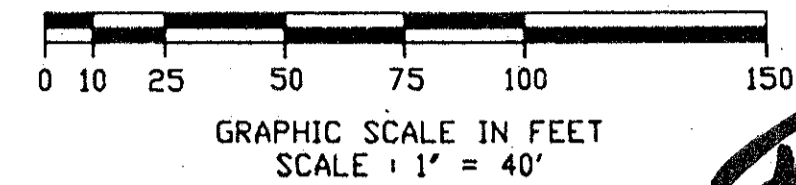


# TROPICAL LAKES P. U. D. PHASE II

A PLAT OF A PORTION OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF LOTS 173A, 173B, 176, 177, 178, 179, 182, 183, 184, 185, 186, 187 AND 188 OF PLAT NO. 3 OF DELRAY GARDEN ESTATES AS RECORDED IN PLAT BOOK 23, PAGE 184 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

PALM BEACH COUNTY, FLORIDA  
CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA



*Pet. 92-26A  
5/2/94*

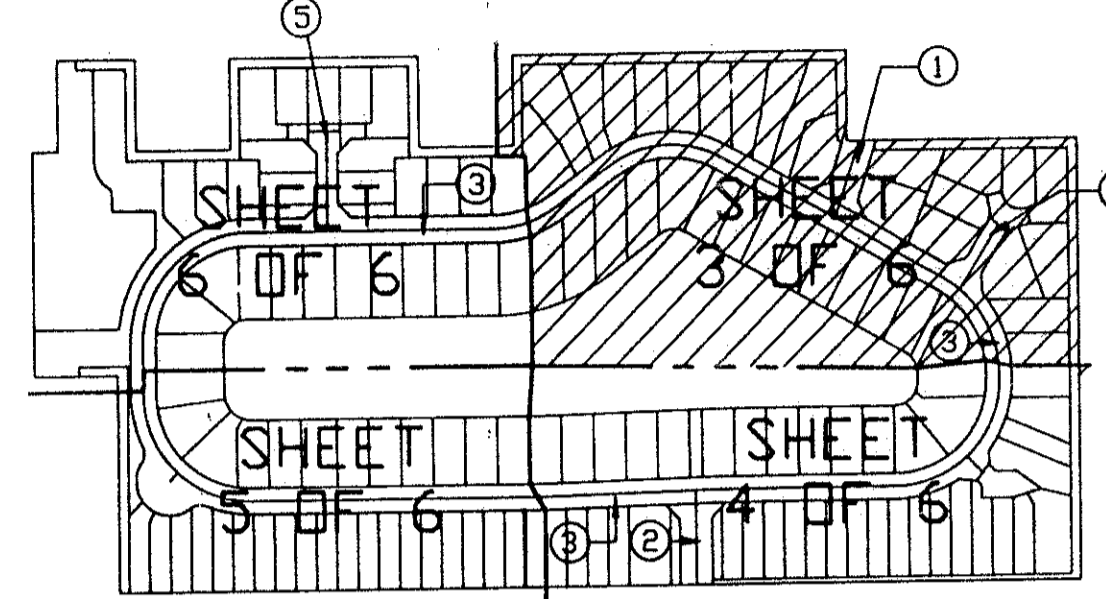
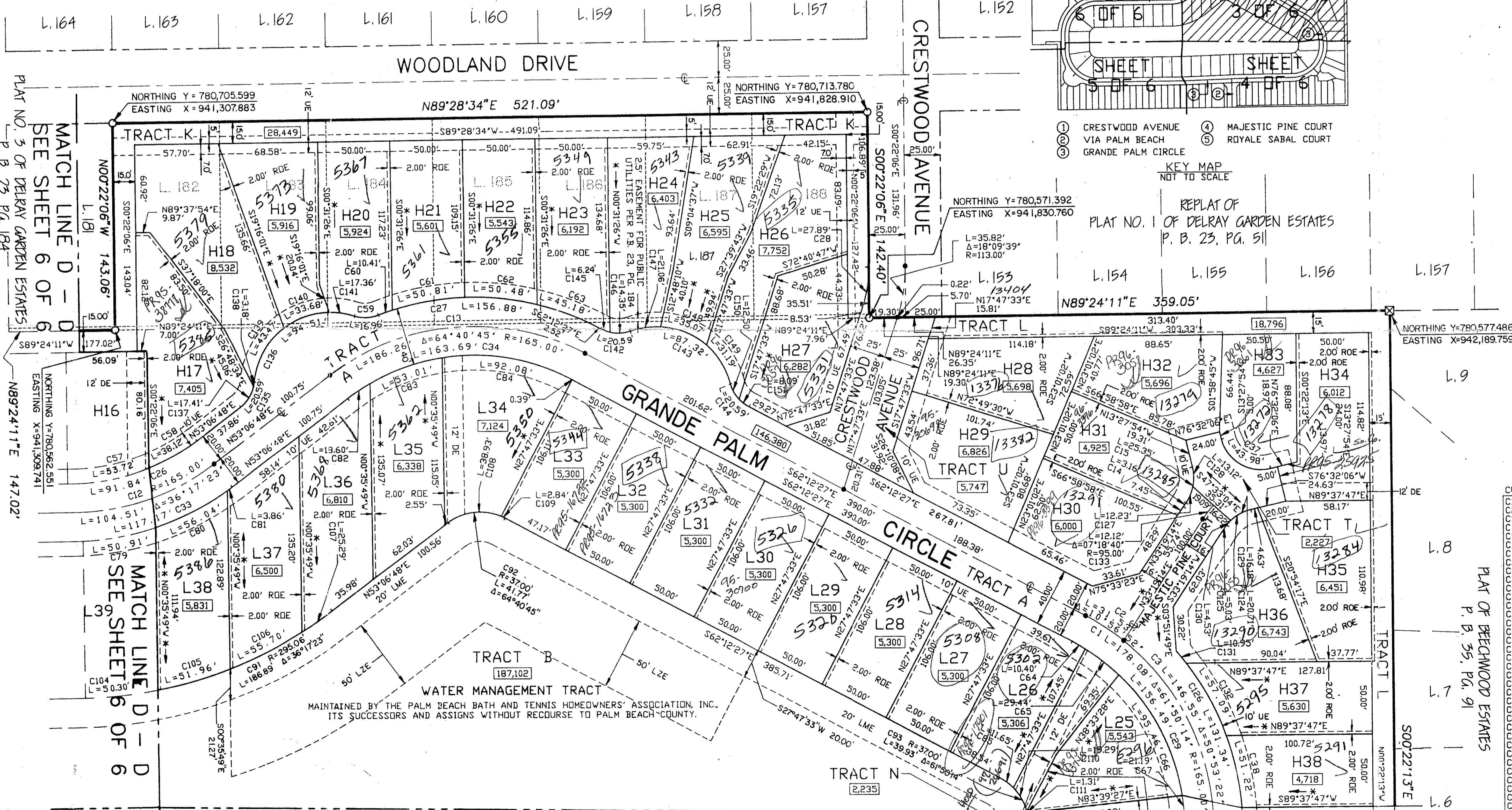
THIS INSTRUMENT WAS PREPARED BY:  
JOHN A. GRANT, JR.,  
JOHN A. GRANT, JR., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
3333 NORTH FEDERAL HIGHWAY  
BOCA RATON, FLORIDA 33431  
PHONE NUMBER: (407) 395-3333

