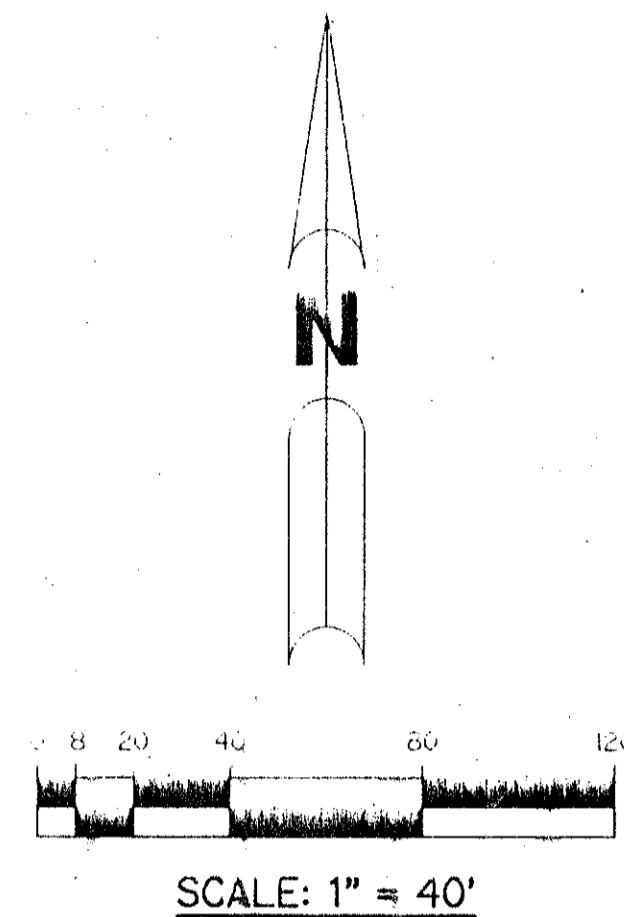


KEY MAP  
N.T.S.



SCALE: 1" = 40'

THIS INSTRUMENT PREPARED BY  
WILBUR F. DIVINE, P.S.M. #190, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
ENGINEERS PLANNERS SURVEYORS  
WEST PALM BEACH, FLORIDA

A PART OF THE BAY WINDS PLANNED UNIT DEVELOPMENT

# BOCA FALLS - PARCEL "R"

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 26, 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 3 OF 3 JANUARY, 1996

POINT OF COMMENCEMENT  
NORTHEAST CORNER OF PARCEL "O" OF BOCA FALLS - PLAT ONE (P.B. 73, PGS. 124-131)

NORTHWESTERLY RIGHT-OF-WAY LINE OF BOCA FALLS DRIVE (P.B. 76, PGS. 105-107)

FOUND PERMANENT REFERENCE MONUMENT, PSM #4213  
N 736246.7167  
E 902706.4171

MATCH LINE "B"  
SEE SHEET 2 OF 3

**LEGEND:**

- - FOUND PERMANENT REFERENCE MONUMENT, PSM #4190
- - PERMANENT REFERENCE MONUMENT, PSM #4190
- △ - 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
- PGS. - PAGES
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- R - RADIUS
- R/W - RIGHT-OF-WAY
- S.T. - SURVEY TIE
- U.E. - UTILITY EASEMENT
- C.B. - CHORD BEARING
- DENOTES STATE PLANE COORDINATES

**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 OF BOCA FALLS DRIVE

SUBSTATION # Boca Falls  
 BOCA 77 PAGE 45  
 PLAT BOOK #100.B  
 ROAD # 69  
 ZIP CODE 33428  
 ROAD NAME  
 ROAD PAY MILES  
 6-2-96

0201-023

C.B. S 71°11'15" W  
R=810.00'  
Δ=37°07'43"  
(TOTAL) L=524.89'

PET 80-47B  
 #4000 /  
 ROADS \$113900  
 PER UNIT  
 5/3/3/M