

# PARKVIEW ESTATES AT BOCA

A REPLAT OF TRACTS 93, 94, 95, 96 AND 97, BLOCK 78 AND A REPLAT OF A PORTION OF TRACTS 103 AND 104, BLOCK 78 OF PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

RAINBERRY PARK PLAT NO. 2  
PLAT BOOK 49, PAGES 86 AND 87

JOHN A. GRANT, JR., INC.

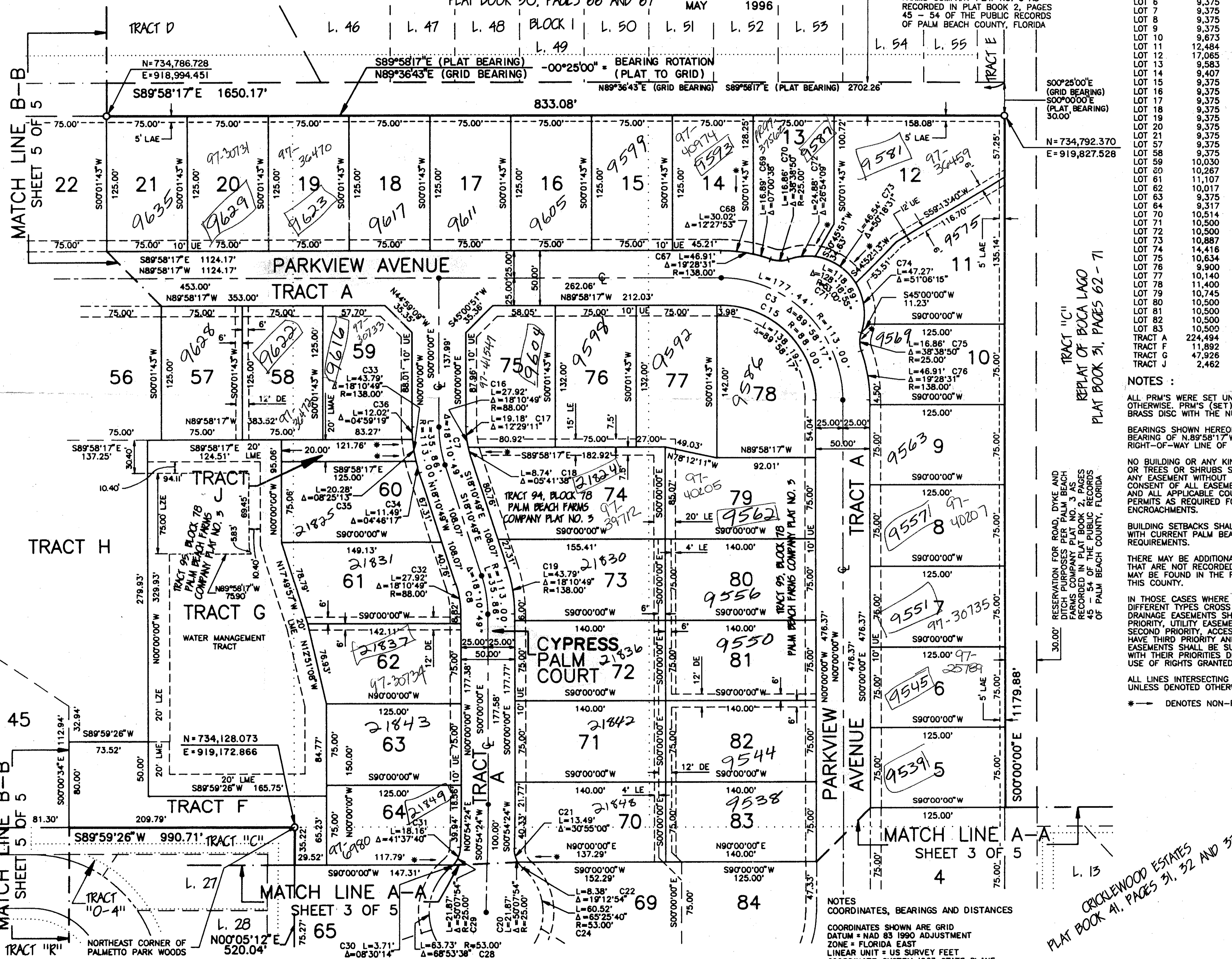
CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

