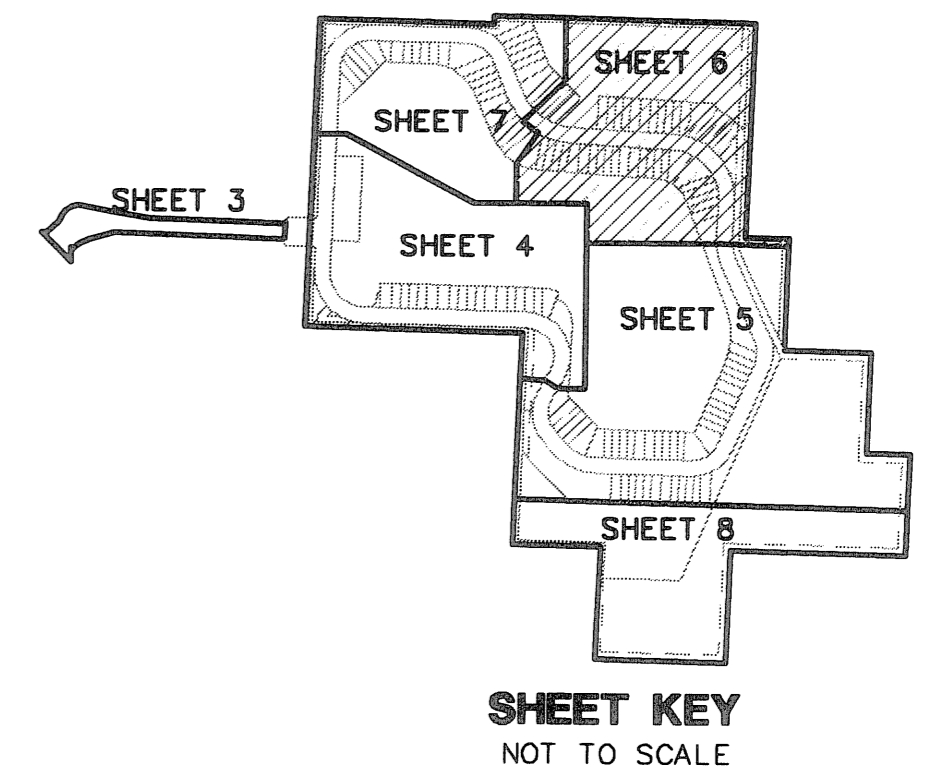
THIS PLAT WAS FILED FOR RECORD _____ DAY OF _____ AD, 2005 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____

Sharon R. Beck
 SURVEYOR, D.C.
 BY: _____, D.C.

CIRCUIT COURT SEAL

SURVEYOR'S NOTES

- 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.
- 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).
- 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.
- 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.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL LINES INTERSECTING CURVES ARE NON RADIAL UNLESS OTHERWISE NOTED.
- THE LIFT STATION EASEMENT, THE 20 FOOT WIDE DRAINAGE EASEMENT, THE 20 FOOT WIDE DRAINAGE EASEMENT AND LAKE MAINTENANCE 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 19611, PAGE 1095, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



THIS INSTRUMENT WAS PREPARED BY
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