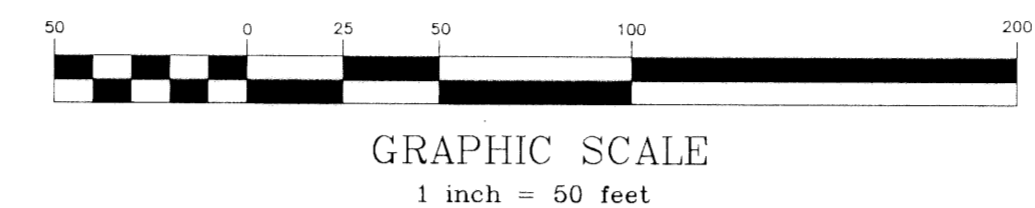


This Instrument Prepared By:  
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# BOYNTON ESTATES II

A PORTION OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

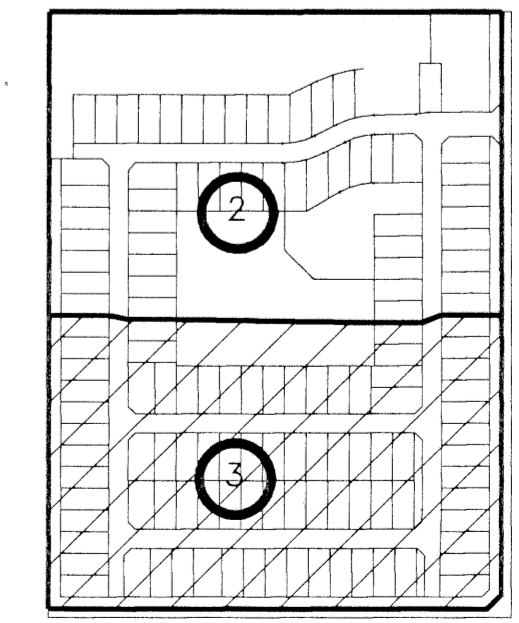
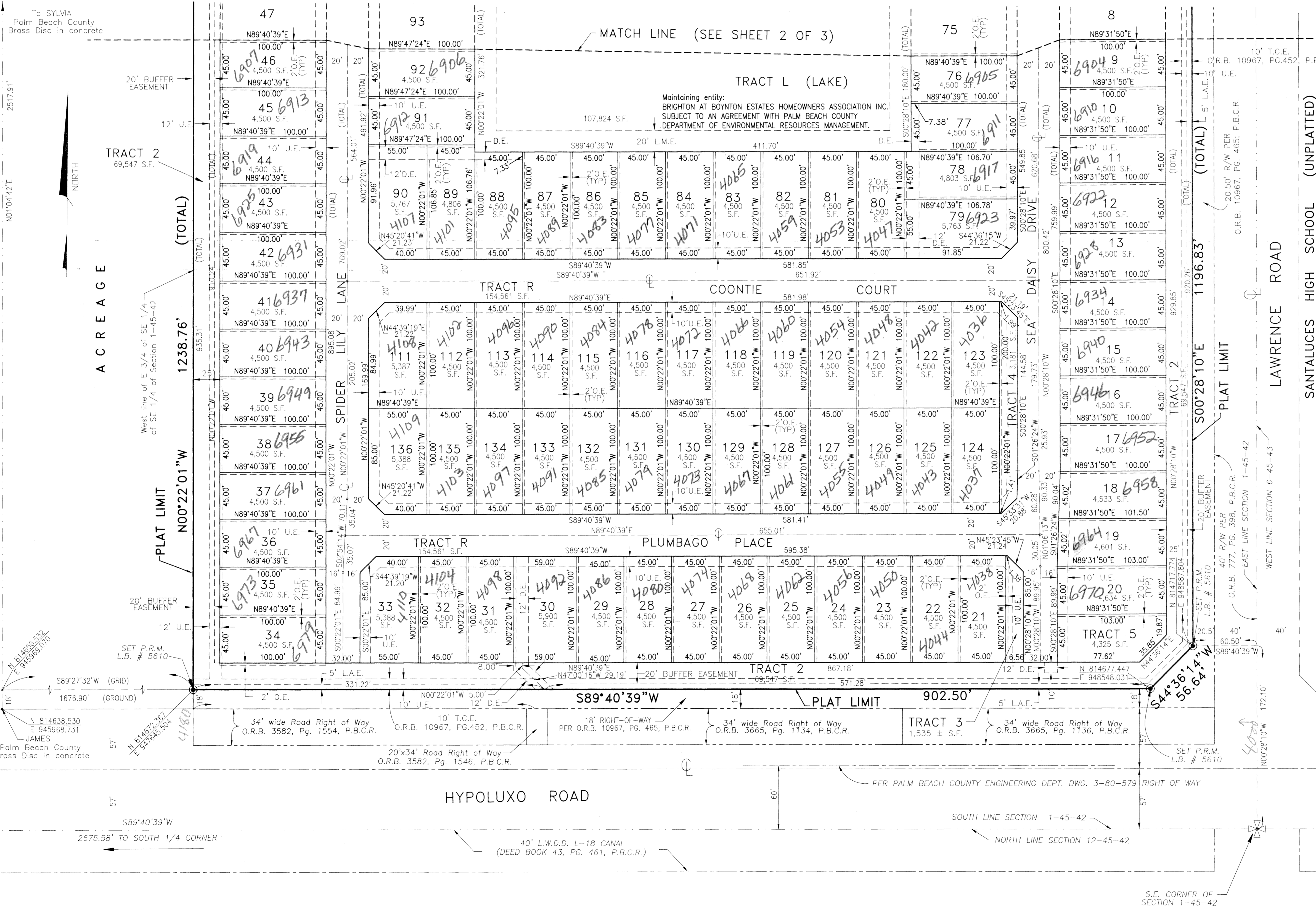