RAINBERRY PARK PLAT NO. 3  
PLAT BOOK 50, PAGES 66 AND 67

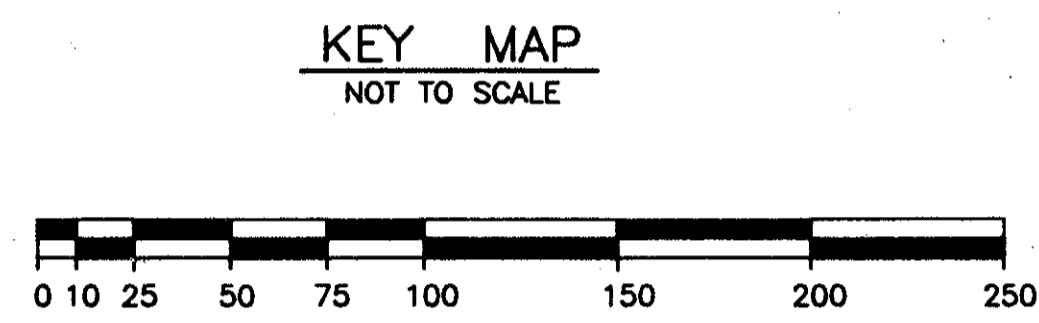
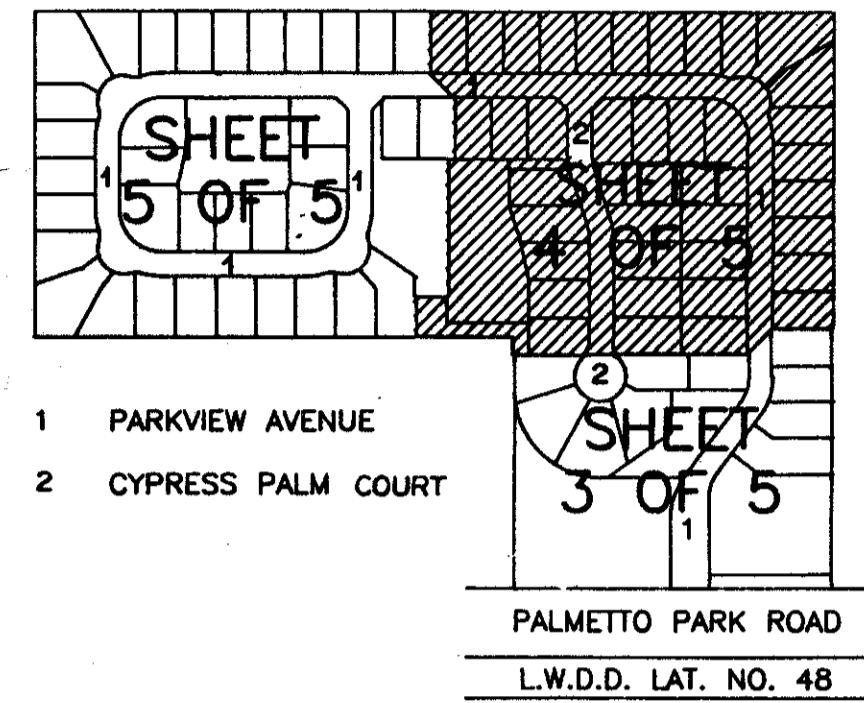
SHEET 4 OF 5  
MAY 1996

RESERVATION FOR ROAD, DYKE AND  
DITCH PURPOSES PER PALM BEACH  
FARMS COMPANY PLAT NO. 3 AS  
RECORDED IN PLAT BOOK 2, PAGES  
45 - 54 OF THE PUBLIC RECORDS  
OF PALM BEACH COUNTY, FLORIDA



SQUARE FEET

LOT 5	9,375
LOT 6	9,375
LOT 7	9,375
LOT 8	9,375
LOT 9	9,375
LOT 10	9,673
LOT 11	12,484
LOT 12	17,065
LOT 13	9,587
LOT 14	9,407
LOT 15	9,375
LOT 16	9,375
LOT 17	9,375
LOT 18	9,375
LOT 19	9,375
LOT 20	9,375
LOT 21	9,375
LOT 22	9,375
LOT 23	9,375
LOT 24	9,375
LOT 25	10,030
LOT 26	10,267
LOT 27	11,107
LOT 28	10,017
LOT 29	9,375
LOT 30	9,317
LOT 31	10,514
LOT 32	10,500
LOT 33	10,887
LOT 34	14,416
LOT 35	10,634
LOT 36	9,900
LOT 37	10,140
LOT 38	11,400
LOT 39	10,745
LOT 40	10,500
LOT 41	10,500
LOT 42	10,500
LOT 43	10,500
TRACT A	224,494
TRACT B	11,892
TRACT C	4,788
TRACT D	2,462



### NOTES :

ALL PRM'S WERE SET UNLESS NOTED OTHERWISE. PRM'S (SET) BEAR A BRASS DISC WITH THE NUMBER LB-50.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N.89°58'17"W ALONG THE NORTH RIGHT-OF-WAY LINE OF PALMETTO PARK ROAD.

