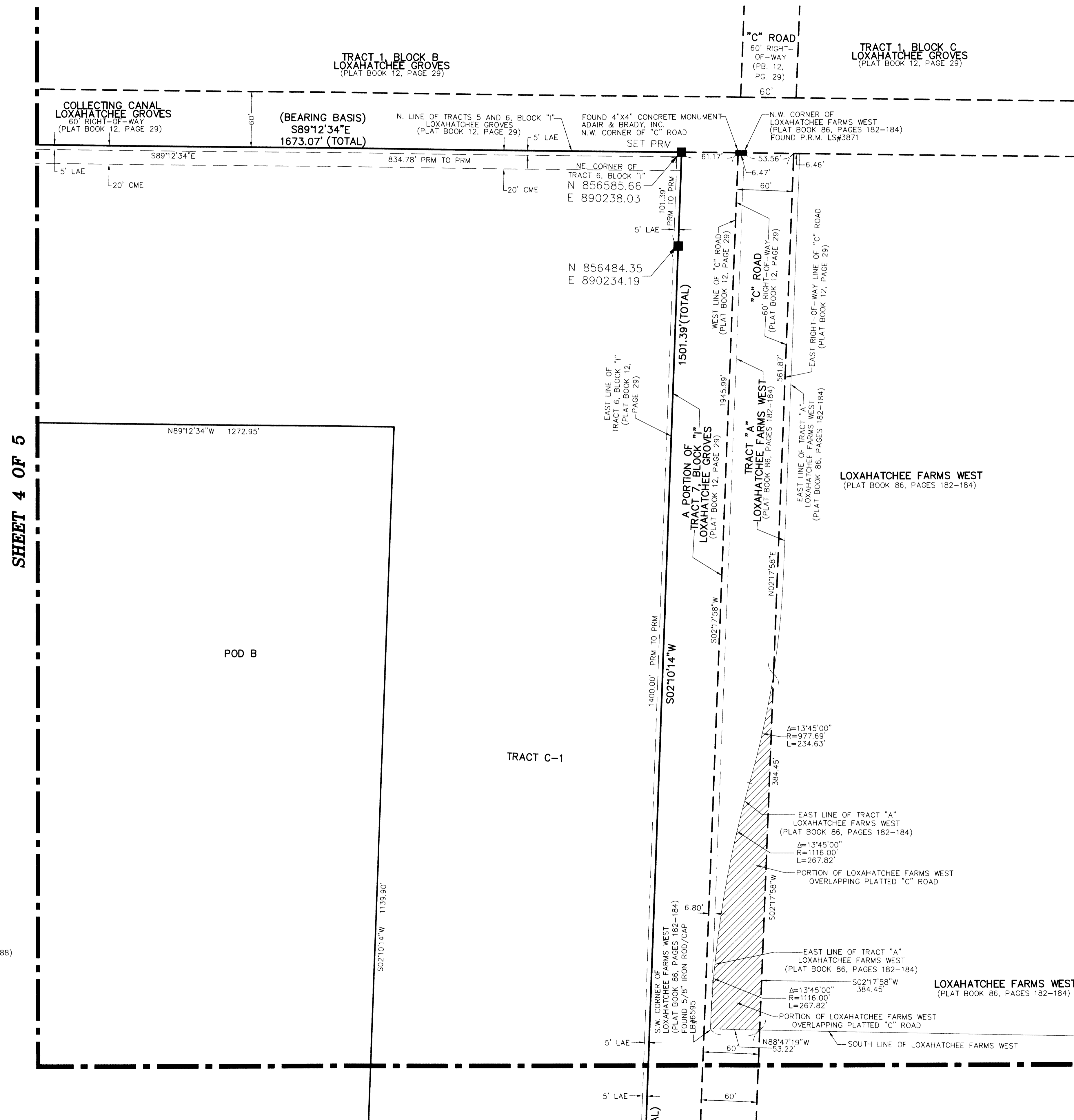


THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNESS
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (561)392-1991
 LB #3591

