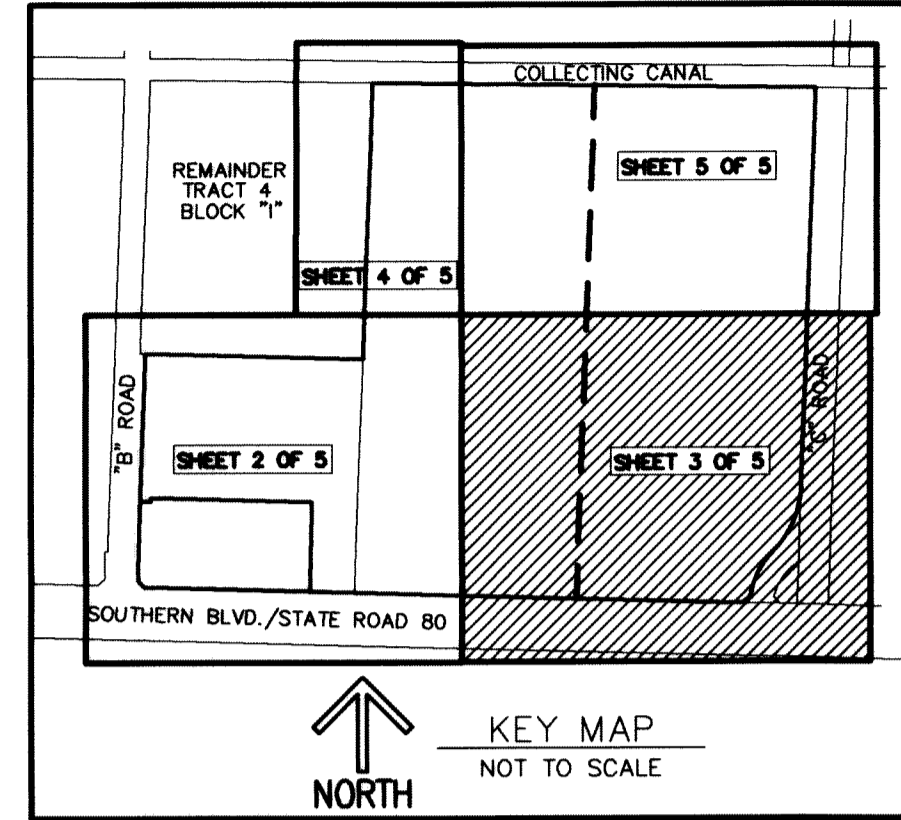


THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (561)392-1991
 LB #3591

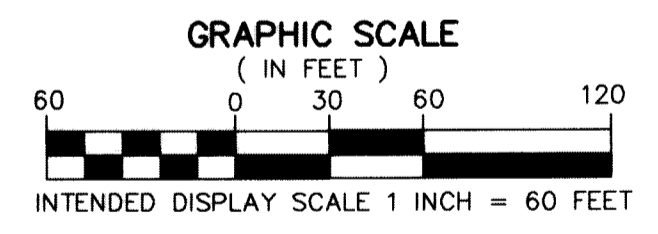
GROVES TOWN CENTER PUD AMENDMENT NO. 1

BEING A REPLAT OF GROVES TOWN CENTER PUD, LESS TRACT POD A AND LESS TRACT LB3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE 66, 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

