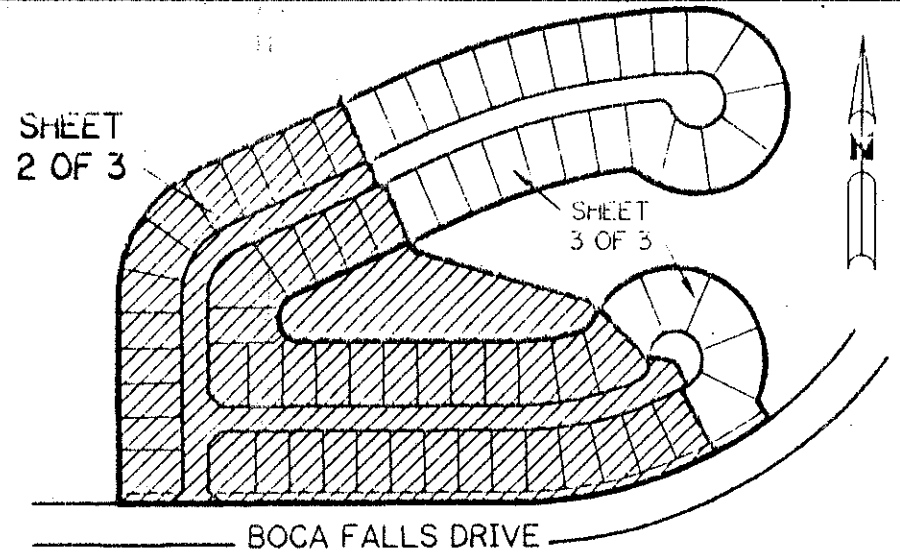


BOCA FALLS - PARCEL "R"

44

BEING A REPLAT OF A PORTION OF PARCEL "Z" ACCORDING TO THE PLAT OF BOCA FALLS - PLAT ONE AS RECORDED IN PLAT BOOK 73, PAGES 124 THROUGH 131, INCLUSIVE, AND ALL OF TRACT "OS4" ACCORDING TO THE PLAT OF BOCA FALLS DRIVE, NORTH HALF OF BOCA FALLS DRIVE AS RECORDED IN PLAT BOOK 76, PAGES 105 THROUGH 107, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

SHEET 2 OF 3 JANUARY, 1996



KEY MAP N.T.S.

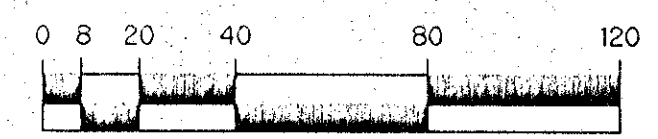
NOTE:

COORDINATES SHOWN ARE GRID COORDINATES
DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000113
N 89°45'06" W (PLAT BEARING) -00°01'09" = BEARING ROTATION
N 89°46'15" W (GRID BEARING) (PLAT TO GRID)-(COUNTER CLOCKWISE)
BEARING FOR THE NORTH RIGHT-OF-WAY LINE OF BOCA FALLS DRIVE.

LEGEND:

- - FOUND PERMANENT REFERENCE MONUMENT, PSM #4190
- - PERMANENT REFERENCE MONUMENT, PSM #4190
- - PERMANENT CONTROL POINT, PSM #4190
- Δ - DELTA ANGLE
- B.E. - BUFFER EASEMENT
- D.E. - DRAINAGE EASEMENT
- L - ARC LENGTH
- L.A.E. - LIMITED ACCESS EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- N.R. - NOT RADIAL
- N.T.S. - NOT TO SCALE
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.S. - PAGES
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- R - RADIUS
- R/W - RIGHT-OF-WAY
- S.T. - SURVEY TIE
- U.E. - UTILITY EASEMENT
- N 737648.0171 - DENOTES STATE PLANE COORDINATES
- E 905268.2326

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA



SCALE: 1" = 40'

PET 80-47B
#0001
ROADS \$1139.00
PER UNIT
5/3/3/M

SFD's

77
PAGE 44
PLANNING ZONE A0
FLOOD MAP #100B
304010 RT
80-47
ZIP CODE 33428
PALM BEACH COUNTY
BOCA FALLS, BAY WINDS
Revised
6-21-96

0201-023

