

HARBOUR OAKS

A PARCEL OF LAND LYING AND BEING WITHIN A PORTION OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, ALSO BEING A REPLAT OF A PORTION OF THE GRANDE AT PALM BEACH GARDENS, PLAT BOOK 92, PAGES 179-182 CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY:
THOMAS C. SHAHAN, P.S.M. #4387 OF
CRAVEN-THOMPSON & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
5114 ONECHOREE BOULEVARD, SUITE 112, WEST PALM BEACH, FLORIDA 33417
TEL: (561) 688-3010 FAX: (561) 688-1037
3563 N.W. 43RD STREET, FORT LAUDERDALE, FLORIDA 33309
TEL: (854) 738-6400 FAX: (854) 738-6400
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 0200114
JANUARY 2003 02-0070

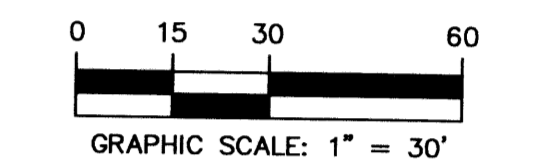
UNIT NUMBER	SQUARE FOOTAGE	UNIT NUMBER	SQUARE FOOTAGE	UNIT NUMBER	SQUARE FOOTAGE	UNIT NUMBER	SQUARE FOOTAGE
3301	1282.50	3507	1240	3705	1460	4001	1350
3302	1140	3508	1240	3706	1460	4002	1200
3303	1140	3509	1240	3707	1460	4003	1200
3304	1140	3510	1240	3708	1460	4004	1200
3305	1140	3511	1240	3709	1460	4005	1200
3306	1282.50	3512	1240	3710	1642.50	4006	1200
3401	1282.50	3513	1394.88	3801	1394.85	4007	1200
3402	1140	3601	1642.50	3802	1240	4008	1350
3403	1140	3602	1460	3803	1240	4101	1426.61
3404	1140	3603	1460	3804	1395	4102	1280
3405	1140	3604	1460	3901	1350	4103	1280
3406	1282.26	3605	1460	3902	1200	4104	1440
3501	1395	3606	1460	3903	1200	4201	1395
3502	1240	3607	1642.50	3904	1200	4202	1240
3503	1240	3701	1641.59	3905	1200	4203	1240
3504	1240	3702	1460	3906	1200	4204	1395
3505	1240	3703	1460	3907	1200	4401	1350
3506	1240	3704	1460	3908	1350		

TRACT	ACRES	SQUARE FEET
A	6.901	300600.49
B	3.744	163070.48
C	0.788	34250.44
D	3.011	131159.16
E	8.00	348460.00

OS NUMBER	ACRES	SQUARE FEET
OS-27	1.003	43705.14
OS-31	0.032	1403.01
OS-32	0.192	8378.70
OS-33	0.230	10001.71
OS-35	0.359	15641.16

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____
THIS _____ DAY OF _____, 2003
AND DULY RECORDED IN PLAT BOOK NO. _____
ON PAGES _____
DOROTHY H. WILKEN,
CLERK OF THE CIRCUIT COURT
BY _____
DEPUTY CLERK