GROVES TOWN CENTER PUD

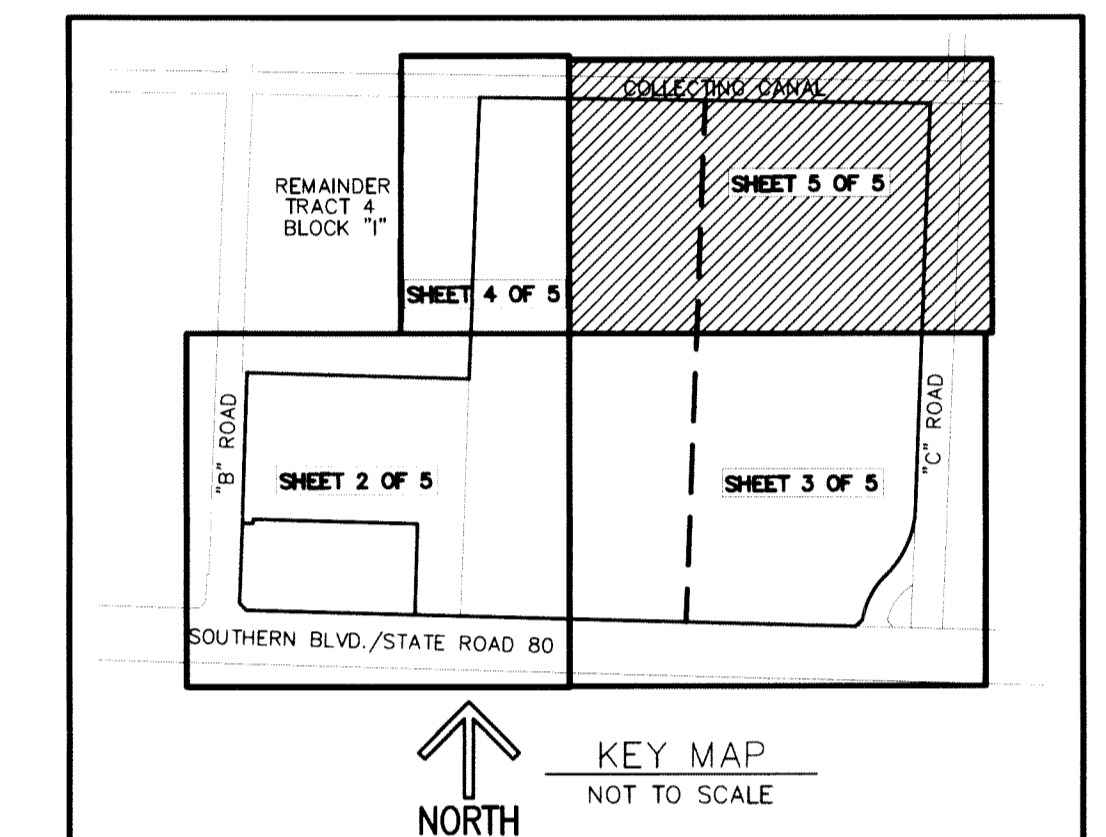
BEING A REPLAT OF A PORTION OF TRACTS 4, 5 AND 6, BLOCK "I" OF LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA

70



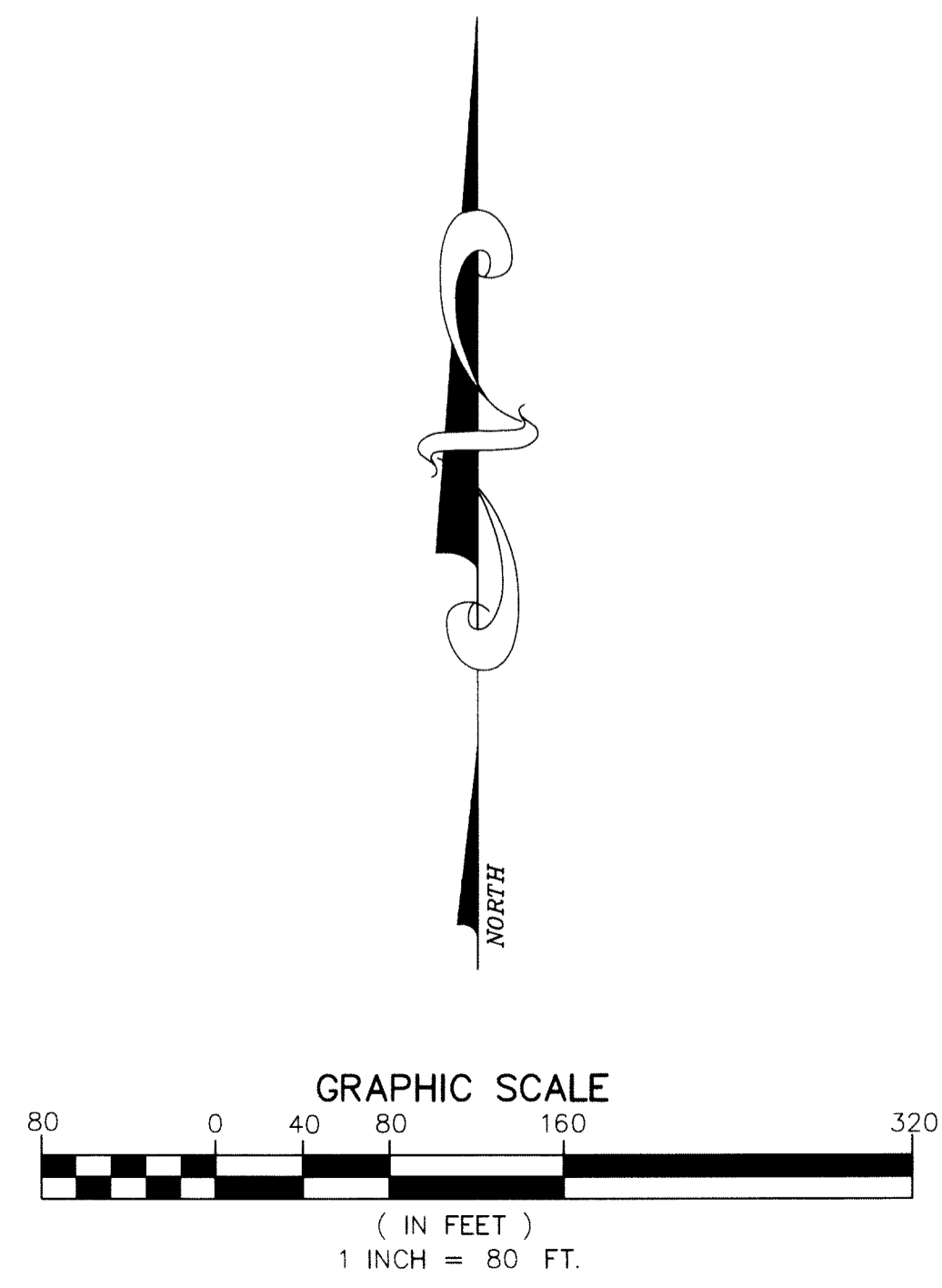
SHEET 4 OF 5

SHEET 5 OF 5



NOTES
COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 2002 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.000002
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 ROTATION EQUATION:
 SOUTH 89°12'34" EAST (PLAT)
 SOUTH 89°12'33" EAST (GRID)
 PLAT TO GRID BEARING = 00°00'01" CLOCKWISE
 COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.
 COORDINATE VALUES SHOWN ARE PER SIMON TRUST BOUNDARY PLAT PLAT BOOK 116, PAGE 26

LEGEND:
 BM - BENCHMARK
 CME - CANAL MAINTENANCE EASEMENT
 F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION
 FND - FOUND
 FPL - FLORIDA POWER & LIGHT
 LAE - DENOTES LIMITED ACCESS EASEMENT
 LB - DENOTES LANDSCAPE BUFFER EASEMENT
 N.T.S. - DENOTES NOT TO SCALE
 NGVD 29 - NATIONAL GEODETIC VERTICAL DATUM OF 1929
 NAVD 88 - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
 O.R.B. - DENOTES OFFICIAL RECORDS BOOK
 (P) - DENOTES PLAT
 P.B. - DENOTES PLAT BOOK
 P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT
 PG. - DENOTES PAGE
 Δ - DENOTES DELTA (CENTRAL ANGLE)
 L - DENOTES ARC LENGTH
 R - DENOTES RADIUS
 R/W - DENOTES RIGHT-OF-WAY
 SF - DENOTES SQUARE FEET
 S.R. - DENOTES STATE ROAD
 UE - INDICATES UTILITY EASEMENT.
 P.R.M. ■ - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591, UNLESS OTHERWISE NOTED
 ⊙ - INDICATES NGS SURVEY BENCHMARK.



SHEET 3 OF 5