

MEDITERRANIA

A PLAT OF A PORTION OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST
AND A REPLAT OF TRACT A OF DEL MAR VILLAGE SECTION I AS RECORDED IN PLAT
BOOK 32, PAGES 131, 132 AND 133 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

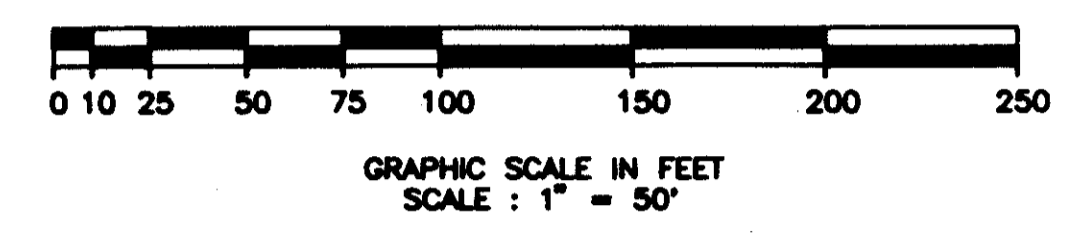
CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

NOVEMBER 1995

SHEET 5 OF 6

- LEGEND :**
- C CENTERLINE
 - C55 CURVE NUMBER
 - R RADIUS
 - L ARC LENGTH
 - Δ DELTA OR CENTRAL ANGLE
 - N NORTH
 - E EAST
 - S SOUTH
 - W WEST
 - PRM PERMANENT REFERENCE MONUMENT
 - ECM EXISTING CONCRETE MONUMENT
 - PCP PERMANENT CONTROL POINT
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - LE LANDSCAPE EASEMENT
 - LME LAKE MAINTENANCE EASEMENT
 - LMAE LAKE MAINTENANCE ACCESS EASEMENT
 - LZE LITTORAL ZONE EASEMENT
 - LSE LIFT STATION EASEMENT
 - P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORD BOOK
 - P.G. PAGE
 - 16 LOT NUMBER
 - P.O.C. POINT OF COMMENCING
 - P.O.B. POINT OF BEGINNING



THIS INSTRUMENT WAS PREPARED BY :
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NOTES :

ALL PRM'S WERE SET UNLESS NOTED OTHERWISE. PRM'S (FOUND AND SET) BEAR A BRASS DISC WITH THE NUMBER LB-50.

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S89°38'50"W ALONG THE EAST - WEST QUARTER LINE OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, 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 AGREED.

ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS DENOTED OTHERWISE.

* → DENOTES NON-RADIAL

NOTES
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000420
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

DESCRIPTION	SQUARE FEET
LOT 5	12,187
LOT 6	11,970
LOT 7	11,735
LOT 8	11,604
LOT 9	11,804
LOT 10	11,900
LOT 11	11,773
LOT 12	12,188
LOT 13	11,887
LOT 14	12,149
LOT 15	12,320
LOT 16	12,431
LOT 17	12,628
LOT 18	12,458
LOT 19	12,205
LOT 20	12,010
TRACT A	87,187

N89°38'50"E (PLAT BEARING) = 00°22'22" = BEARING
N89°16'28"E (GRID BEARING) = ROTATION (PLAT TO GRID)

MATCH LINE A - A
SEE SHEET 6 OF 6

EAST - WEST QUARTER LINE OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST

LAKE WORTH DRAINAGE DISTRICT
LATERAL NO. 47

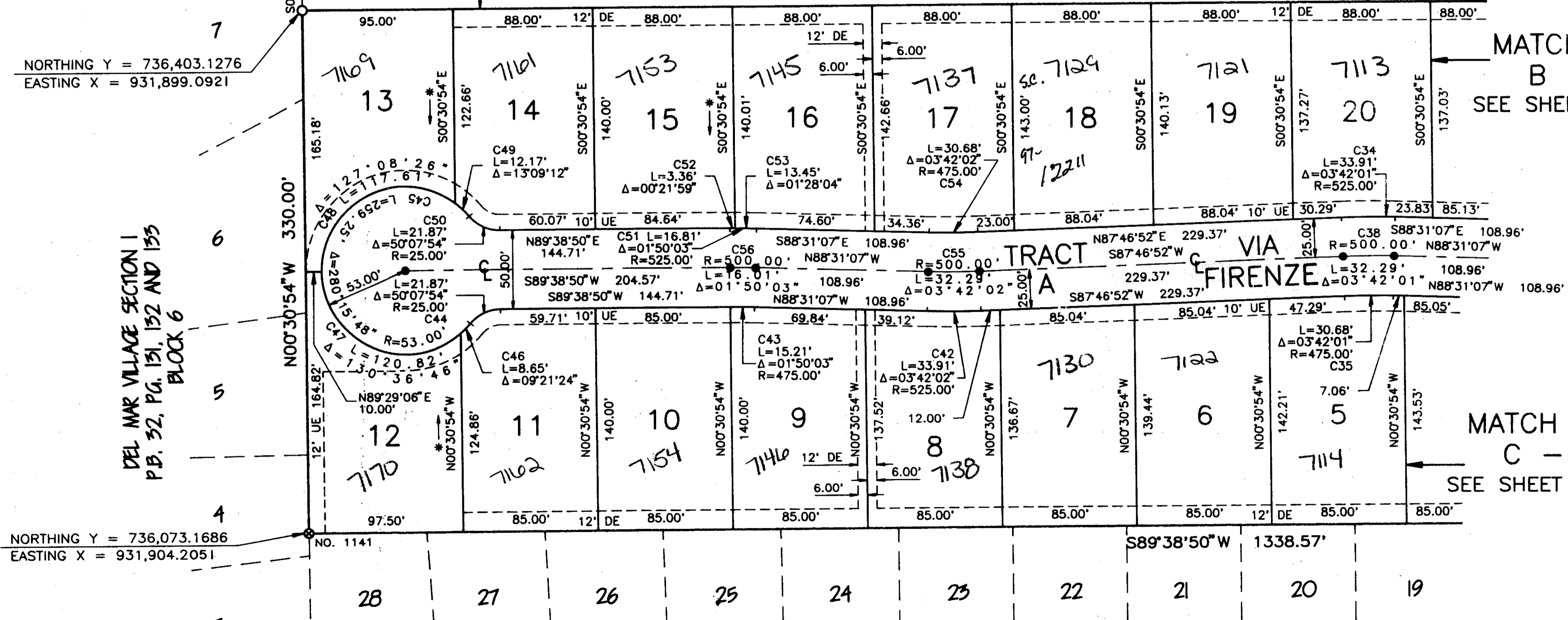
N89°38'50"E 1321.88'