SHEET 7 OF 8

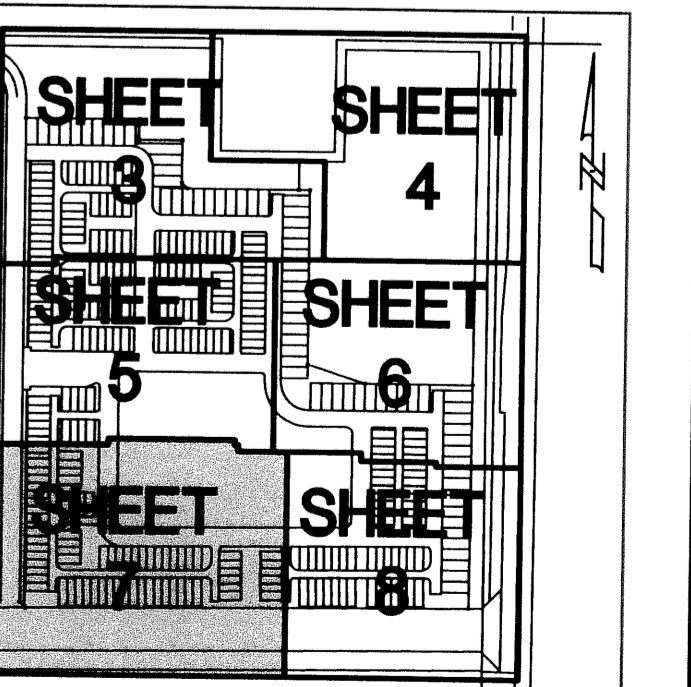


CURVE	LENGTH	RADIUS	DELTA
C60	28.95	20.00	82°56'47"
C62	19.16	20.00	54°54'01"

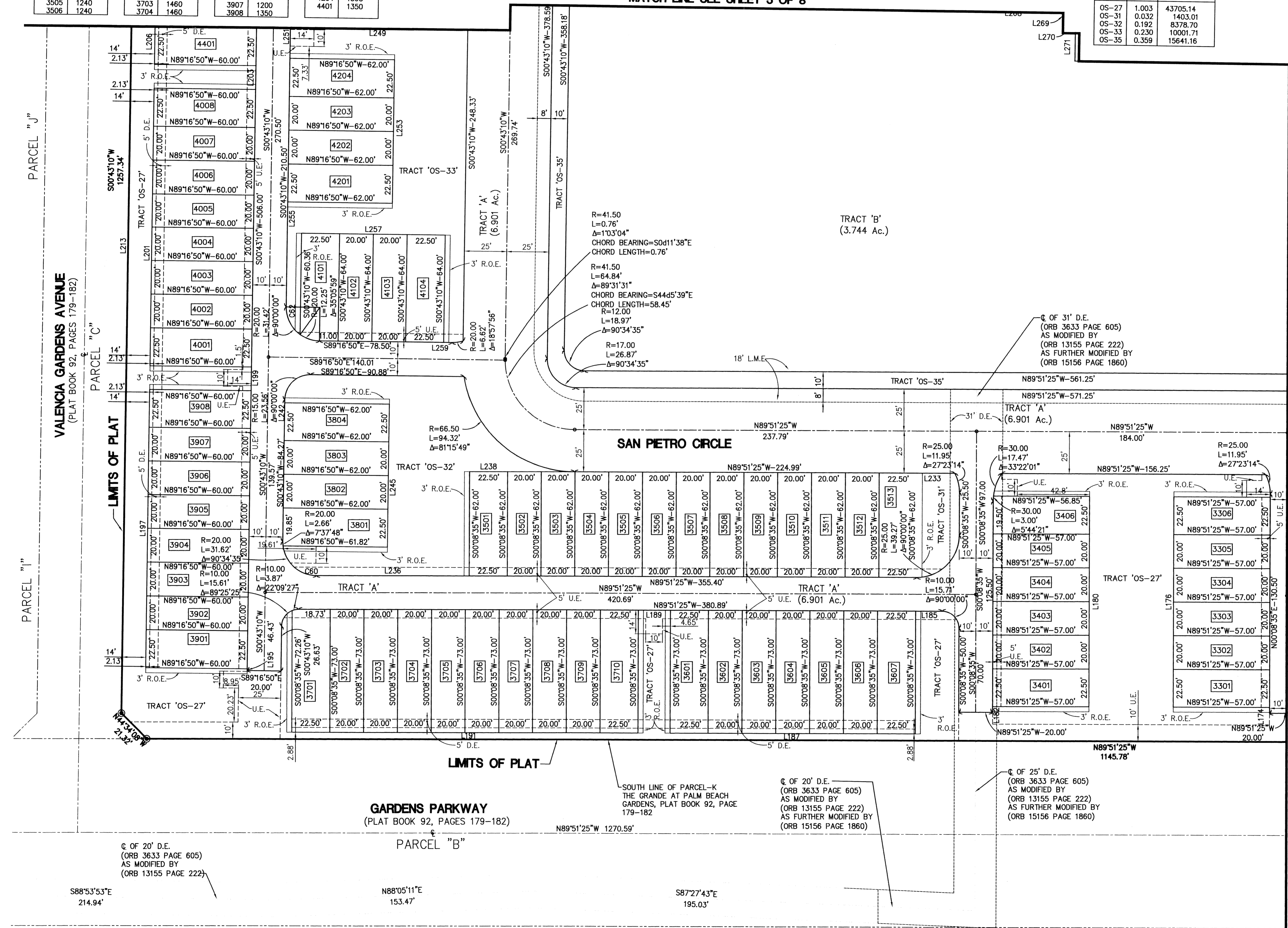
LINE	LENGTH	BEARING
L174	3.50	N00°08'35"E
L176	125.00	N00°08'35"E
L180	125.00	S00°08'35"W
L182	3.50	S00°08'35"W
L185	15.66	N89°51'25"W
L187	145.00	N89°51'25"W
L189	19.00	N89°51'25"W
L191	205.00	N89°51'25"W
L195	1.00	N00°43'10"E
L197	165.00	N00°43'10"E
L199	14.00	N00°43'10"E
L201	165.00	N00°43'10"E
L203	14.00	N00°43'10"E
L206	145.00	N00°43'10"E
L213	554.77	S00°43'10"W
L233	22.19	N89°51'25"W
L236	90.40	S89°51'25"E
L238	62.20	S89°51'25"E
L242	1.92	S00°43'10"W
L245	85.00	S00°43'10"W
L249	85.00	N89°16'50"W
L253	85.00	S00°43'10"W
L255	62.75	S00°43'10"W
L257	85.00	S89°16'50"E
L259	5.00	S89°16'50"E
L268	58.66	S89°16'50"E
L269	12.14	S00°43'10"W
L270	7.32	S89°16'50"E
L271	16.83	S00°43'10"W
L272	121.63	S89°16'50"E

