PART OF A P.U.D.

BOCA POINTE No. 4

A PLAT OF A PORTION OF SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST

OF A PORTION OF PALM BEACH FARMS CO. PLAT NO. 6 AS RECORDED IN PLAT BOOK 5, PAGE 75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

JULY, 1985

SHEET 3 OF 3

SCALE 1" = 200'

198

0211-305

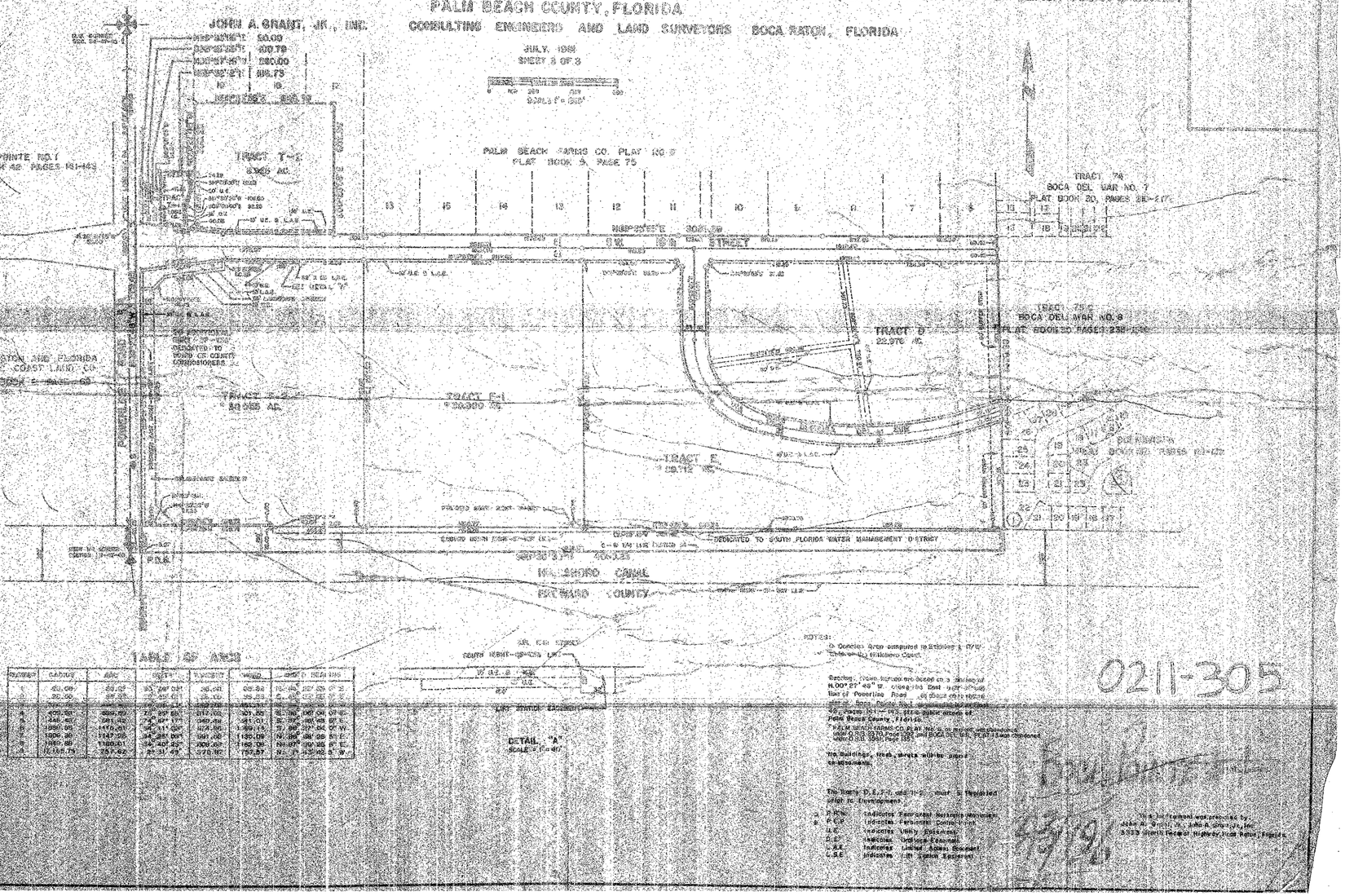

TABLE OF AREAS

NUMBER	CHORD	ARC	DELTA	TANGENT	RADIUS	POINT OF BEARING
	50.00	50.02	90° 00' 00"	50.00	50.00	100.00 S 0° 00' 00" E
	50.00	50.02	90° 00' 00"	50.00	50.00	100.00 S 0° 00' 00" E
1	100.00	100.00	90° 00' 00"	100.00	100.00	100.00 S 0° 00' 00" E
2	400.00	399.82	72° 27' 05"	217.00	401.89	82.00 S 89° 00' 00" E
3	440.00	441.42	72° 27' 05"	239.89	441.01	82.00 S 89° 00' 00" E
4	1050.00	1175.01	64° 11' 09"	654.55	1116.19	72.00 N 0° 00' 00" W
5	1800.36	1147.05	34° 51' 09"	591.08	1130.09	N 0° 00' 00" E
6	1150.00	1150.01	34° 40' 42"	592.60	1152.00	N 0° 00' 00" E
7	1150.75	757.62	37° 31' 49"	392.80	757.87	N 0° 00' 00" E

NOTES:

1) Denotes Area computed by Radius & Arc.
Others by Bearing & Chord.

Bearings shown hereon are based on a Bearing of N.00° 27' 49" W. along the East right-of-way line of Powerline Road as shown on the plat of Palm Beach Farms Co. Plat No. 6 as recorded in Plat Book 5, Page 75 of the Public Records of Palm Beach County, Florida.

* Palm Beach Farms Co. Plat No. 6 Plat Book 5, Page 75 shows 0.00 Foot and Boca Del Mar No. 7 Plat Book 30, Pages 216-217 shows 0.02 Foot

No Buildings, trees, shrubs within these easements.

The Boca D.E.P.D. and D.E. must be Dedicated prior to Development.

a.	P.R.M.	Indicates Permanent Reference Monument
b.	P.C.P.	Indicates Permanent Control Point
	U.E.	Indicates Utility Easement
	D.E.	Indicates Drainage Easement
	L.A.E.	Indicates Limited Access Easement
	C.S.E.	Indicates Canal Section Easement

This instrument was prepared by:
John A. Grant, Jr., John A. Grant, Jr., Inc.
5333 North Federal Highway, Boca Raton, Florida