

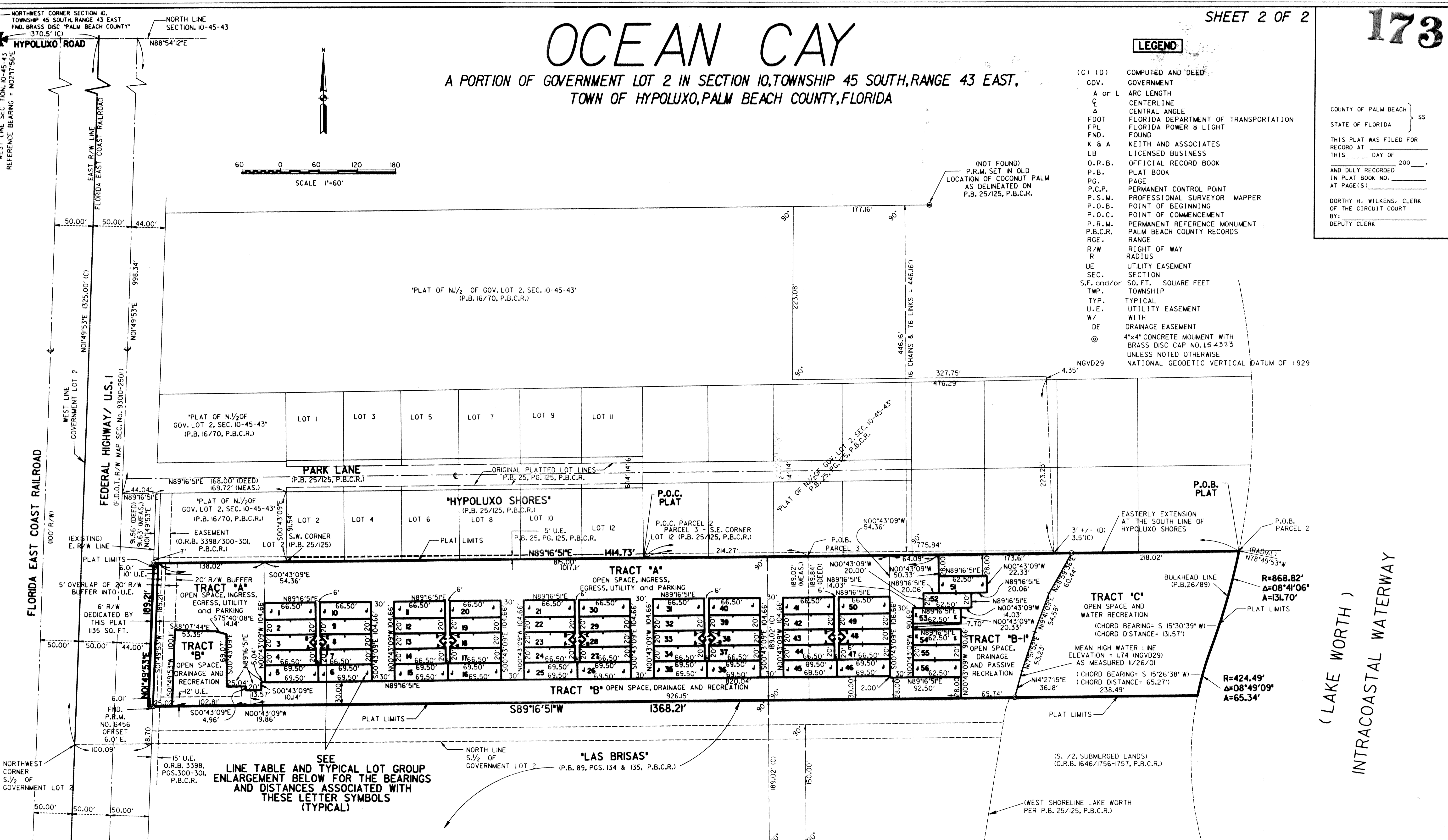
OCEAN CAY

A PORTION OF GOVERNMENT LOT 2 IN SECTION 10, TOWNSHIP 45 SOUTH, RANGE 43 EAST,
TOWN OF HYPOLUXO, PALM BEACH COUNTY, FLORIDA

