COLONY LAKE

A PORTION OF
SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY SCOTT A. GUZZI
SCOTT A. GUZZI AND ASSOCIATES, INC. - SURVEYORS AND MAPPERS
6041 KIMBERLY BOULEVARD, SUITE H, NORTH LAUDERDALE, FLORIDA, 33068

41

SHEET 2 OF 3

N
W E
S

15 0 30 60 90 120
GRAPHIC SCALE
1"=30'

NORTH 1/4 SECTION CORNER
SECT. 12-45-42

1343.05'

1/4 SECTION LINE

N/F MENDEL
7245 S. MILITARY TRAIL
PCN 00424512030080120

N/F INTERNATIONAL CHURCH TRUST #1
7255 S. MILITARY TRAIL
PCN 00424512030090010

MILITARY TRAIL (S.R. 809)

WEST LINE TRACT 14
(P.B. 9, PG. 74)

N89° 38'51"E 623.75'
N89° 38'51"E 50.19'
10.04'
N=813192.856
E=945925.316

671.49'
671.50'
(6,715 S.F.)

TRACT A-1
TRACT C
71.07'
51.07'
S42° 23'25"E 20.42'
S89° 25'52"E 11.46'
S89° 25'52"E 47.68'
S89° 25'52"E 47.94'
S89° 25'52"E 16.15'
N14° 36'35"E 21.93'
N04° 39'01"E
104.37'
S04° 09'17"W 107.31'
N04° 39'01"E
50'
50'
100' WIDE
F.D.O.T. R.O.W.
SECTION NO. 9375-113

N89° 38'51"E 185.71'
N89° 38'51"E 34.10'
N44° 38'51"E 12.93'
N16° 02'00"E 3.71'
S89° 38'51"W 185.48'
NORTH LINE TRACT 14
(P.B. 9, PG. 74)
NORTH LINE TRACT 14
(P.B. 9, PG. 74)
COLONY CLUB APARTMENTS
(P.B. 96, PG. 77-78, P.B.C.R.)
WATER AND SANITARY SEWER EASEMENT
(O.R.B. 4366, PG. 1257)
633.79'
N=813196.693
E=946549.055
N89°38'43"E 383.29'
670.73'
640.65'

15' L.A.E.
20' B.E.
10' U.E. & F.P.L.E.
25'
15'
26' U.E.
15' B.E.
15.63'
15'

TRACT D
16,112
0.37AC

TRACT C

R-24.50' D-42° 31'06" L-18.18'
R-85.50' D-41° 53'24" L-62.51'
R-72.00' D-31° 03'54" L-39.04'
R-135.00' D-08° 14'23" L-19.41'
S89° 47'49"W 66.64'
R-72.00' D-22° 44'39" L-28.58'
S22° 32'27"W 5.00'
N89° 47'49"E 64.57'
R-65.50' D-41° 53'06" L-47.88'
R-67.00' D-25° 24'55" L-29.72'
R-44.50' D-42° 39'26" L-33.13'
R-43.50' D-25° 33'52" L-19.41'
R-75.00' D-31° 44'29" L-41.55'
N89° 38'51"E 131.48'
COLONY VIEW DRIVE
R-46.00' D-33° 03'45" L-26.54'
N89° 38'51"E 84.43'
UTILITY EASEMENT
5' L.A.E. TERMINATES AT EASEMENT LINE
N57° 54'22"E 46.88'
R-75.00' D-32° 39'46" L-42.76'
R-39.50' D-32° 08'51" L-22.16'
R-39.50' D-25° 08'28" L-17.33'
R-65.50' D-91° 16'22" L-104.34'
R-25.00' D-24° 29'51" L-10.69'
R-30.00' D-85° 55'07" L-44.99'
R-85.50' D-74° 28'47" L-111.14'
R-28.50' D-138° 54'29" L-69.10'
N56° 35'05"E 14.64'
20' D.E. L.M.A.E. SEE DETAIL
TRACT A
PRIVATE ROAD
UTILITY EASEMENT
TRACT B
(WATER MANAGEMENT TRACT)
TO BE MAINTAINED BY THE COLONY LAKE HOMEOWNERS ASSOCIATION, INC.
SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT
AGREEMENT AS RECORDED IN O.R.B. 18659, PG. 1455, P.B.C.R.
20' L.M.E.
N04° 39'01"E 104.37'
N04° 39'01"E 671.49'
N04° 39'01"E

LOT 1 4435 4441
LOT 2 2750 4437
LOT 3 2775 4433
LOT 4 2856 4429
LOT 5 3067 4425
LOT 6 5182 4421
LOT 7 5742 4417
LOT 8 3625 4413
LOT 9 4029 4409
LOT 10 4568 4405
LOT 11 5246 4401
LOT 12 8106 4397
LOT 14 5051 4393
LOT 15 3060 4389
LOT 16 2957 4385
LOT 17 2813 4381
LOT 18 2755 4377
LOT 19
LOT 54 3360 4342
LOT 53 2652 4338
LOT 52 2687 4334
LOT 51 5601 4330
LOT 50 6198 4326
LOT 49 2731 4322
LOT 48 2729 4318
LOT 47

