

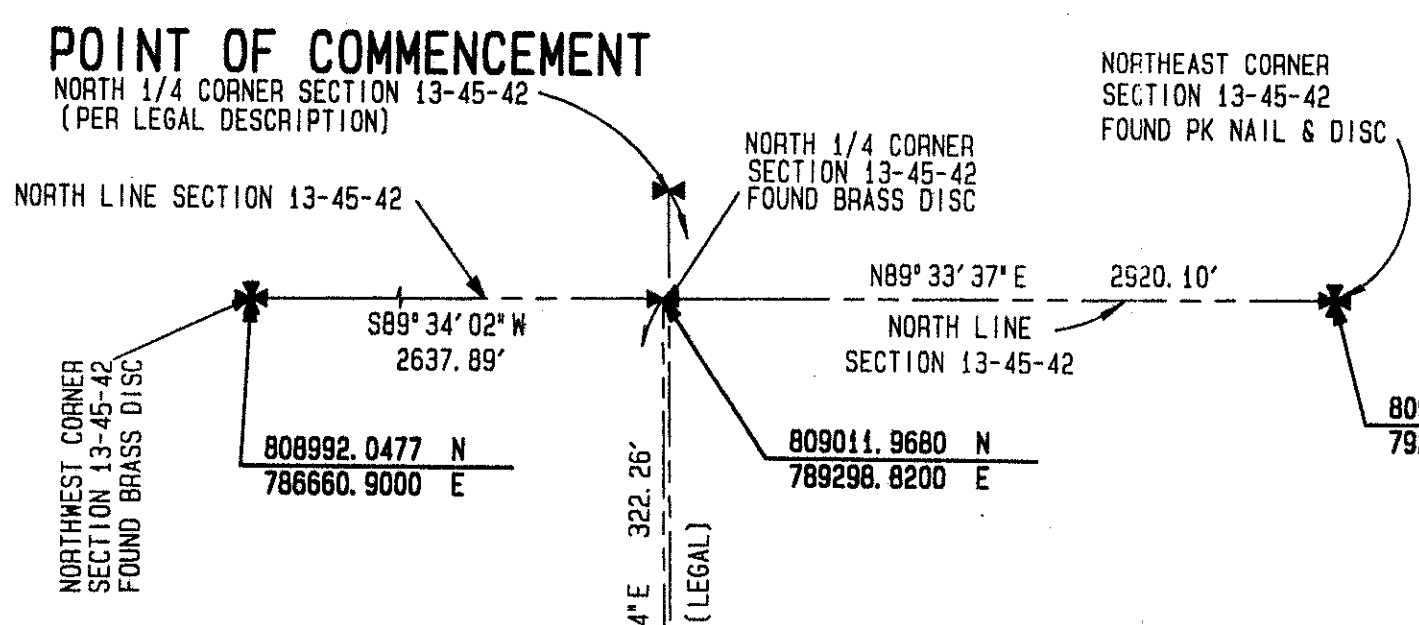
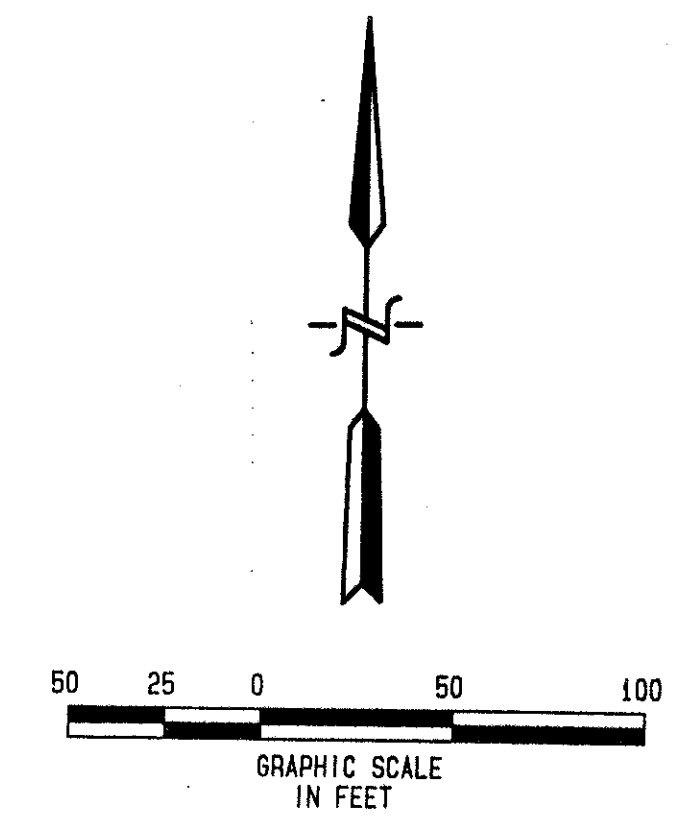
# PLAT OF SUNSET CAY

