D614-011

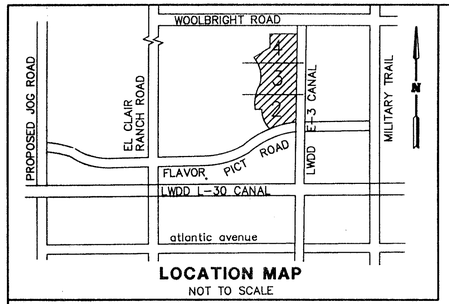
CORAL LAKES VIII, A P.U.D.

82

A REPLAT OF A PORTION OF TRACT B AND ALL OF TRACT F OF THE PLAT OF CORAL LAKES,
AS RECORDED IN PLAT BOOK 67, PAGES 197 THROUGH 198 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA
ALL IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY JAMES E. PARK, P.L.S.
WILLIAMS, HATFIELD & STONER, INC. - ENGINEERS PLANNERS SURVEYORS
1901 SOUTH CONGRESS AVENUE, SUITE 150, BOYNTON BEACH, FLORIDA 33426

SHEET 2 OF 4



LOCATION MAP
NOT TO SCALE

PLAT OF CORAL LAKES
PLAT BOOK 67, PAGES 197-198
"TRACT B"

GEMSTONE COURT

MATCH LINE - SEE SHEET 3 OF 4

20' D.E. AND L.A.E.

S04°54'04"E 100.27'

N85°05'56"E 444.77' 536.18'

20' L.M.E.

91.41'

Δ=87°21'08" R=40.00' L=60.98'

WATER MANAGEMENT TRACT D
TO BE MAINTAINED BY "CORAL LAKES ASSOCIATION, INC." WITHOUT RECOURSE TO PALM BEACH COUNTY

TRACT B

TRACT F

R=335.00' L=293.92' Δ=50°15'12"

R=335.00' L=378.22' Δ=64°41'51" (TOTAL)

R=335.00' L=355.69'

R=265.00' L=139.50' Δ=30°09'37"

LIMITS OF PLAT

15' BUFFER

5' LIMITED ACCESS EASEMENT

N 783861.9229
E 939701.4530

N35°52'38"W 71.82'

N35°52'38"W 48.38'

N35°52'38"W 90.00'

N54°07'22"W 6.00'

6' D.E.

12' D.E.

80' TRACT F-1

PRIVATE ROAD

IMPERIAL ISLES DRIVE

N35°52'38"W 90.27'

N79°52'38"W 24.62' 24.30'

N55°07'22"W 113.00'

Δ=86°56'42" R=40.00' L=60.70'

L=48.19'

Δ=02°29'17" R=1242.91' L=53.97'

L=125.11'

20' L.M.E.

Δ=22°01'11"

10' U.E.

10' U.E. PER PLAT

Δ=18°11'13" R=1212.91' L=385.00'

25' BUFFER

N 783784.9327
E 939816.2207

N 783763.7161
E 939816.6379

N 783769.6828
E 939766.7842

N34°52'38"W 12.00'

N79°52'38"W 35.36'

N79°52'38"W 35.36'

555°07'22"W 36.73'

555°07'22"W 36.73'

FLAVOR PICT ROAD
PER O.R. BOOK 6872, PAGE 1000

Δ=9°34'23" R=40.00' L=66.82'

Δ=02°07'24" R=1245.91' L=46.17'

Δ=8°23'33" R=40.00' L=58.62'

N 783981.1559
E 940265.6055

N 783956.2565
E 940226.7980

N 783954.1476
E 940175.6519

N 783966.5342
E 940268.9532

5' LIMITED ACCESS EASEMENT

5' LIMITED ACCESS EASEMENT L=14.91'

20' BUFFER

10' U.E.

Δ=05°47'29" R=1215.91' L=122.90'

S12°15'27"E 15.00' RADIAL

N 784002.0106
E 940386.6724

OR BOOK 8186 PAGE 111

SEE DETAIL "A" HEREON

ADDITIONAL R/W OR BOOK 8087, PAGE 1527

25.73' S88°02'34"W

N62°27'26"W RADIAL

10' BUFFER

130'

L.W.D.D. E-3 CANAL PER O.R. BOOK 6744, PAGE 1562

102.20'

TRACT B

TRACT F

120.15'

S01°14'E 40.07'

S01°14'E 101.21'

S01°14'E

LIMITS OF PLAT

25' BUFFER

R=1240.91' TRACT F L=476.90

23' BUFFER

O.R. BOOK 8809, PAGE 1507 L=430.71'

Δ=20°32'56" R=1200.91' L=430.27'

Δ=32°55'12" R=1009.93' L=580.27'

SOUTHERLY LINE OF TRACT B PLAT OF CORAL LAKES

N62°27'26"W RADIAL

S88°02'45"W 51.19'

Δ=02°04'13" R=1200.91' L=43.39'

LIMITS OF PLAT

10' U.E.

ABANDONED R/W PER O.R. BOOK 8087, PAGE 1531

N27°44'46"W 140.06' (GRID)

N27°25'38"W 140.06' (P.M.)

101' R/W

CORAL LAKES VII
PLAT BOOK 73, PAGES 189-193

CORAL LAKES V
PLAT BOOK 72, PAGES 129-132

S12°15'27"E 15.00' RADIAL

Δ=05°47'29" R=1215.91' L=122.90'

O.R. BOOK 8186, PAGE 111

Δ=02°04'13" R=1200.91' L=43.39'

Δ=05°43'31" R=1200.91' L=120.00'

15.06'

38.65' S01°14'E

ADDITIONAL R/W
O.R. BOOK 8087, PAGE 1527

25.73' S88°02'34"W

Δ=32°55'12" R=1009.93' L=580.27

DETAIL "A"
NOT TO SCALE

NOTE:
PLAT BEARINGS SHOWN HEREON ARE ON AN ASSUMED DATUM AND ARE NOT INTENDED TO BE ON THE GRID BEARING OF THE STATE PLANE COORDINATE VALUES SHOWN HEREON.

N89°13'55"E (GRID AZIMUTH) 2675.33' (GRID)
2675.35' (GROUND)

SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST
LOCATION PER PALM BEACH COUNTY SURVEY
N 782535.4420
E 937816.6180

SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 2 TOWNSHIP 46 SOUTH, RANGE 42 EAST
LOCATION PER PALM BEACH COUNTY SURVEY
N 782571.3030
E 940491.7030

N

40 30 20 10 0 20 40
GRAPHIC SCALE
1" = 40'

VILLA DEL REY PUD
CORAL LAKES
PARCEL 10

SUBDIVISION = CORAL LAKES VIII
BOOK 76 PAGE 82
FLOOD ZONE B FLOOD MAP # 2058
QUAD # 36 ZONING AR
SE ZIP CODE 33414
PUD NAME SAME

TAZ- 456

PET. 614-013
ALLOC. #0001 (all used)
5/3/3/K → NO SCHOOLS
V. BAKER MEMO

0614-011

CORAL LAKES VIII A PUD

76/82