

# HAWK'S LANDING P.U.D.

BEING A REPLAT OF LOTS 4, 17, 18 AND A PORTION OF LOT 5,  
 PLAT OF BOYNTONBOROUGH, PLAT BOOK 25 PAGE 174 AND A PORTION  
 OF LOT 19, SAM BROWN JR'S HYPOLUXO SUBDIVISION, PLAT BOOK 1, PAGE 81,  
 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

LYING IN SECTION 16, TOWNSHIP 45 SOUTH, RANGE 43 EAST  
 CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

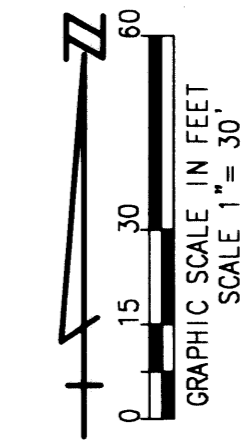
FEBRUARY 2003 SHEET 3 OF 3

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
 RECORD \_\_\_\_\_ DAY OF \_\_\_\_\_  
 AD, 2003 AND DULY RECORDED  
 IN PLAT BOOK \_\_\_\_\_ ON PAGES  
 \_\_\_\_\_ AND \_\_\_\_\_

DOROTHY H. WILKEN, CLERK  
 BY: \_\_\_\_\_, D.C.

CIRCUIT COURT SEAL



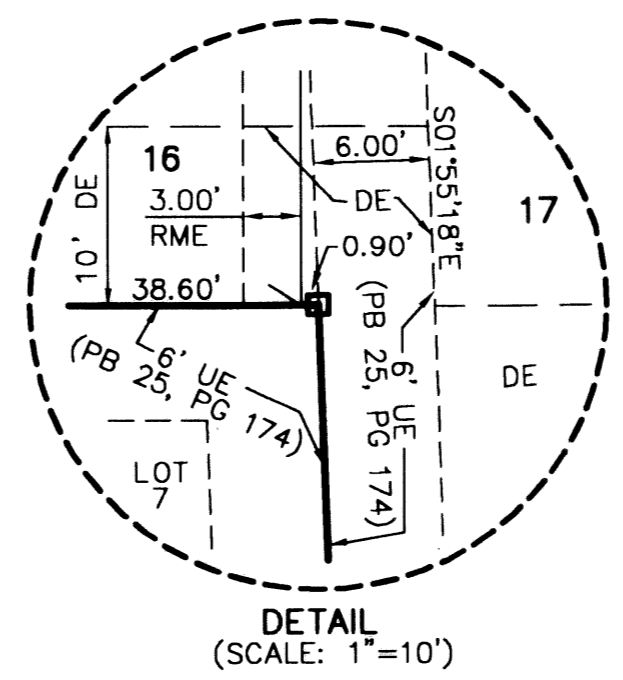
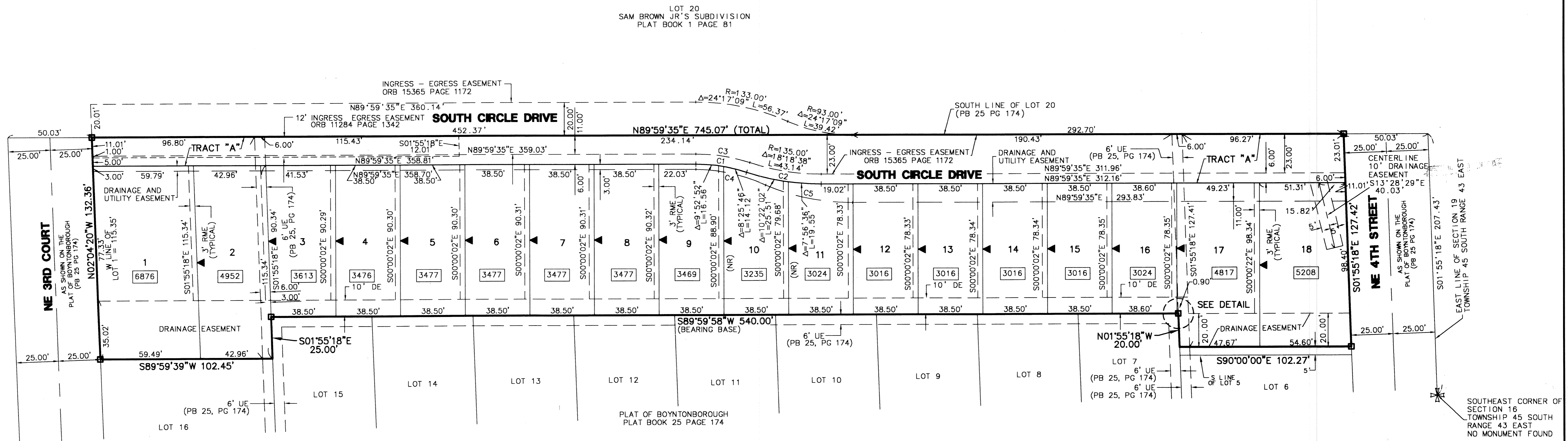
**SURVEYOR'S NOTES**

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE PLAT OF BOYNTONBOROUGH, PLAT BOOK 25, PAGE 174, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RESULTING IN A BEARING OF SOUTH 89°59'58" WEST ALONG THE NORTH LINE OF LOTS 7 THROUGH 15 AS SAME ARE SHOWN ON SAID PLAT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN EASEMENTS INCLUDING CERTAIN LANDSCAPING.

- LEGEND**
- (NR) NON-RADIAL LINE TO FRONT OF LOT
  - RME ROOF AND MAINTENANCE EASEMENT
  - DE DRAINAGE EASEMENT
  - UE UTILITY EASEMENT
  - Δ DELTA ANGLE
  - L LENGTH
  - R RADIUS
  - ◻ SET PERMANENT REFERENCE MONUMENT NO. LB 6865
  - ◄ DENOTES ZERO LOT LINE
  - 0000 DENOTES LOT AREA IN SQUARE FEET

**AREA TABULATION**

|                  |             |
|------------------|-------------|
| TRACT "A"        | 0.388 ACRES |
| RESIDENTIAL LOTS | 1.553 ACRES |
| TOTAL            | 1.941 ACRES |



**CURVE TABLE**

| CURVE | RADIUS  | DELTA     | LENGTH | DESIGNATION |
|-------|---------|-----------|--------|-------------|
| C1    | 96.00'  | 18'18"38" | 30.68' | (PL)        |
| C2    | 141.00' | 18'18"38" | 45.06' | (PL)        |
| C3    | 102.00' | 18'18"38" | 32.60' | (EL)        |
| C4    | 98.27'  | 25'00"44" | 42.90' | (EL)        |
| C5    | 133.00' | 22'51"53" | 53.08' | (EL)        |

CURVE DESIGNATIONS (PL) = PROPERTY LINE  
 (EL) = EASEMENT LINE

**TIMOTHY M. SMITH  
 LAND SURVEYING, INC.**  
 1440 OKEECHOBEE BLVD, SUITE 210  
 ROYAL PALM BEACH, FL 33411  
 (561) 204-5525  
 LB 6865

**HAWK'S LANDING P.U.D.**

SHEET 3 OF 3  
 SCALE: 1"=30'  
 DATE: JAN 2003  
 DIRECTORY: GRAYBOYN  
 FIELD BOOK: 13/20  
 DWG NO.: BOYNR01