MATCH LINE B - B
SEE SHEET 4 OF 6

MATCH LINE C - C
SEE SHEET 4 OF 6

NORTHING Y = 736,403.1276
EASTING X = 931,899.0921

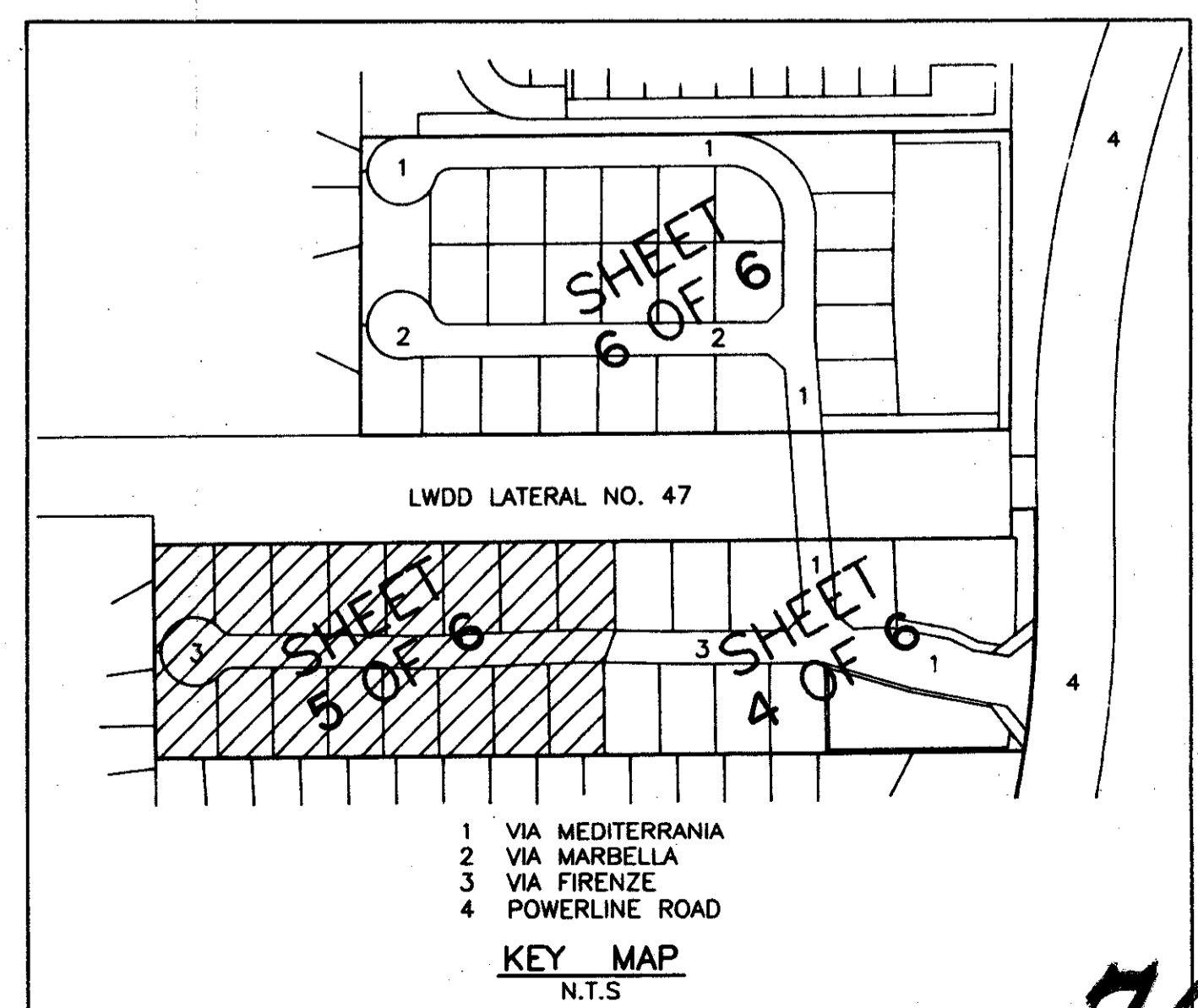
NORTHING Y = 736,073.1686
EASTING X = 931,904.2051



CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C34	33.91'	03°42'01"	525.00'	33.92'	N89°37'53"E	33.90'
C35	30.68'	03°42'01"	475.00'	15.34'	S89°37'53"W	30.67'
C36	32.29'	03°42'01"	500.00'	16.15'	S89°37'53"W	32.29'
C42	33.91'	03°42'02"	525.00'	16.96'	S89°37'53"W	33.90'
C43	15.21'	01°50'03"	475.00'	7.60'	N89°26'08"W	15.21'
C44	21.87'	50°07'54"	25.00'	11.69'	S64°34'53"W	21.18'
C45	259.25'	280°15'48"	53.00'	—	N00°21'11"W	67.95'
C46	8.65'	09°21'24"	53.00'	4.34'	S44°11'38"W	8.65'
C47	120.82'	130°36'46"	53.00'	115.26'	N65°49'17"W	96.31'
C48	117.61'	127°08'26"	53.00'	106.63'	N63°03'19"E	94.92'
C49	12.17'	13°09'12"	53.00'	6.11'	S46°47'52"E	12.14'
C50	21.87'	50°07'54"	25.00'	11.69'	S65°17'13"E	21.18'
C51	16.81'	01°50'03"	525.00'	8.40'	S89°26'08"E	16.81'
C52	3.36'	00°21'59"	525.00'	1.68'	N89°49'50"E	3.36'
C53	13.45'	01°28'04"	525.00'	6.72'	S89°15'09"E	13.45'
C54	30.68'	03°42'02"	475.00'	15.34'	N89°37'53"E	30.67'
C55	32.29'	03°42'01"	500.00'	16.15'	S89°37'53"W	32.29'
C56	16.01'	01°50'03"	500.00'	8.00'	S89°26'08"E	16.01'

Pct. 95.30



0656-001

79/23

SUBDIVISION * MEDITERRANIA
BOOK 32, PAGE 23
FLOOD ZONE B FLOOD MAP # 230 B
QUAD # 54 ZONING (RT) 95-30
SE 95-30 ZIP CODE 33433
PUD NAME DEL MAR