

A PART OF THE BAY WINDS PLANNED UNIT DEVELOPMENT

# BOCA FALLS - PARCEL "Q"

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 "OS3" 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.

201-024

68

SHEET 2 OF 5 JANUARY, 1996

**LEGEND:**

- - PERMANENT REFERENCE MONUMENT, PSM #4190
- - FOUND PERMANENT REFERENCE MONUMENT, PSM #4190
- - PERMANENT CONTROL POINT, 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
- N 737648.0171 E 905258.2326 - DENOTES STATE PLANE COORDINATES

**NOTE:**

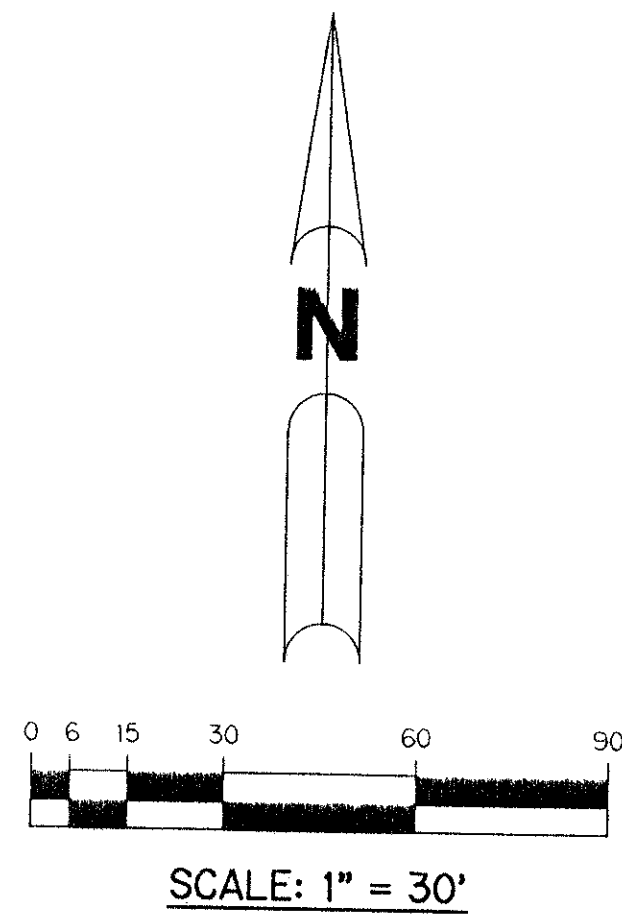
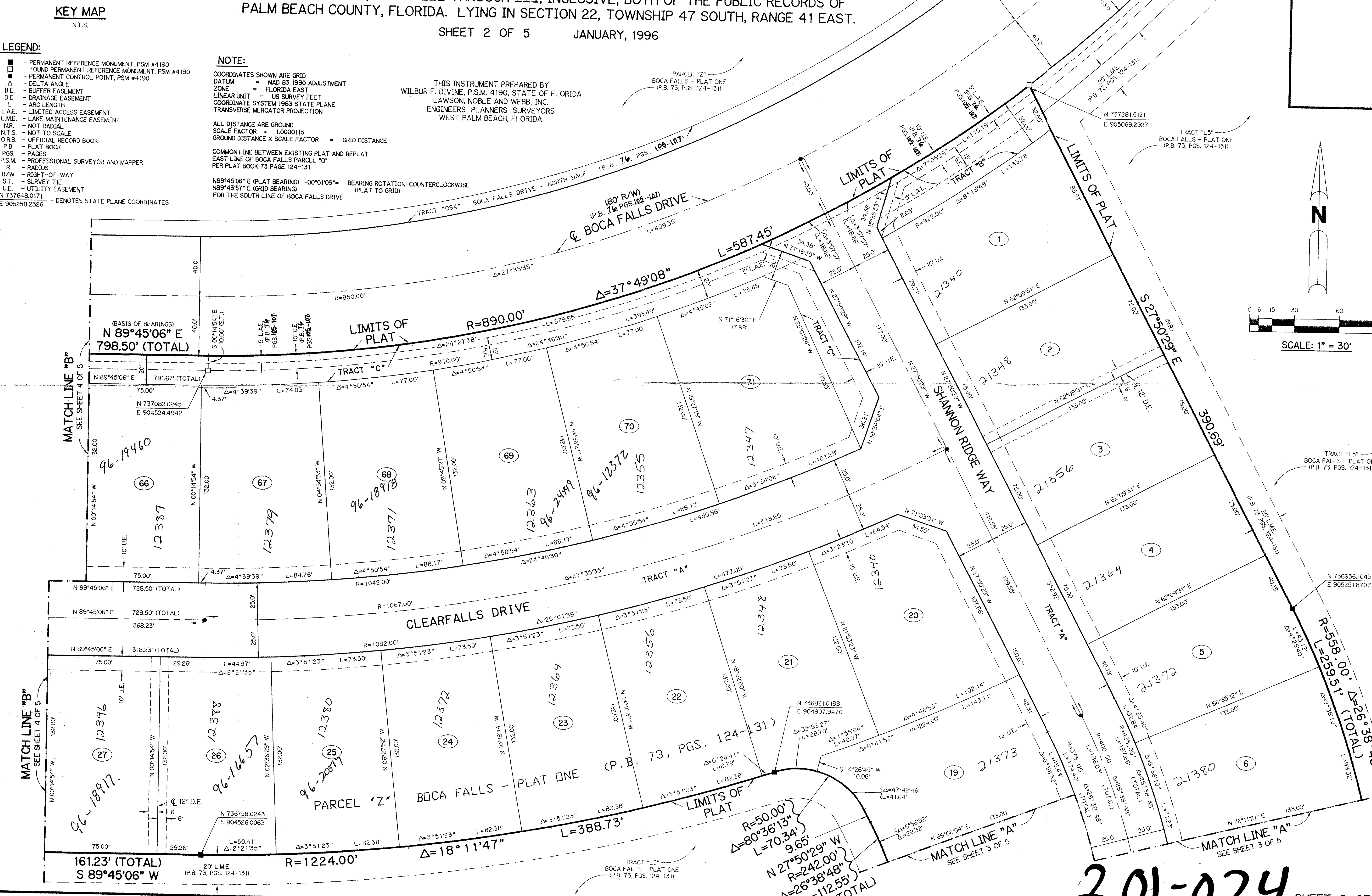
COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNIT = US SURVEY FEET  
 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION

ALL DISTANCE ARE GROUND  
 SCALE FACTOR = 1.0000113  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

COMMON LINE BETWEEN EXISTING PLAT AND REPLAT  
 EAST LINE OF BOCA FALLS PARCEL "Q"  
 PER PLAT BOOK 73 PAGE 124-131

N89°45'06" E (PLAT BEARING) -00°0'109" = BEARING ROTATION-COUNTERCLOCKWISE (PLAT TO GRID)  
 N89°43'57" E (GRID BEARING)

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



SUBDIVISION Boca Falls  
 BOOK 77 PAGE 68  
 FLOOD HAZARD MAP #100B  
 ZONING RT  
 SE 20-47  
 ZIP CODE 33424  
 PUB NAME Boca Falls  
 DATE 8-9-94

201-024 SHEET 2 OF 5