MATCH LINE SEE SHEET 8 OF 8

- LEGEND**
- ⊙ - PERMANENT REFERENCE MONUMENT
 - - PERMANENT CONTROL POINT
 - R - RADIUS
 - L - LENGTH
 - Δ - DELTA
 - ⊙ - CENTERLINE
 - D.E. - DRAINAGE EASEMENT
 - L.M.E. - LAKE MAINTENANCE EASEMENT
 - R.O.E. - ROOF OVERHANG EASEMENT
 - U.E. - UTILITY EASEMENT
 - L.E. - LANDSCAPE EASEMENT
 - SUA - SEACAST UTILITY AUTHORITY
 - OS - OPENSPACE TRACT
 - WSE - WATER AND SEWER EASEMENT
 - WME - WATER MANAGEMENT EASEMENT
 - WLE - WATER LINE EASEMENT



KEYMAP
SCALE: NONE



⊙ OF 20' D.E.
(ORB 3633 PAGE 605)
AS MODIFIED BY
(ORB 13155 PAGE 222)

⊙ OF 25' D.E.
(ORB 3633 PAGE 605)
AS MODIFIED BY
(ORB 13155 PAGE 222)
AS FURTHER MODIFIED BY
(ORB 15156 PAGE 1860)

⊙ OF 20' D.E.
(ORB 3633 PAGE 605)
AS MODIFIED BY
(ORB 13155 PAGE 222)
AS FURTHER MODIFIED BY
(ORB 15156 PAGE 1860)

S88°53'53"E
214.94'

N88°05'11"E
153.47'

S87°27'43"E
195.03'

GARDENS PARKWAY
(PLAT BOOK 92, PAGES 179-182)

SAN PIETRO CIRCLE

VALENCIA GARDENS AVENUE
(PLAT BOOK 92, PAGES 179-182)

MATCH LINE SEE SHEET 5 OF 8