LEGEND

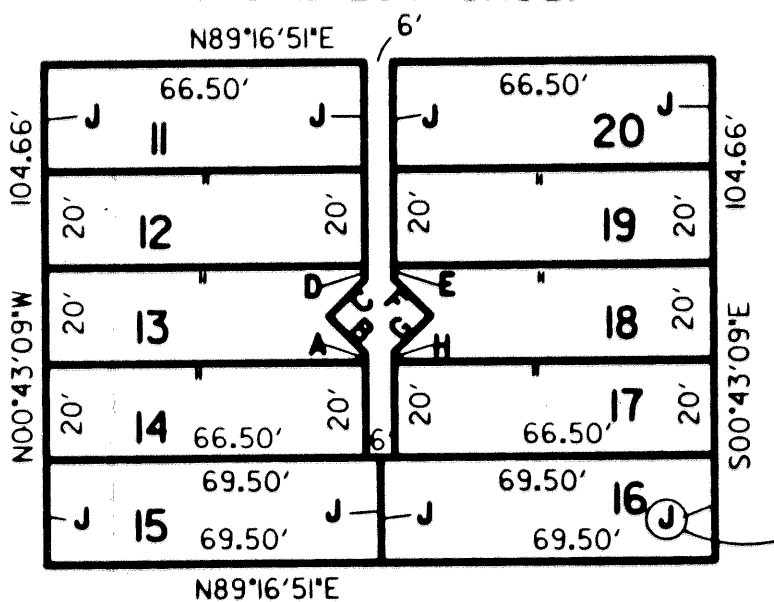
- (C) (D) COMPUTED AND DEED
- GOV. GOVERNMENT
- A or L ARC LENGTH
- CL CENTERLINE
- CA CENTRAL ANGLE
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- FPL FLORIDA POWER & LIGHT
- FND FOUND
- K & A KEITH AND ASSOCIATES
- LB LICENSED BUSINESS
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.C.P. PERMANENT CONTROL POINT
- P.S.M. PROFESSIONAL SURVEYOR MAPPER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.B.C.R. PALM BEACH COUNTY RECORDS
- RGE. RANGE
- R/W RIGHT OF WAY
- R RADIUS
- UE UTILITY EASEMENT
- SEC. SECTION
- S.F. and/or SQ. FT. SQUARE FEET
- TWP. TOWNSHIP
- TYP. TYPICAL
- U.E. UTILITY EASEMENT
- W/ WITH
- DE DRAINAGE EASEMENT
- ⊙ 4"x4" CONCRETE MOUMENT WITH BRASS DISC CAP NO. 15 4323 UNLESS NOTED OTHERWISE
- NGVD29 NATIONAL GEODETIC VERTICAL DATUM OF 1929

COUNTY OF PALM BEACH } SS
 STATE OF FLORIDA }
 THIS PLAT WAS FILED FOR RECORD AT THIS _____ DAY OF _____ 200____ AND DULY RECORDED IN PLAT BOOK NO. _____ AT PAGE(S) _____
 DORTHY H. WILKENS, CLERK OF THE CIRCUIT COURT BY: _____ DEPUTY CLERK



SEE LINE TABLE AND TYPICAL LOT GROUP ENLARGEMENT BELOW FOR THE BEARINGS AND DISTANCES ASSOCIATED WITH THESE LETTER SYMBOLS (TYPICAL)

TYPICAL LOT GROUP



LINE TABLE

A	=	N00°43'09"W, 1.97'
B	=	N45°43'09"W, 10.75'
C	=	N44°16'51"E, 10.75'
D	=	N00°43'09"W, 2.83'
E	=	S00°43'09"E, 2.83'
F	=	S45°43'09"E, 10.75'
G	=	S44°16'51"W, 10.75'
H	=	S00°43'09"E, 1.97'
I	=	N00°43'09"W, 22.33'
J	=	N00°43'09"W, 20.33'

AREA TABLE

TRACT A	=	85,660 SQ. FT., 1.9665 ACRES
TRACT B	=	35,003 SQ. FT., 0.8036 ACRES
TRACT B-1	=	19,507 SQ. FT., 0.4449 ACRES
TRACT C	=	44,349 SQ. FT., 1.0181 ACRES
LOTS 1-56	=	77,523 SQ. FT., 1.7797 ACRES

(LOTS 1, 10, 11, 20, 21, 30, 31, 40, 41, 50 = 1,485 SQ. FT. EACH)
 (LOTS 2, 4, 7, 9, 12, 14, 17, 19, 22, 24, 27, 29, 32, 34, 37, 39, 42, 44, 47, 49 = 1,330 SQ. FT. EACH)
 (LOTS 3, 8, 13, 18, 23, 28, 33, 38, 43, 48 = 1,272 SQ. FT. EACH)
 (LOTS 5, 6, 15, 16, 25, 26, 35, 36, 45, 46 = 1,330 SQ. FT. EACH)
 (LOT 51 = 1,552 SQ. FT.)
 (LOT 52 = 1,250 SQ. FT.)
 (LOTS 53, 54 = 1,271 SQ. FT. EACH)
 (LOT 55 = 1,250 SQ. FT.)
 (LOT 56 = 1,396 SQ. FT.)

R/W DED.	=	1,135 SQ. FT., 0.0260 ACRE
TOTAL	=	263,177 SQ. FT., 6.0417 ACRES

PREPARED BY:
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