

THIS INSTRUMENT PREPARED BY:  
MICHAEL D. ROSE, PSM

# ESTATES AT HERITAGE CLUB, PUD

A REPLAT OF TRACT 1, REPLAT OF A PORTION OF GULF STREAM ESTATES PLAT NO. 2  
(PB 16, PG 11, PBCR) ALL LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2 SHEETS

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**SDA SHAH DROTOS & ASSOCIATES**  
ENGINEERING SURVEYING PLANNING  
CERTIFICATE OF AUTHORIZATION NO. LB6456  
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DECEMBER, 2005

NORTHWEST CORNER TRACT 1 (PB 16, PG 11, PBCR)

LOT 20 BLOCK 8

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

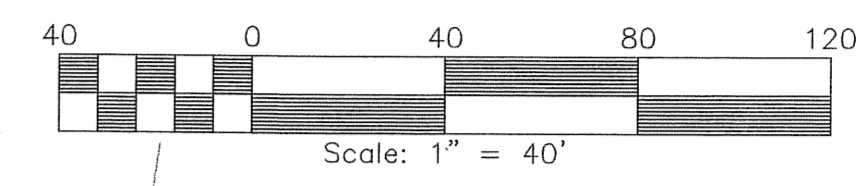
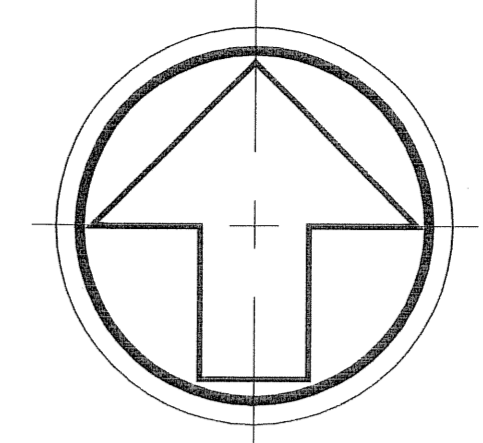
LOT 8

LOT 9

NORTH LINE SECTION 4-46S-43E

POINT OF COMMENCEMENT NORTH 1/4 CORNER SECTION 4-46S-43E FOUND PALM BEACH COUNTY BRASS DISK

POINT OF BEGINNING NORTHEAST CORNER TRACT 1 (PB 16, PG 11, PBCR)



CENTERLINE CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CH BEARING	CH DIST
C1	13°49'26"	108.00	26.06	N07°39'15"W	25.99
C2	44°00'26"	55.00	42.24	N36°34'11"W	41.21
C3	42°55'52"	55.00	41.21	N36°01'54"W	40.25
C4	01°04'34"	55.00	1.03	N58°02'07"W	1.03
C5	57°49'52"	61.50	62.07	N29°39'28"W	59.47
C6	37°20'03"	76.50	49.85	N17°55'30"E	48.97
C7	08°16'58"	76.50	11.06	N03°23'57"E	11.05
C8	29°03'05"	76.50	38.79	N22°03'59"E	38.37
C9	37°20'03"	66.50	43.33	N17°55'30"E	42.57
C10	12°33'29"	210.00	46.03	N05°32'13"E	45.94
C11	09°08'10"	490.00	78.13	N07°14'52"E	78.05

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C12	44°53'56"	19.00	14.89	C31	12°45'02"	96.50	21.47
C13	13°49'26"	128.00	30.88	C32	37°20'03"	46.50	30.30
C14	44°00'26"	75.00	57.61	C33	28°24'58"	46.50	23.06
C15	57°49'52"	41.50	41.89	C34	08°55'05"	46.50	7.24
C16	34°34'28"	41.50	25.04	C35	12°33'29"	230.00	50.41
C17	23°15'24"	41.50	16.85	C36	04°28'06"	230.00	17.94
C18	41°30'49"	23.00	16.66	C37	08°05'23"	230.00	32.47
C19	13°10'33"	88.00	20.24	C38	05°42'10"	470.00	46.78
C20	36°29'55"	35.00	22.30	C39	01°11'36"	470.00	9.79
C21	107°34'03"	6.50	12.20	C40	04°30'34"	470.00	36.99
C22	16°45'34"	81.50	23.84	C41	96°00'55"	6.50	10.89
C23	89°11'31"	16.50	25.69	C42	53°17'18"	6.50	6.05
C24	47°58'34"	16.50	13.82	C43	42°43'37"	6.50	4.85
C25	41°12'57"	16.50	11.87	C44	84°36'14"	6.50	9.60
C26	37°20'03"	56.50	36.82	C45	06°19'19"	510.00	56.27
C27	37°20'03"	86.50	56.36	C46	12°33'29"	190.00	41.64
C28	16°47'46"	86.50	25.36				
C29	20°32'17"	86.50	31.01				
C30	66°13'28"	15.00	17.34				