BEING IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE  
NORTHEAST ONE-QUARTER (NE 1/4)  
SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

MAY, 1993

SHEET 2 OF 2 SHEETS

SCALE 1" = 50'



P. O. B.  
808689.6931 N  
789335.0750 E  
BENCHMARK ELEVATION = 17.78

FOUND P. R. M.  
#2069

FOUND P. R. M.  
#2069

### LEGEND

- A INDICATES ARC LENGTH
- B. M. INDICATES BENCHMARK
- C1 INDICATES CURVE TABULATION
- Δ INDICATES CENTERLINE
- ∠ INDICATES CENTRAL ANGLE
- D. B. INDICATES DEED BOOK
- ELEV. INDICATES ELEVATION
- F. P. & L. INDICATES FLORIDA POWER AND LIGHT COMPANY
- N. G. V. D. INDICATES NATIONAL GEODETIC VERTICAL DATUM
- NO. INDICATES NUMBER
- O. R. B. INDICATES OFFICIAL RECORDS BOOK
- PG. INDICATES PAGE
- P. B. C. R. INDICATES PALM BEACH COUNTY RECORDS
- ⊙ INDICATES (P. C. P.) PERMANENT CONTROL POINT NO. LB. 3444
- ⊙ INDICATES (P. R. M.) PERMANENT REFERENCE MONUMENT FOUND (NO. 2069)
- (TYP) INDICATES TYPICAL
- P. O. B. INDICATES POINT OF BEGINNING

STATE PLANE COORDINATES  
AND BENCHMARKS INDICATED AS  
10000.000 N  
20000.000 E  
BENCHMARK ELEVATION = 100.00

### SURVEYOR'S NOTES

1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF THE N.W. ONE-QUARTER OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEARING SOUTH 00°49'52" EAST, AND BASED ON AN ASSUMED MERIDIAN. ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM, AND ARE BASED ON THE FOLLOWING DESCRIBED BENCHMARK: PALM BEACH COUNTY ENGINEERING DEPARTMENT BENCHMARK NO. M-21. ELEVATION = 18.276
4. THE SURVEY BOUNDARY DEPICTED HEREON IS BASED UPON PHYSICAL OCCUPATION OF PARCELS WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST QUARTER, OF SECTION 13. IT APPEARS THAT EACH QUARTER WITHIN THE NORTHEAST 1/4 AND NORTHWEST 1/4 HAS BEEN LOCATED AND/OR DESCRIBED FROM CONFLICTING NORTH-SOUTH 1/4 SECTION LINES AND NORTH 1/4 SECTION CORNERS.
5. MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
7. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
8. THERE SHALL BE NO TREES OR SHRUBS PLACED ON DRAINAGE EASEMENT, OR UTILITY EASEMENTS PROVIDED FOR WATER AND SEWER.
9. LANDSCAPING MAY BE PLACED ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER ONLY AFTER THE CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
10. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
11. STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1927, 1972 ADJUSTMENT, AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION.
12. MEASUREMENTS SHOWN ARE "GROUND" DISTANCES.
13. ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
14. THERE SHALL BE NO ABOVE GROUND IMPROVEMENTS CONSTRUCTED UPON THE LAKE MAINTENANCE EASEMENT WHEN COINCIDING WITH A UTILITY EASEMENT.

PET. 87-87  
STRAIGHT  
ZONING  
RTU

24

### CURVE TABULATION

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C1	115.00'	21°45'18"	43.66'	22.10'	43.40'	S10°02'46.24" W
C2	115.00'	17°15'22"	34.64'	17.45'	34.64'	S29°33'05.24" W
C3	115.00'	17°15'32"	34.64'	17.45'	34.64'	N46°48'32.16" E
C4	115.00'	21°22'42"	42.91'	21.71'	42.66'	N66°07'39.48" E
C5	115.00'	13°16'38"	26.85'	13.38'	26.59'	N83°27'19.80" E
C6	115.00'	8°58'34"	17.95'	8.99'	17.83'	S95°26'04.08" E
C7	115.00'	25°35'05"	51.35'	26.11'	50.83'	N68°10'14.34" W
C8	115.00'	22°36'17"	45.37'	22.98'	45.08'	S44°04'33.36" E
C9	115.00'	23°12'25"	46.58'	23.61'	46.26'	S21°10'12.48" E
C10	115.00'	9°26'56"	18.97'	9.60'	18.94'	S04°50'32.04" E
C11	115.00'	24°42'18"	49.59'	25.18'	49.20'	N12°14'05.28" E
C12	115.00'	21°51'12"	43.86'	22.20'	43.80'	N35°30'50.28" E
C13	115.00'	24°14'54"	48.67'	24.70'	48.31'	N58°33'52.80" E
C14	115.00'	19°51'27"	37.85'	19.10'	37.68'	S80°07'03.36" W
C15	115.00'	24°28'07"	49.04'	24.90'	48.57'	S78°14'08.56" E
C16	115.00'	24°03'20"	48.28'	24.50'	47.53'	S53°58'26.56" E
C17	115.00'	24°42'57"	49.61'	25.20'	49.22'	N38°38'17.76" W
C18	115.00'	16°24'57"	32.95'	16.59'	32.84'	S09°02'20.64" E

