47161

PARCEL 31 OF VIA VERDE P.U.D.

TOWN SWIM & RACQUET CLUB

BEING A PORTION OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

Prepared By: **CRAIG A. SMITH & ASSOCIATES,** CONSULTING ENGINEERS & SURVEYORS, CORAL SPRINGS, FLORIDA. BY: Frederick E. Conrad III, P.L.S. NO. 2816

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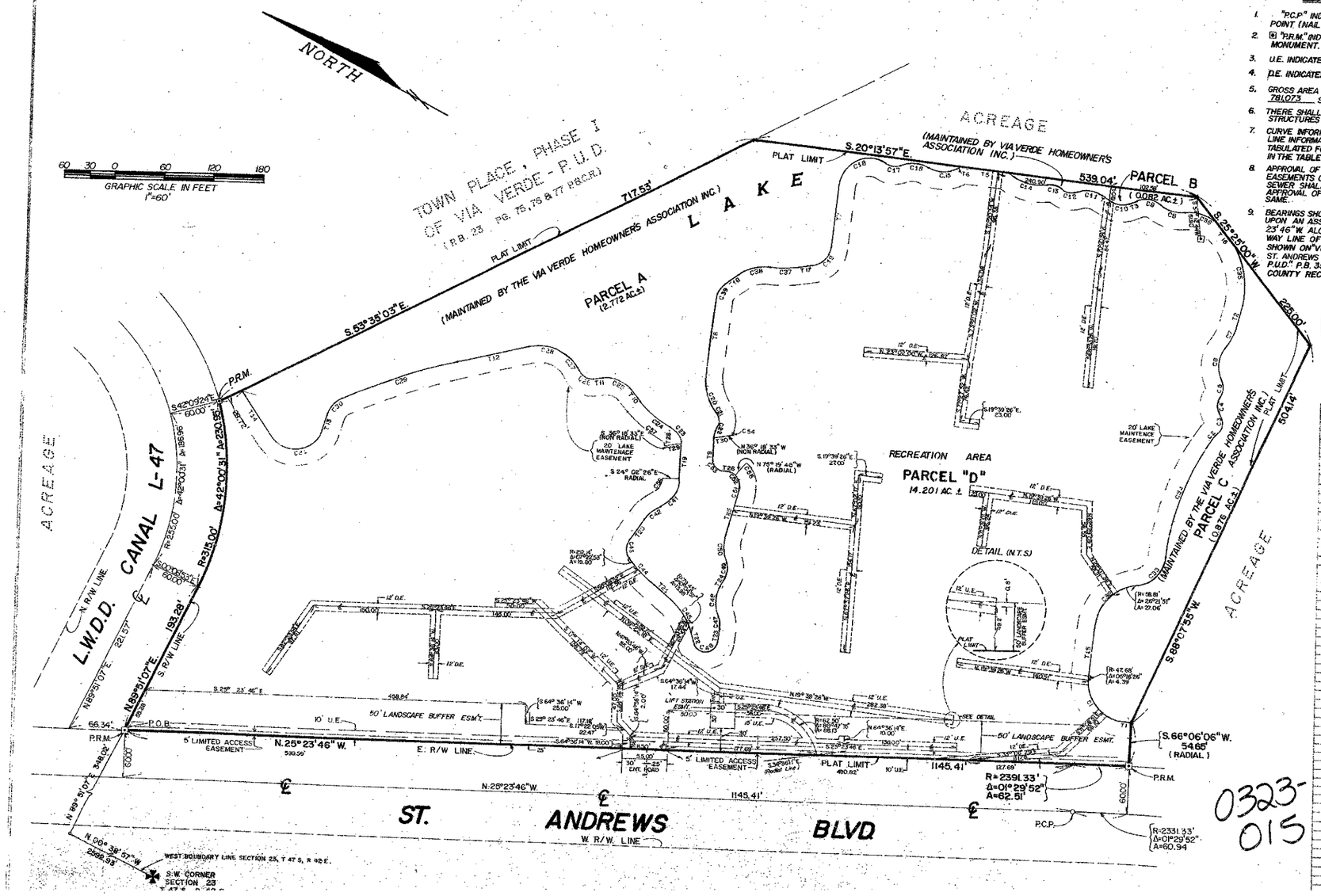
STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

THIS PLAT WAS FILED FOR RECORD AT _____ ON THE _____ DAY OF _____ 1982, AND DULY RECORDED IN PLAT BOOK _____ PAGES _____

JOHN B. DUNKLE
CLERK OF CIRCUIT COURT

BY _____

SHEET 2 OF 2 SHEETS



0323-015

SURVEY NOTE

1. "P.C.P." INDICATES PERMANENT CONTROL POINT (NAIL IN SURVEY CAP).
2. ⊡ "P.R.M." INDICATES PERMANENT REFERENCE MONUMENT.
3. U.E. INDICATES UTILITY EASEMENT.
4. D.E. INDICATES DRAINAGE EASEMENT
5. GROSS AREA OF PLATTED LANDS TOTALS 781,073 SQUARE FEET.
6. THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS
7. CURVE INFORMATION (eg. "C41") AND STRAIGHT LINE INFORMATION (eg. "T31") HAVE BEEN TABULATED FOR CLARITY AND ARE GIVEN IN THE TABLES BELOW.
8. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
9. BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN OF N.25° 23'46"W. ALONG THE EAST RIGHT OF WAY LINE OF ST. ANDREWS BLVD., AS SHOWN ON "VERDE TRAIL SOUTH AND ST. ANDREWS BLVD. OF VIA VERDE - P.U.D." P.B. 35, PG. 190-192, PALM BEACH COUNTY RECORDS.
10. THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON DRAINAGE EASEMENTS.