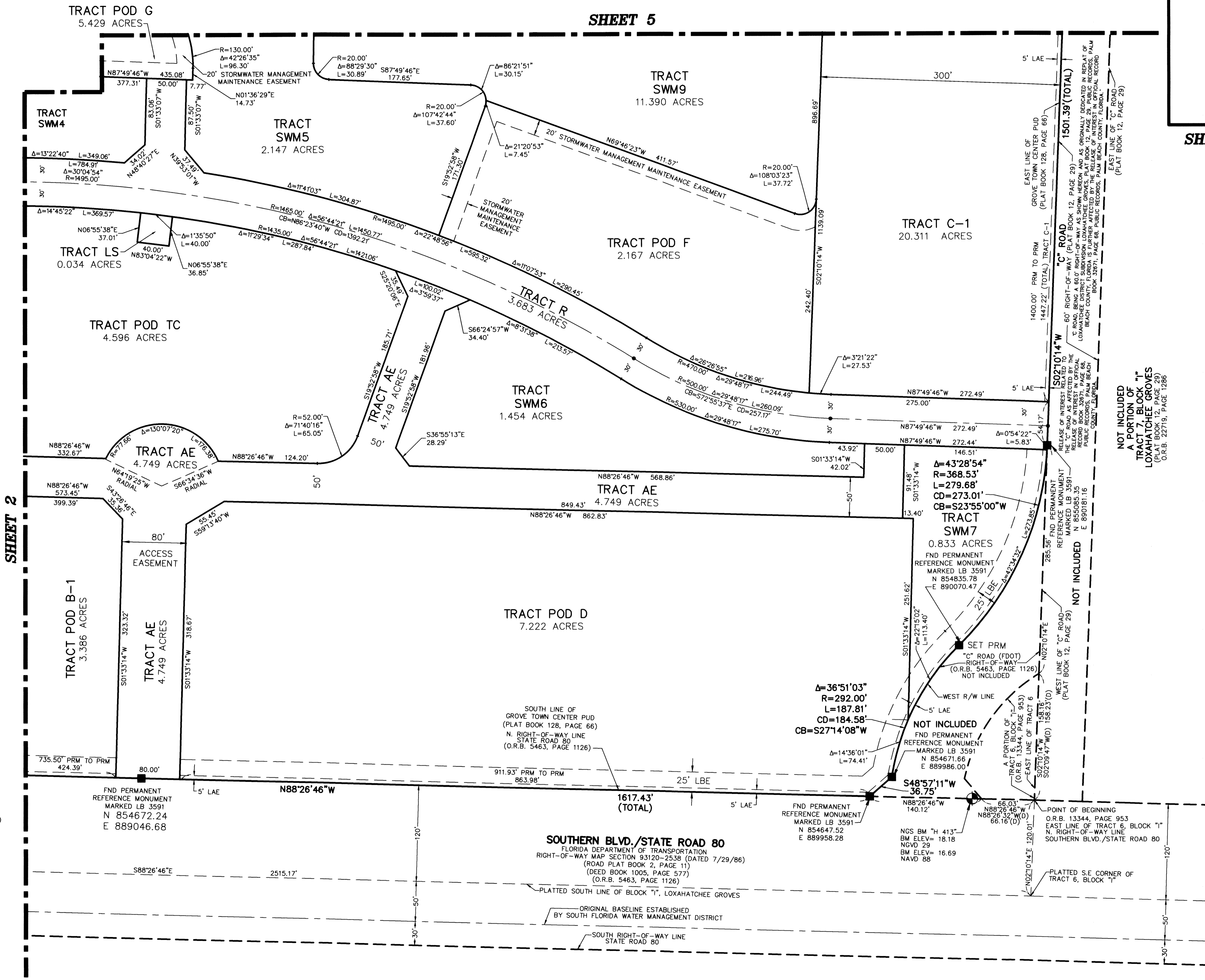
136



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 - LICENSED BUSINESS
 LBE - DENOTES LANDSCAPE BUFFER EASEMENT
 N.T.S. - DENOTES NOT TO SCALE
 NAVD 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
 PBCUE - 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.
 ● - DENOTES PERMANENT CONTROL POINT



SHEET 5

SHEET 3 OF 5

NOT INCLUDED
 A PORTION OF
 TRACT 7, BLOCK "I"
 LOXAHATCHEE GROVES
 (PLAT BOOK 12, PAGE 29)
 (O.R.B. 22719, PAGE 1286)

NOT INCLUDED

NOT INCLUDED
 FND PERMANENT
 REFERENCE MONUMENT
 MARKED LB 3591
 N 854671.66
 E 889986.00

NOT INCLUDED
 FND PERMANENT
 REFERENCE MONUMENT
 MARKED LB 3591
 N 854671.66
 E 889986.00

SOUTH LINE OF
 GROVE TOWN CENTER PUD
 (PLAT BOOK 128, PAGE 66)
 N. RIGHT-OF-WAY LINE
 STATE ROAD 80
 (O.R.B. 5463, PAGE 1126)

SOUTHERN BLVD./STATE ROAD 80
 FLORIDA DEPARTMENT OF TRANSPORTATION
 RIGHT-OF-WAY MAP SECTION 93120-2536 (DATED 7/29/86)
 (ROAD PLAT BOOK 2, PAGE 11)
 (DEED BOOK 1005, PAGE 577)
 (O.R.B. 5463, PAGE 1126)

POINT OF BEGINNING
 O.R.B. 13344, PAGE 953
 EAST LINE OF TRACT 6, BLOCK "I"
 N. RIGHT-OF-WAY LINE
 SOUTHERN BLVD./STATE ROAD 80

PLATTED S.E. CORNER OF
 TRACT 6, BLOCK "I"

ORIGINAL BASELINE ESTABLISHED
 BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT

SOUTH RIGHT-OF-WAY LINE
 STATE ROAD 80