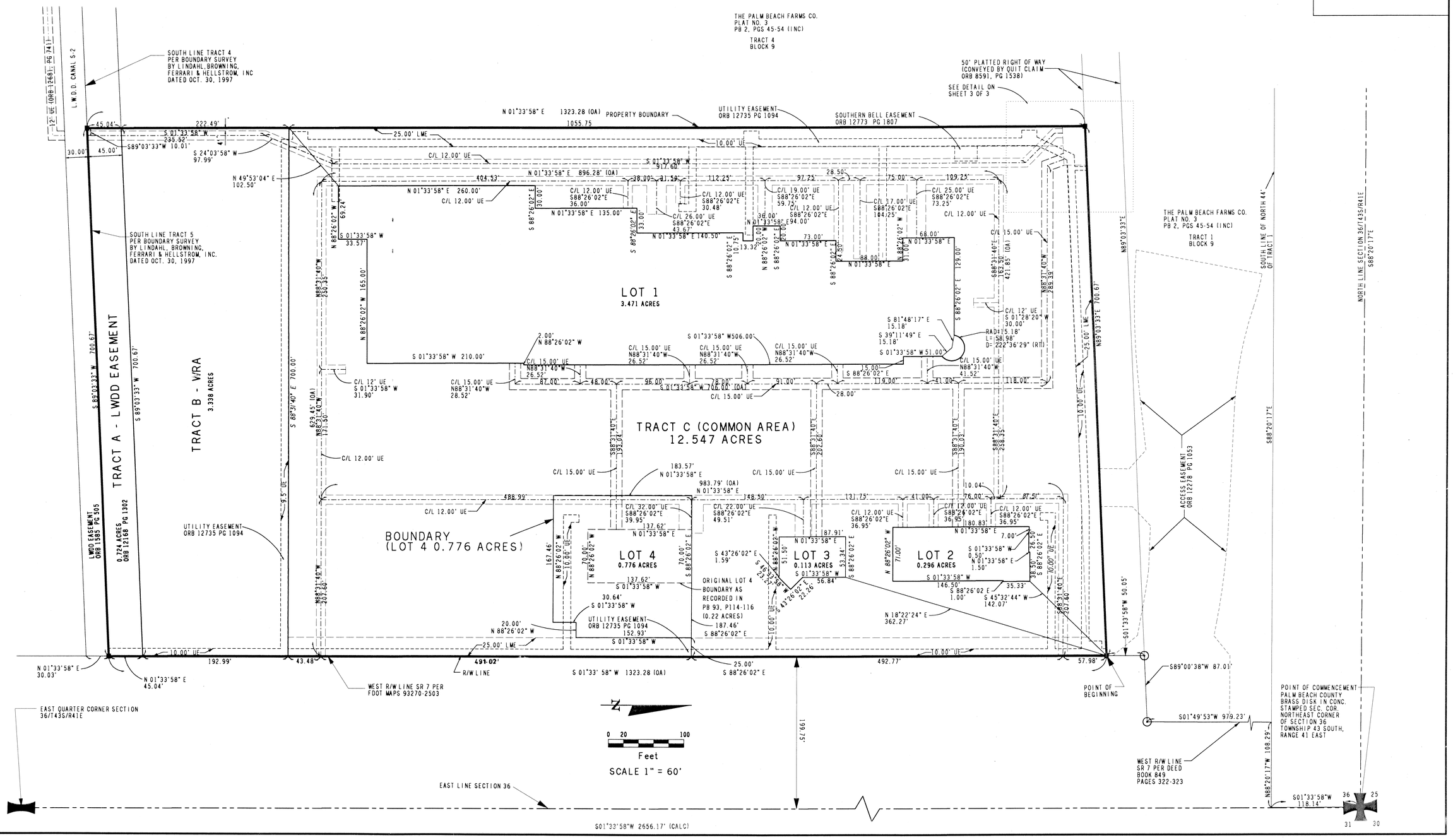
COMMONS AT ROYAL PALM BEACH, PLAT TWO

A REPLAT OF THE COMMONS AT ROYAL PALM BEACH AS RECORDED
IN PLAT BOOK 93, PAGES 114-116 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH,
RANGE 41 EAST OF THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 3


LOT 1
3.471 ACRES
TRACT C (COMMON AREA)
12.547 ACRES
TRACT A - LWDD EASEMENT
TRACT B - W/RA
3.338 ACRES
BOUNDARY
(LOT 4 0.776 ACRES)
LOT 4
0.776 ACRES
LOT 3
0.113 ACRES
LOT 2
0.296 ACRES
ORIGINAL LOT 4 BOUNDARY AS RECORDED IN PB 93, P114-116 (0.22 ACRES)
PROPERTY BOUNDARY
UTILITY EASEMENT ORB 12735 PG 1094
SOUTHERN BELL EASEMENT ORB 12773 PG 1807
50' PLATTED RIGHT OF WAY (CONVEYED BY QUIT CLAIM ORB 8591, PG 1538)
SEE DETAIL ON SHEET 3 OF 3
THE PALM BEACH FARMS CO. PLAT NO. 3 PB 2, PGS 45-54 (INC)
TRACT 4 BLOCK 9
TRACT 1 BLOCK 9
SOUTH LINE TRACT 4 PER BOUNDARY SURVEY BY LINDAHL, BROWNING, FERRARI & HELLSTROM, INC DATED OCT. 30, 1997
SOUTH LINE TRACT 5 PER BOUNDARY SURVEY BY LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. DATED OCT. 30, 1997
L.W.D.D. CANAL S-2
12' UE (ORB 12661, PG 741)
LWDD EASEMENT ORB 1585 PG 505
0.724 ACRES ORB 12168 PG 1302
ACCESS EASEMENT ORB 12278 PG 1053
SOUTH LINE OF NORTH 44' OF TRACT 1
NORTH LINE SECTION 36/T43S/R41E
S88°20'17"E
N89°03'33"E
S89°03'33"W 700.67'
S 01°33'58" W 1323.28 (OA)
N 01°33'58" E 1323.28 (OA)
1055.75
N 01°33'58" E 896.28' (OA)
S 01°33'58" W 906.00' (OA)
S 88°31'40" E 700.00'
N 88°26'02" W 165.00'
S 01°33'58" W 210.00'
S 01°33'58" W 506.00'
S 01°33'58" W 51.00'
S 01°33'58" W 700.00' (OA)
983.79' (OA)
N 01°33'58" E
S 01°33'58" W 1323.28 (OA)
S 01°33'58"W 2656.17' (CALC)
N 88°26'02" W 1129.00'
S 88°26'02" E 1129.00'