JOHN A. GRANT, JR., INC.

SHEET 3 OF 6

OCTOBER 1994

PLAT NO. 3 OF DELRAY GARDEN ESTATES  
P. B. 23, PG. 184



KEY MAP  
NOT TO SCALE

REPLAT OF  
PLAT NO. 1 OF DELRAY GARDEN ESTATES  
P. B. 23, PG. 51

### NOTES:

- LANDSCAPING IN EASEMENTS WITH OPEN SPACE AND BUFFER TRACTS SHALL BE IN CONFORMANCE WITH NOTE NO. 4.
- ALL PRM'S WERE SET UNLESS NOTED OTHERWISE. PRM'S (FOUND AND SET) BEAR A BRASS DISC WITH THE NUMBER 1141.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S.89°20'58"W. ALONG THE NORTH LINE OF CASA DEL REY (P.U.D.) PLAT NO. 2 AS RECORDED IN PLAT BOOK 52, PAGES 188, 189 AND 190 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT PALM BEACH COUNTY ZONING REQUIREMENTS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, 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 DETERMINED BY THE USE OF RIGHTS GRANTED.
- IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS SECTIONS OR TO CHEMICALLY OR MANUALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS IN THE LITTORAL ZONE IN THE WATER MANAGEMENT TRACT EXCEPT UPON THE WRITTEN APPROVAL OF THE DIRECTOR OF ERM. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, TO MAINTAIN THE LITTORAL ZONES IN PERPETUITY.

### CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	178.08'	61°50'14"	165.00'	98.82'	S31°17'20"E	169.56'
C2	31.53'	105°52'22"	165.00'	78.51'	S56°44'01"W	141.48'
C3	146.55'	50°53'22"	165.00'	78.51'	N25°48'54"W	141.78'
C4	104.51'	36°17'23"	165.00'	54.07'	N71°15'30"E	102.77'
C5	186.26'	64°40'45"	165.00'	104.47'	N85°27'11"E	176.53'
C6	3.16'	01°37'50"	111.00'	1.58'	N34°08'09"E	3.16'
C7	25.35'	48°24'58"	30.00'	13.49'	N104°44'35"E	24.60'
C8	91.84'	36°17'23"	145.00'	47.52'	N71°15'30"E	90.31'
C9	156.88'	48°35'15"	185.00'	83.51'	S86°30'04"E	152.22'
C10	27.89'	18°09'39"	88.00'	14.06'	N08°42'44"E	27.78'
C11	156.49'	61°50'14"	145.00'	86.84'	S31°17'20"E	149.01'
C12	117.17'	65°40'45"	185.00'	60.81'	N71°15'30"E	115.63'
C13	163.69'	64°40'45"	145.00'	91.84'	N85°27'11"E	155.13'
C14	43.98'	90°00'00"	28.00'	28.00'	S58°27'54"E	39.60'
C15	51.22'	15°51'47"	185.00'	25.77'	N12°02'35"W	51.06'
C16	12.08'	03°44'28"	185.00'	6.94'	N02°14'27"E	12.08'
C17	53.72'	15°30'43"	145.00'	27.17'	N78°47'24"E	53.71'
C18	38.12'	145°00'00"	145.00'	19.17'	N60°38'43"E	38.01'
C19	16.96'	38°42'43"	25.00'	8.82'	N88°38'40"E	16.84'
C20	10.41'	03°13'32"	185.00'	5.21'	N70°49'04"E	10.41'
C21	50.81'	15°44'08"	185.00'	25.56'	N80°17'55"E	50.65'
C22	50.48'	15°38'03"	185.00'	25.40'	S31°17'20"E	50.62'
C23	13.59'	13°59'32"	185.00'	22.70'	S69°12'12"E	45.07'
C24	10.40'	04°06'35"	145.00'	5.20'	S60°09'10"E	10.40'
C25	29.44'	11°38'06"	145.00'	14.77'	S52°16'49"E	29.39'
C26	95.46'	37°43'09"	145.00'	49.53'	N27°36'12"W	93.74'
C27	21.17'	08°22'24"	185.00'	10.61'	N70°50'07"E	21.17'
C28	30.91'	15°40'11"	185.00'	15.52'	N53°38'05"W	30.81'
C29	56.04'	17°21'25"	185.00'	28.24'	N79°32'57"E	55.83'
C30	3.86'	01°11'44"	185.00'	1.93'	N53°42'40"E	3.86'
C31	18.60'	07°20'55"	145.00'	9.31'	N56°47'16"E	18.58'
C32	53.01'	20°56'47"	145.00'	26.80'	N70°50'07"E	52.81'
C33	18.12'	30°03'22"	145.00'	9.14'	S80°23'58"E	18.04'
C34	11.65'	18°02'47"	37.00'	5.88'	S53°11'03"E	11.61'
C35	186.89'	36°17'23"	295.00'	96.70'	N71°15'30"E	183.77'
C36	41.77'	64°40'45"	37.00'	23.43'	N85°27'11"E	39.59'
C37	39.93'	61°50'14"	37.00'	23.65'	N71°15'30"E	38.92'
C38	12.12'	01°18'40"	98.00'	6.01'	N36°58'34"E	12.11'
C39	50.30'	09°46'03"	295.00'	25.21'	N83°48'47"E	50.24'
C40	51.96'	10°05'22"	295.00'	26.05'	N73°53'05"E	51.89'
C41	55.70'	10°48'57"	295.00'	27.93'	N63°25'55"E	55.66'
C42	65.93'	36°17'23"	37.00'	33.67'	N85°27'11"E	65.81'
C43	2.84'	04°22'00"	37.00'	1.42'	S64°24'13"E	2.84'
C44	19.29'	29°52'28"	37.00'	9.65'	S29°13'26"E	19.07'
C45	1.31'	02°01'12"	37.00'	0.65'	N13°16'36"W	1.30'
C46	7.58'	11°53'47"	37.00'	3.80'	N53°42'40"E	7.57'
C47	20.71'	36°17'23"	37.00'	10.36'	N56°45'13"E	20.31'
C48	5.03'	03°39'05"	5.00'	2.52'	N35°08'47"E	5.03'
C49	131.34'	40°40'40"	85.00'	68.58'	N20°42'33"W	128.60'
C50	12.23'	23°21'28"	30.00'	6.20'	N23°16'20"E	12.15'
C51	18.12'	25°03'22"	30.00'	6.67'	N00°56'09"W	18.02'
C52	18.18'	30°03'22"	30.00'	8.29'	N61°04'55"E	15.99'
C53	14.88'	03°29'25"	30.00'	2.27'	N41°18'02"E	4.53'
C54	18.12'	25°03'22"	185.00'	5.48'	N39°21'07"W	10.95'
C55	8.09'	18°33'12"	185.00'	28.77'	N28°48'55"W	56.87'

