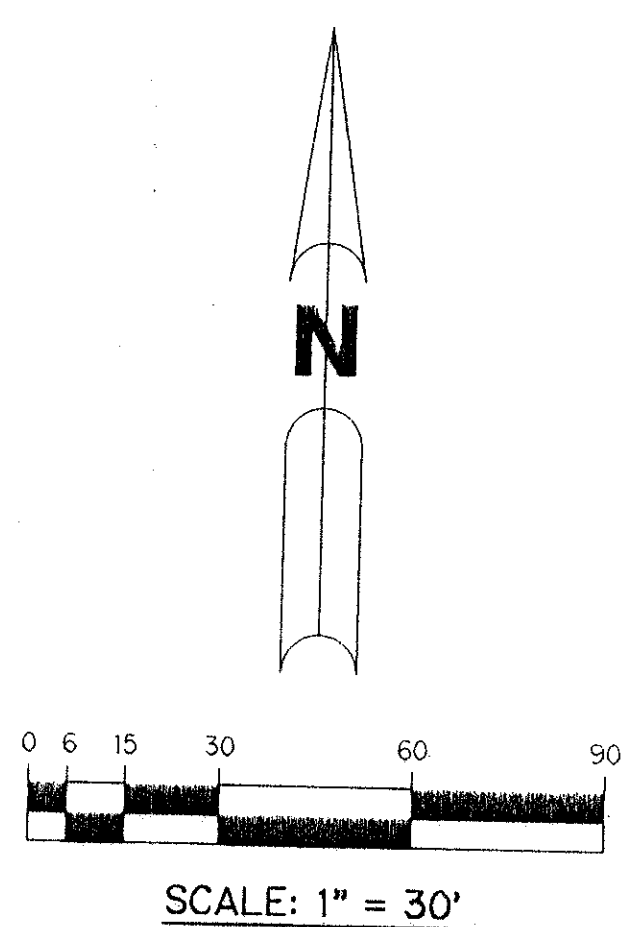


KEY MAP  
N.T.S.



(TOTAL)  
R=242.00'  
Δ=26°38'48"  
L=112.55'

TRACT "L5"  
BOCA FALLS - PLAT ONE  
(P.B. 73, PGS. 124-131)

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 16, 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 5      JANUARY, 1996

**LEGEND:**

- - PERMANENT REFERENCE MONUMENT, PSM #4190
- - FOUND 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
- 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 - DENOTES STATE PLANE COORDINATES
- E 905258.2326

**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

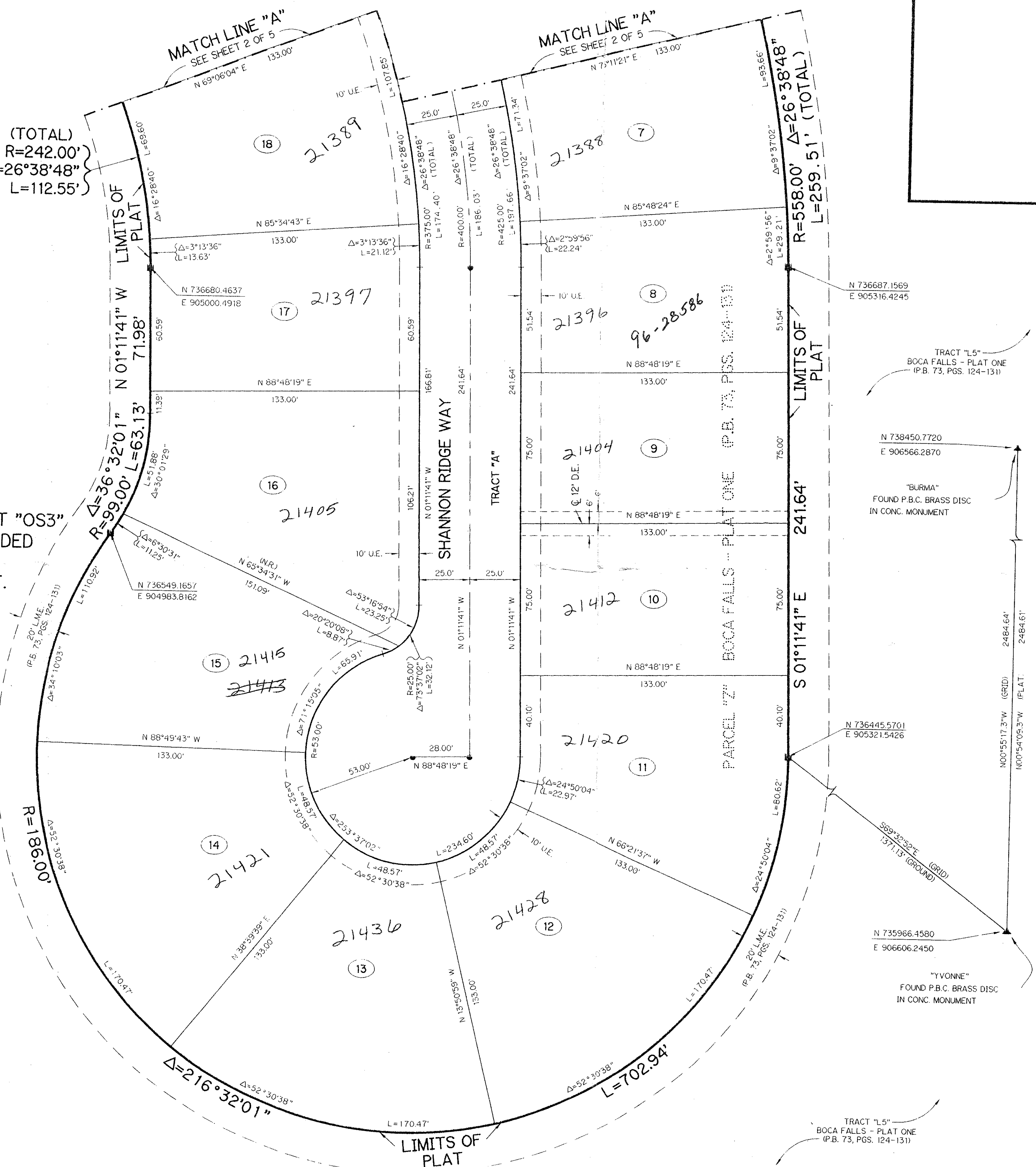
COMMON LINE BETWEEN EXISTING PLAT AND REPLAT  
 EAST LINE OF BOCA FALLS PARCEL "Q"  
 PER PLAT BOOK 73 PAGE 124-131

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

FOR THE SOUTH LINE OF BOCA FALLS DRIVE

TRACT "L5"  
BOCA FALLS - PLAT ONE  
(P.B. 73, PGS. 124-131)

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



TRACT "L5"  
BOCA FALLS - PLAT ONE  
(P.B. 73, PGS. 124-131)

N 738450.7720  
E 906566.2870

"BURMA"  
FOUND P.B.C. BRASS DISC  
IN CONC. MONUMENT

N 736445.5701  
E 905321.5426

N 735966.4580  
E 906606.2450

"YVONNE"  
FOUND P.B.C. BRASS DISC  
IN CONC. MONUMENT

TRACT "L5"  
BOCA FALLS - PLAT ONE  
(P.B. 73, PGS. 124-131)

201-024

SUBDIVISION Boca Falls  
 BOOK 77 PAGE 69  
 FLOOD ZONE A0 FLOOD MAP #1005  
 QUAD #69 ZONING RT  
 SE 80-47 ZIP CODE 33408  
 PUD NAME Boca Falls  
 Drawn 8-7-96