N27° 49'05"E 15.53' NON-RADIAL
N19° 13'50"E 104.86'
N35° 06'40"E
N35° 06'40"E
N35° 06'40"E
N35° 06'40"E
N35° 06'40"E
N35° 06'40"E
N35° 06'10"E
N45° 14'51"E 27.49' NON-RADIAL
N72° 23'38"E
N85° 56'55"W
N85° 56'55"W
N85° 56'55"W
N85° 56'55"W
N85° 56'55"W
N04° 03'05"E 149.30'
N04° 03'05"E 149.30'
N04° 03'05"E 149.30'
S04° 03'05"W 640.65'
S04° 03'05"W 149.30'
S04° 03'05"W

R-74.39' D-143° 04'20" L-185.77'
R-35.00' D-44° 04'26" L-26.92'
R-88.00' D-28° 12'37" L-43.33'
R-35.00' D-44° 04'26" L-26.92'
R-190.00' D-19° 44'23" L-65.46'
R-165.00' D-94° 24'15" L-272.98'
R-140.00' D-94° 24'15" L-230.67'
R-35.00' D-35° 32'08" L-36.83'
R-20.00' D-89° 39'14" L-31.30'
R-25.00' D-86° 08'30" L-37.59'
R-45.00' D-86° 08'30" L-67.66'
R-20.00' D-89° 39'14" L-31.30'
N03° 00'24"E 131.89'
S86° 38'49"E 70.24'
N86° 38'49"W 50.36'
S86° 58'27"E 109.22'
S86° 58'27"E 109.36'
S86° 58'27"E 108.91'
N03° 00'24"E
N16° 01'48"E 12.60' NON RADIAL
S36° 58'22"E 15.92' NON-RADIAL
D-17° 37'33" L-6.15'
D-08° 29'26" L-20.75'
4.31'
D-05° 15'51" L-17.45'
7.57'
D-17° 03'12" L-22.14'
D-01° 41'38" L-2.20'
D-38° 29'33" L-23.51'
D-05° 34'53" L-3.41'
D-06° 50'07" L-22.67'
D-07° 38'25" L-25.34'
D-19° 59'15" L-25.95'
D-13° 11'29" L-17.13'
D-19° 24'46" L-25.21'
D-16° 55'00" L-21.98'
D-01° 49'16" L-6.04'
D-07° 34'51" L-25.14'
D-08° 38'00" L-22.00'
D-03° 42'14" L-12.28'
D-28° 01'43" L-17.12'
D-16° 02'43" L-9.80'
D-14° 25'46" L-16.74'
D-22° 00'46" L-28.58'
D-16° 22'28" L-23.86'
D-19° 24'46" L-25.21'
D-16° 55'00" L-21.98'
D-19° 59'15" L-25.95'
D-13° 11'29" L-17.13'
D-17° 03'12" L-22.14'
D-01° 41'38" L-2.20'
D-38° 29'33" L-23.51'
D-05° 34'53" L-3.41'
D-06° 50'07" L-22.67'
D-07° 38'25" L-25.34'
D-05° 15'51" L-17.45'
7.57'
D-22° 12'04" L-9.50'
D-44° 49'37" L-15.65'
D-47° 13'46" L-20.61'
D-38° 54'44" L-16.98'
D-44° 49'37" L-15.65'
D-44° 49'36" L-108.31'
D-22° 12'04" L-9.50'
D-17° 37'33" L-6.15'
D-08° 29'26" L-20.75'
4.31'
D-05° 15'51" L-17.45'
7.57'

HOMES AT LAWRENCE PLAT NO. 1
(P.B. 49, PG. 183-185, P.B.C.R.)
HOMES AT LAWRENCE PLAT NO. 2
(P.B. 49, PG. 186-187, P.B.C.R.)
43
44
45
149
150
151
TRACT C
MATCH LINE
EAST LINE TRACT 14
(P.B. 9, PG. 74)

SHEET 3 OF 3

ABBREVIATIONS:

B.M. = BENCHMARK
B.E. = BUFFER EASEMENT
C.F.T. = CALCULATED FROM FIELD TRAVERSE
D.E. = DRAINAGE EASEMENT
E = EASTING
EL. = ELEVATION
F.S. = FLORIDA STATUTES
F.P.L.E. = FLORIDA POWER & LIGHT EASEMENT
L.A.E. = LIMITED ACCESS EASEMENT
L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
L.S.E. = LIFT STATION EASEMENT
L.S.A.E. = LIFT STATION ACCESS EASEMENT
N = NORTHING
O.E. = OVERHANG EASEMENT
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
P.B.C.R. = PALM BEACH COUNTY RECORDS
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
SECT. = SECTION
U.E. = UTILITY EASEMENT

THIS SHEET
MATCH LINE
SHEET 2
SHEET 3
MATCH LINE
INDEX MAP
(NOT TO SCALE)

COLONY VIEW DRIVE
N89° 38'51"E
17.50'
20' D.E. L.M.A.E.
56.39'
95.31'
TRACT C
N10° 23'55"E 47.19'
N10° 23'55"E
LOT 54
NON-RADIAL
R-28.50' D-41° 06'32" L-20.45'
TRACT B
R-28.50' D-56° 30'30" L-28.11'
N05° 25'24"E
DETAIL

IT'S GOOD!

SCOTT A. GUZZI & ASSOC., INC.
Surveyors and Mappers
6041 KIMBERLY BOULEVARD
SUITE H
NORTH LAUDERDALE, FLORIDA 33068

COLONY LAKE

SUBDIVISION COLONY LAKE
BOOK 107 PAGE 41
PLAT BOOK 190 B
COUNTY P.B.C. STATE FLORIDA
SEC. 12 TWP. 45 RGE. 42
SEC. 415
FOR PLANNING