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C135	20.59'	47°11'47"	25.00'	10.92'	N29°30'55"E	20.02'
C136	94.51'	102°10'00"	25.00'	65.64'	N27°47'12"E	62.47'
C137	17.41'	39°53'37"	25.00'	9.07'	N33°10'00"E	17.06'
C138	3.18'	07°18'10"	25.00'	1.60'	N09°34'06"E	3.18'
C139	43.47'	46°59'35"	53.00'	23.04'	N29°24'49"E	42.26'
C140	33.68'	36°24'34"	53.00'	17.43'	N71°06'53"E	33.12'
C141	17.36'	18°45'51"	53.00'	8.76'	S81°17'54"E	17.28'
C142	29.52'	47°11'47"	25.00'	10.92'	S85°48'21"E	28.02'
C143	87.32'	94°23'34"	53.00'	57.23'	S62°12'27"E	77.77'
C144	20.59'	47°11'47"	25.00'	10.92'	N38°36'33"W	20.02'
C145	6.24'	14°17'53"	25.00'	3.14'	S69°21'24"E	6.22'
C146	14.35'	32°53'54"	25.00'	7.38'	N87°02'43"E	14.16'
C147	21.07'	23°45'43"	25.00'	10.67'	N81°58'17"E	20.92'
C148	35.07'	37°54'33"	53.00'	18.20'	S67°41'15"E	34.43'
C149	31.19'	33°43'18"	53.00'	16.06'	N31°52'19"W	30.75'
C150	12.50'	28°38'35"	25.00'	6.38'	N29°19'57"W	12.37'
C151	8.09'	18°33'12"	25.00'	4.08'	S52°55'51"E	8.06'

LEGEND:

- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA OR CENTRAL ANGLE
- N NORTH
- E EAST
- S SOUTH
- W WEST
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- ECH EXISTING 2" X 2" CONCRETE MONUMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- LME LAKE MAINTENANCE EASEMENT
- LMAE LAKE MAINTENANCE ACCESS EASEMENT
- LZE LITTORAL ZONE EASEMENT
- RDDF ROAD OVERLAP AND MAINTENANCE EASEMENT
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- H37 LOT NUMBER
- 5,300 AREA OF LOT IN SQUARE FEET

NOTE:  
ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS DENOTED OTHERWISE.  
\* → DENOTES NON-RADIAL

0635-002

# TROPICAL LAKES PHASE II

SEE SHEET 4 OF 6 FOR LOCATION OF QUARTER CORNER OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

PLAT OF BEACHWOOD ESTATES  
P. B. 35, PG. 91

TAZ 462

SUBDIVISION: Tropical Lakes Ph II  
 BOOK: 75  
 FLOOD MAP #: 2568  
 ZONING: PUD  
 QUAD #: 26  
 SE: 92-26(A)  
 ZIP CODE: 33445  
 PUD NAME: same  
 DATE: 10/2/94

10/2/94  
 10/2/94