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT PALM BEACH COUNTY ZONING REQUIREMENTS.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.

ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS DENOTED OTHERWISE.

\* - DENOTES NON-RADIAL

### LEGEND :

- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA OR CENTRAL ANGLE
- N NORTH
- E EAST
- S SOUTH
- W WEST
- PRM PERMANENT REFERENCE MONUMENT NUMBER LB-50
- PCP PERMANENT CONTROL POINT NUMBER LB-50
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- LM LAKE MAINTENANCE EASEMENT
- LMAE LAKE MAINTENANCE ACCESS EASEMENT
- LZE LITTORAL ZONE EASEMENT
- LAE LIMITED ACCESS EASEMENT
- LE LANDSCAPE EASEMENT
- 77 LOT NUMBER

THIS INSTRUMENT WAS PREPARED BY :  
FREDERICK M. LEHMAN  
JOHN A. GRANT, JR., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
3333 NORTH FEDERAL HIGHWAY  
BOCA RATON, FLORIDA 33431  
PHONE NUMBER : (407) 395-3333

### CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C3	177.44'	89°58'17"	113.00'	112.94'	N44°59'08"W	159.77'
C4	35.86'	18°10'49"	13.00'	18.08'	N09°05'24"W	35.71'
C5	138.19'	89°58'17"	88.00'	87.96'	N44°59'08"W	124.42'
C16	27.92'	18°10'49"	88.00'	14.08'	N09°05'24"W	27.81'
C17	19.18'	12°29'11"	88.00'	9.63'	N06°14'35"W	19.14'
C18	18.74'	19°12'54"	88.00'	4.38'	N15°20'00"W	8.74'
C19	43.79'	18°10'49"	138.00'	22.08'	N09°05'24"W	43.60'
C20	21.87'	50°07'54"	25.00'	11.69'	N24°09'33"W	21.18'
C21	13.49'	30°55'00"	25.00'	6.91'	N14°33'08"W	13.33'
C22	18.16'	19°12'54"	25.00'	4.23'	N39°37'03"W	8.34'
C24	60.52'	65°25'40"	53.00'	34.04'	N16°30'40"W	57.29'
C28	63.73'	68°53'38"	53.00'	36.35'	N16°35'30"E	59.96'
C29	21.87'	50°07'54"	25.00'	11.69'	N25°58'21"E	21.18'
C30	3.71'	08°30'14"	25.00'	1.86'	N46°47'11"E	3.71'
C31	18.16'	41°37'40"	25.00'	9.50'	N21°43'14"E	17.77'
C32	27.92'	18°10'49"	88.00'	14.08'	N09°05'24"W	27.81'
C33	43.79'	18°10'49"	138.00'	22.08'	N09°05'24"W	43.60'
C34	11.49'	04°46'17"	138.00'	5.75'	N15°47'40"W	11.49'
C35	20.28'	08°25'13"	138.00'	10.16'	N09°11'55"W	20.26'
C36	12.02'	04°59'19"	138.00'	6.01'	N02°29'40"W	12.01'
C37	46.91'	19°28'31"	138.00'	23.68'	N01°14'01"E	46.68'
C68	30.02'	12°27'53"	138.00'	15.07'	S83°44'20"E	29.96'
C69	16.89'	07°00'38"	138.00'	8.45'	S74°00'05"E	16.87'
C70	16.86'	38°38'50"	25.00'	8.77'	S89°49'11"E	16.55'
C71	118.89'	128°18'55"	53.00'	109.43'	N44°59'08"W	95.40'
C72	24.54'	26°54'09"	53.00'	12.68'	N84°18'29"E	24.66'
C73	46.94'	50°18'31"	53.00'	24.89'	S57°05'11"E	45.06'
C74	47.27'	51°06'15"	53.00'	25.34'	N06°22'48"W	45.72'
C75	16.86'	38°38'50"	25.00'	8.77'	N09°09'06"W	16.55'
C76	46.91'	19°28'31"	138.00'	23.68'	N09°44'16"W	46.68'

SUBDIVISION - Parkview Estates  
BOOK 19  
PAGE 163  
FLOOD ZONE - A0  
ZIP CODE 33408  
CHAD # 54  
ZONING RS  
95-104  
PLAT NAME A  
BOCA

CRICKLEWOOD ESTATES  
PLAT BOOK 41, PAGES 31, 32 AND 33

0678-001

7/9/16