LABEL	BEARING	DISTANCE
T1	N 18° 21' 39" W	14.04
T2	N 78° 44' 07" E	18.06
T3	N 48° 15' 54" W	9.71
T4	N 05° 25' 10" E	14.13
T5	N 20° 13' 57" W	53.80
T6	N 53° 26' 41" W	8.04
T7	S 68° 46' 03" W	25.23
T8	S 70° 20' 34" W	68.47
T9	S 65° 57' 34" W	27.98
T10	N 24° 36' 13" E	17.20
T11	N 33° 34' 48" W	31.75
T12	N 35° 19' 18" W	83.34
T13	S 81° 09' 48" W	18.76
T14	N 29° 36' 10" E	64.78
T15	N 70° 20' 34" W	57.59
T16	N-25° 25' 00" E	2.08
T17	N 34° 36' 50" W	110.84
T18	N 81° 38' 28" W	98.54
T19	N 65° 57' 34" E	45.44
T20	S 81° 13' 25" E	29.68
T21	N 13° 55' 13" E	31.49
T22	N 46° 51' 46" E	19.00
T23	S 72° 05' 38" W	55.76
T24	N 80° 36' 48" W	12.24
T25	S 80° 12' 31" W	46.41
T26	S 22° 01' 07" E	6.49
T27	S 31° 02' 38" W	7.38
T28	S 65° 57' 34" W	3.47

LABEL	BEARING	DIST.
T 29	S.36°18'33"E.	20.47
T 30	N.36°18'33"W.	21.15

LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	TAN. LENGTH
C1	47.69	88° 42' 13"	72.16	45.06
C2	32.25	13° 56' 31"	7.85	3.94
C3	16.49	84° 56' 10"	24.44	15.08
C4	18.89	71° 31' 26"	23.58	13.60
C5	18.71	63° 15' 07"	20.65	11.32
C6	38.84	64° 37' 03"	43.55	23.33
C7	83.08	22° 05' 55"	32.05	16.23
C8	39.31	45° 52' 57"	31.48	16.64
C9	27.91	61° 38' 40"	30.02	16.65
C10	23.53	53° 41' 08"	22.04	11.91
C11	35.87	50° 14' 19"	31.46	16.62
C12	20.81	55° 43' 11"	20.24	11.00
C13	24.29	44° 06' 28"	18.70	9.84
C14	69.02	47° 27' 23"	52.19	27.76
C15	35.91	55° 10' 52"	34.96	18.76
C16	41.15	48° 59' 23"	35.19	18.75
C17	18.83	53° 45' 10"	18.70	10.10
C18	36.60	116° 43' 58"	74.58	59.42
C19	25.05	75° 37' 07"	34.11	20.06
C20	67.98	39° 17' 56"	46.63	24.27
C21	13.77	60° 24' 46"	14.52	8.02
C22	35.44	25° 29' 50"	15.77	8.02
C23	18.63	65° 36' 57"	21.33	12.01
C24	124.07	24° 15' 35"	52.53	26.67
C25	37.83	58° 11' 02"	38.42	21.05
C26	17.30	69° 59' 46"	21.13	12.11
C27	54.80	30° 04' 55"	28.77	14.72
C28	52.94	45° 39' 20"	42.19	22.28
C29	762.00	10° 58' 40"	145.55	73.00
C30	31.55	48° 34' 13"	26.75	14.24
C31	35.00	128° 26' 21"	78.46	72.46
C32	58.81	75° 08' 47"	77.14	45.25
C33	40.29	75° 08' 47"	52.85	31.03
C34	311.87	28° 37' 44"	155.83	79.56
C35	104.53	53° 19' 07"	97.28	52.48
C36	51.86	57° 55' 11"	52.43	28.70
C37	134.21	14° 57' 24"	35.03	17.62
C38	53.26	41° 59' 00"	39.03	20.44
C39	25.00	46° 01' 00"	20.95	11.14
C40	108.46	17° 34' 04"	33.26	16.76
C41	56.38	65° 12' 57"	41.41	23.27
C42	44.75	32° 23' 56"	28.39	14.60
C43	19.60	69° 52' 41"	23.90	13.69
C44	152.14	14° 59' 42"	39.77	20.00
C45	79.45	32° 58' 33"	45.68	23.49
C46	14.35	154° 46' 17"	38.77	64.13
C47	27.15	30° 53' 24"	14.83	7.59
C48	43.18	50° 19' 06"	37.93	20.22
C49	22.43	48° 07' 26"	18.81	10.00
C50	55.85	36° 26' 43"	35.85	18.58
C51	37.93	09° 31' 57"	6.30	3.30
C52	17.11	82° 41' 41"	27.59	17.84
C53	10.81	87° 58' 41"	16.59	10.43