

WEST BOCA ESTATES, (P.U.D.) PLAT NO. ONE

BEING A REPLAT OF A PORTION OF TRACTS 76, 77, 84, 85, and 86 OF BLOCK 77, PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGES 46-51, LYING IN SECTION 18, TWP. 47SOUTH, RGE. 42 EAST, PALM BEACH COUNTY, FLORIDA.

JULY, 1976

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STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT _____ M, THIS DAY OF _____ 1976, AND DULY RECORDED FOR PUBLIC RECORD IN PLAT BOOK NO. _____, PAGES _____

JOHN B. DUNKLE, clerk
Circuit Court

By: _____ DC

PLANNED UNIT DEVELOPMENT TABULATIONS

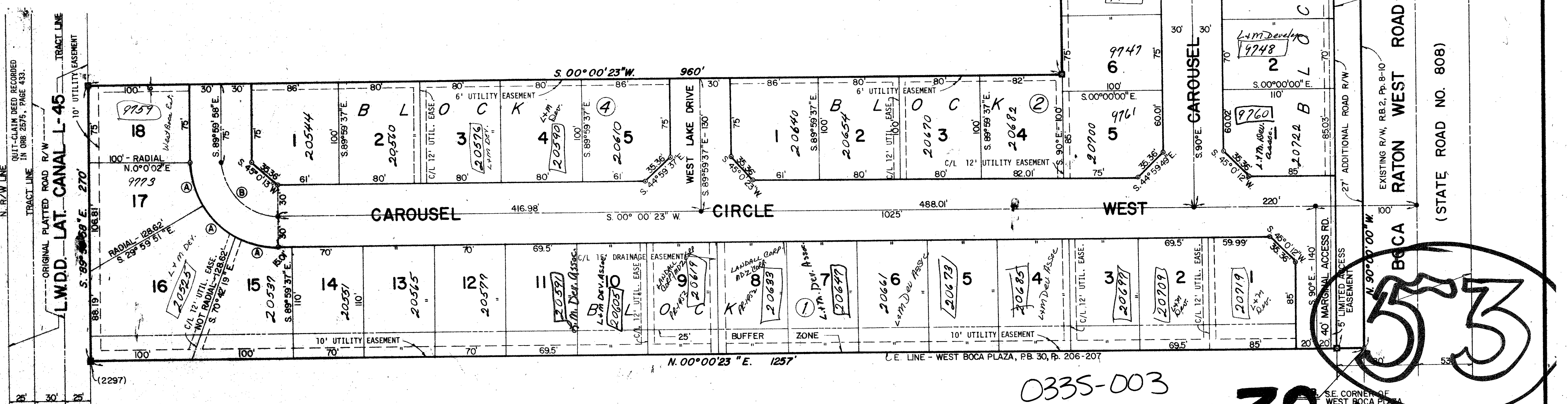
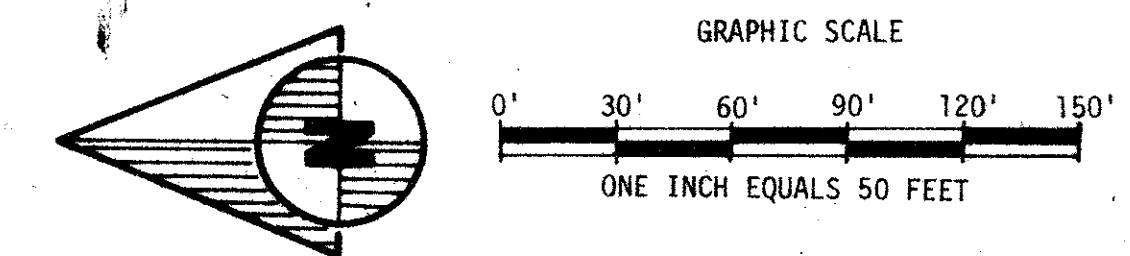
TOTAL AREA THIS PLAT	10.45 Acres
LESS ROAD RIGHTS OF WAY	3.04 Acres
EQUALS EFFECTIVE BASE RESIDENTIAL AREA	7.41 Acres
APPLICABLE DENSITY FACTOR	RM (6 Units / Acre)
TOTAL UNITS PERMITTED	44 Units
TOTAL UNITS THIS PLAT	40 Units (proposed)
OPEN SPACE THIS PLAT	4.82 Acres (proposed)
DENSITY	5.40 Units per Acre.

"AREA TABULATIONS"

AREA OF LOTS IN BLOCK 1	3.40 Acres
AREA OF LOTS IN BLOCK 2	1.81 Acres
AREA OF LOTS IN BLOCK 3	1.27 Acres
AREA OF LOTS IN BLOCK 4	0.93 Acre
AREA OF INTERIOR ROAD R/W'S	2.62 Acres
AREA OF ADDITIONAL R/W FOR SR 808	0.42 Acre
TOTAL AREA THIS PLAT	10.45 Acres

"PALM BEACH FARMS COMPANY PLAT NO. 3"
PLAT BOOK 2, PAGES 46 THROUGH 51 INCLUSIVE

A C R E A G E



"CURVE DATA TABLE"

CURVE	RADIUS	CENTRAL ANGLE	ARC	TANGENT
"A"	85.01'	29° 59' 53"	44.51'	22.78'
"B"	55.01'	89° 59' 39"	86.40'	55.00'

"WEST BOCA PLAZA"
PB 30, PAGES 206-207
A C R E A G E

TURNOUT REQUIRED

NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES SHALL BE PERMITTED ON EASEMENTS.
- PERMANENT REFERENCE MONUMENTS, (Cert. No. 2424), ARE SHOWN THUS:
- PERMANENT CONTROL POINTS, (Cert. No. 2424), ARE SHOWN THUS:
- ALL BEARINGS STATED HEREIN ARE BASED ON AN ASSUMED BEARING OF NORTH 89° 59' 39" WEST TO THE CENTERLINE OF STATE ROAD NO. 808.

BOCA WEST EST. - NO. 1

0335-003

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18/47/42

WENCH MAR
and surveying
WANCHAM ASSOCIATES, INC.
CONSULTING ENGINEERS
WEST PALM BEACH, FLORIDA

WEST BOCA ESTATES

DRAWN	NO.	FIELD BOOK	DATE	JOB NO.	SHEET
NO.	NO.	NO.	7-21-76	1905-A	1 of 2

THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2390 PALM BEACH LAKES BOULEVARD, TRI-PLAZA BUILDING, WEST PALM BEACH, FLORIDA, 33409. Phone: 305-689-2111.