SUNSET CAY

7/1/96 0574-002

Ralph B. Benuszio & Associates, Inc.  
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6601 N.W. 14th Street  
Plantation, Florida 33313  
(305) 587-1991  
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SECTION 13 - SUNSET CAY  
PAGE 115  
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QUAD # 34  
SH 87-87  
RED MAKE

T&Z 429

STATE ROAD NO. 200  
OLD MILITARY TRAIL

SOUTH STREET

45th

REDDING ROAD

UNPLATTED LANDS

UNPLATTED LANDS

PLAT LIMITS

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UNPLATTED LANDS

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TRACT 'C'  
RECREATION TRACT

TRACT 'A'

TRACT 'B'  
WATER MANAGEMENT TRACT  
AREA 1.623 ACRES  
\* TO BE MAINTAINED BY THE SUNSET CAY HOMEOWNERS ASSOCIATION \*

TRACT 'A'

TRACT 'D'  
LIFT STATION TRACT  
0.043 ACRES

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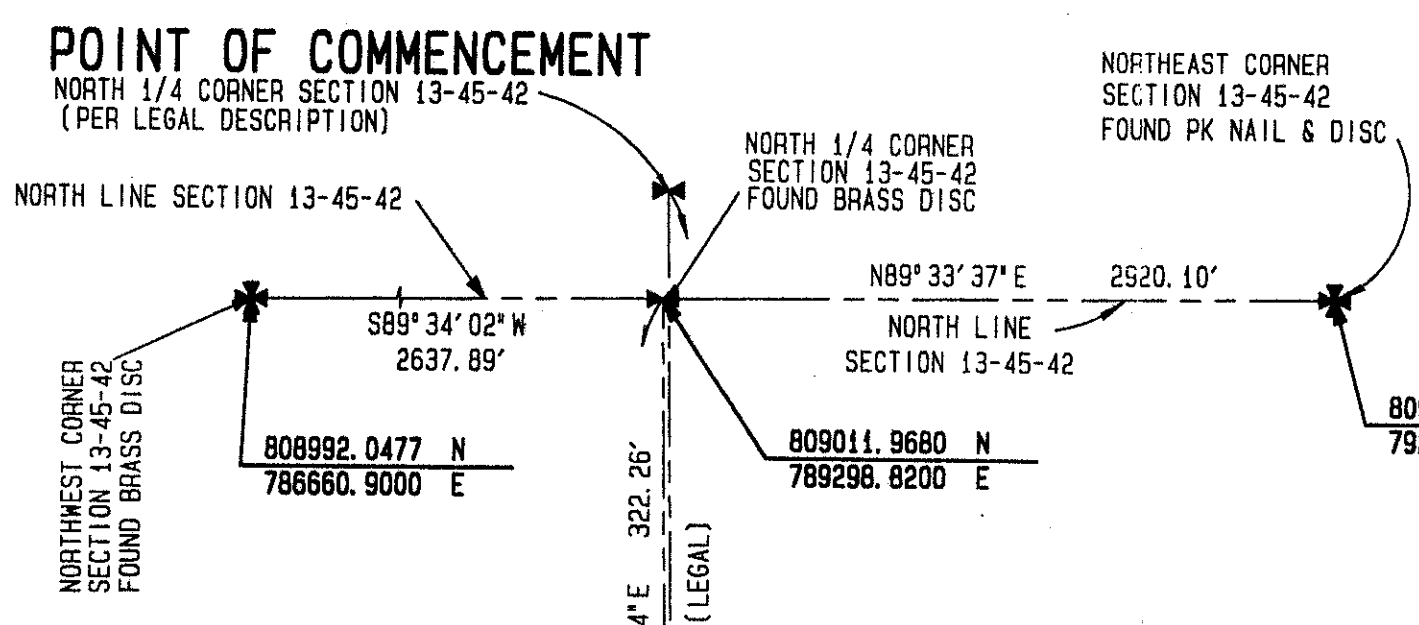
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BENCHMARK ELEVATION = 17.78

808031.4308 N  
789344.6262 E  
BENCHMARK ELEVATION = 17.74

808036.8716 N  
790031.8336 E

808688.5502 N  
790030.4940 E



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