LEGEND:

- Denotes Permanent Reference Monument (P.R.M.)
- Denotes Permanent Control Point (P.C.P.)
- L.M.E. Denotes Lake Maintenance Easement
- A.E. Denotes Lake Maintenance Access Easement
- U.E. Denotes Utility Easement
- D.E. Denotes Drainage Easement
- O.E. Denotes Roof Overhang Easement
- ⊙ Denotes Centerline
- L.A.E. Denotes Limited Access Easement
- (NR) Denotes Non Radial
- S.F. Denotes Square Feet
- P.B.C.R. Denotes Palm Beach County Records
- R Denotes Radius
- △ Denotes Delta (central angle)
- L Denotes Arc Length
- LS Denotes Land Surveyor
- L.W.D.D. Denotes Lake Worth Drainage District
- L.B. Denotes Licensed Business
- O.R.B. Denotes Official Records Book
- T.C.E. Denotes Temporary Construction Easement

SURVEYOR'S NOTES:

- 1.) Bearings shown hereon are based on the East line of Section 1-45-42, N 00°28'10" W (grid).
- 2.) Building Setback lines shall be as required by Palm Beach County Zoning Regulations.
- 3.) "No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments".
- 4.) Easements are for Public Utilities, unless otherwise noted.
- 5.) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
- 6.) Palm Beach County shall have the right but not the obligation to maintain that portion of the drainage system which services a county road.
- 7.) Coordinates shown are Grid Datum = NAD 83, 1990 Adjustment Zone = Florida East, Linear unit = U.S. survey foot  
 Coordinate system 1983 State Plane Transverse Mercator Projection  
 All distances are ground, Scale Factor = 1.0000374  
 Ground distance multiplied by the Scale Factor = Grid distance  
 PLAT BEARING = GRID BEARING
- 8.) Where Utility and Drainage Easements cross, Drainage Easements take precedence.
- 9.) All lot lines are radial unless noted as non-radial (NR).



SUBDIVISION Boynton Estates  
 BOOK 51  
 FLOOD ZONE B  
 FLOOD MAP # 175B  
 QUAD 34  
 ZONING PUD  
 SE 1/4 15  
 TAZ 414  
 PUD NAME Boynton Estates II