**SURVEY NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY AS SHOWN ON AMENDED PLAT OF TRADE WINDS ESTATES, ACCORDING TO THE PLAT THEREAS AS RECORDED IN PLAT BOOK 21, PAGE 73 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE BEARS NORTH 08°36'58" EAST. (ASSUMED)
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN THE DEPICTED EASEMENTS.
- D.E. - DENOTES DRAINAGE EASEMENT.  
P.B. - DENOTES PERMANENT REFERENCE MONUMENT (PRM) LB# 6456, UNLESS OTHERWISE NOTED.  
P.B. - DENOTES PLAT BOOK.  
ORB - DENOTES OFFICIAL RECORDS BOOK.  
POB - DENOTES POINT OF BEGINNING.  
U.E. - DENOTES UTILITY EASEMENT.  
R/W - DENOTES RIGHT-OF-WAY.  
G.U. - DENOTES GENERAL UTILITY EASEMENT.  
N.R. - DENOTES NON-RADIAL.  
DESC - DENOTES DESCRIPTION.  
L.A.E. - DENOTES LIMITED ACCESS EASEMENT  
E.A.E. - DENOTES EMERGENCY ACCESS EASEMENT
- THE CITY OF BOYNTON BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.
- PLANTINGS HIGHER THAN 30 INCHES ARE PROHIBITED ON CORNER LOTS WITHIN THE SAFE SIGHT DISTANCE BASED ON THE ELEVATION OF THE STREET.

SURVEYOR'S PROJECT NO. 05-0725

GRAYSON HEIGHTS (PB 23, PG 220)

GULF STREAM ESTATES PLAT NO. 2 (PB 13, PG 51)

LOT 20

LOT 19

LOT 18

LOT 17

LOT 16

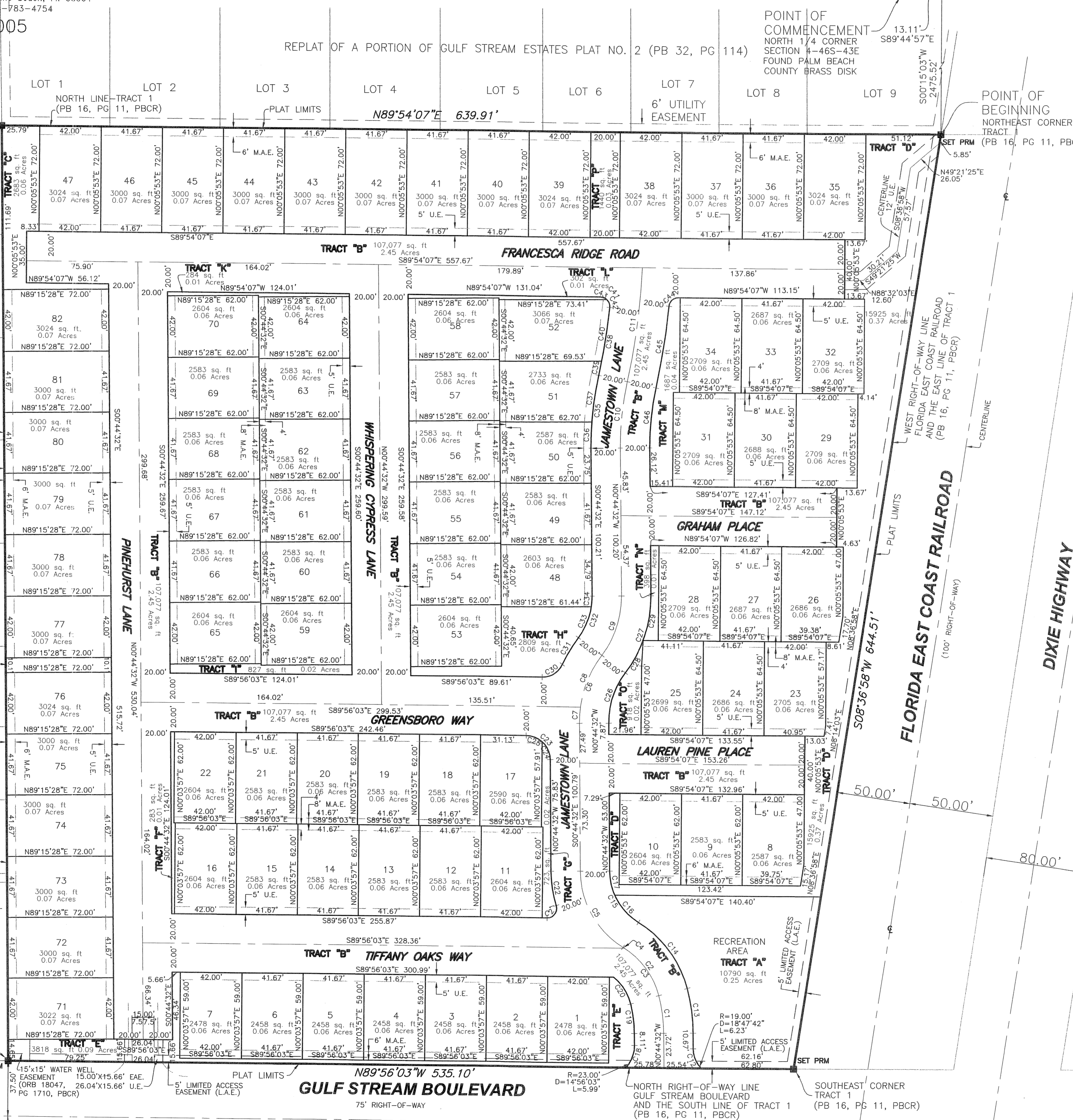
LOT 21 BLOCK 8

LOT 22 BLOCK 8

LOT 23 BLOCK 8

LOT 3 BLOCK 8

SOUTHWEST CORNER TRACT 1 (PB 16, PG 11, PBCR)



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