

P.U.D. COLONY WOODS

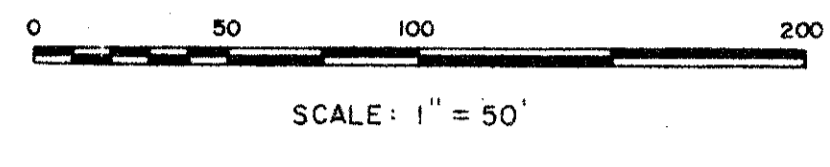
A PLAT OF A PORTION OF SECTION 26, TWP. 47 S., RGE. 42 E. AND ALSO BEING A REPLAT OF TRACT "C", BOCA DEL MAR NO. 1, AS RECORDED IN PLAT BOOK 29, PAGES 148-150 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA PALM BEACH COUNTY, FLORIDA

Bearings shown hereon are based on a bearing of S89°58'47" E along the North line of Section 26, Township 47 South, Range 42 East, as recorded by Plat of Boca Del Mar No. 1, Plat Book 29, Pages 148-150 of the Public Records of Palm Beach County, Florida.

P.R.M. denotes Permanent Reference Monument
P.C.P. denotes Permanent Control Point
U.E. denotes Utility Easement
D.E. denotes Drainage Easement

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS & LAND SURVEYORS BOCA RATON, FLORIDA

JANUARY 1976
SHEET 2 OF 2



USE - SINGLE FAMILY	
AREA OF LOTS	9.370 Ac.
AREA OF PARCEL "A"	0.639 Ac.
AREA OF ROADS	2.891 Ac.
TOTAL AREA	12.900 Ac.
NO. OF UNITS	62
DENSITY	4.81 Units/Ac.

CURVE TABLE					
NO.	DELTA	RADIUS	CHORD	ARC LENGTH	TANGENT
1.	2° 42' 15"	716.20	33.80	33.80	16.90
2.	3° 33' 54"	562.30	327.86	332.69	171.37
3.	4° 21' 21"	562.30	42.73	42.75	21.38
4.	14° 19' 36"	562.30	140.24	140.60	70.67
5.	15° 13' 03"	562.30	148.90	149.34	75.11
6.	93° 59' 57"	55.00	80.45	90.23	58.98
7.	77° 11' 29"	55.00	68.62	74.10	43.90
8.	77° 11' 29"	85.00	106.05	114.52	67.84
9.	242° 10' 55"	50.00	85.63	211.34	82.92
10.	62° 10' 55"	25.00	25.82	27.13	15.08
11.	9° 47' 11"	532.30	90.81	90.92	45.57
12.	93° 59' 57"	85.00	124.33	139.45	91.15
13.	25° 45' 08"	592.30	263.98	266.21	135.39
14.	3° 41' 30"	756.20	48.71	48.72	24.37
14A.	0° 11' 01"	756.20	2.42	2.42	1.21
15.	4° 40' 07"	756.20	61.60	61.62	30.83
16.	13° 46' 48"	756.20	181.43	181.87	91.38
17.	21° 35' 38"	954.93	357.77	359.90	182.11
18.	1° 00' 50"	954.93	16.90	16.90	8.45
19.	4° 01' 12"	954.93	66.75	67.00	33.51
20.	4° 30' 12"	954.93	74.98	75.00	37.52
21.	5° 10' 10"	756.20	69.08	69.24	34.58
22.	4° 26' 27"	592.30	44.17	44.18	22.10
23.	3° 52' 32"	72.30	6.71	6.80	3.43
24.	53° 27' 11"	592.30	29.87	60.70	30.48
25.	53° 27' 11"	592.30	29.87	60.70	30.48
26.	8° 48' 38"	90.40	19.40	19.41	9.71
27.	0° 24' 05"	80.00	0.00	0.27	15.29
28.	8° 27' 38"	85.00	41.79	42.22	21.56
29.	3° 00' 14"	85.00	42.57	43.03	21.99
30.	1° 08' 08"	88.00	23.86	23.93	12.05
31.	26° 10' 53"	50.00	22.65	22.66	11.63
32.	39° 12' 23"	50.00	34.15	34.15	18.17
33.	48° 21' 00"	50.00	41.03	42.28	22.50
34.	43° 35' 54"	50.00	38.05	38.05	20.02
35.	6° 32' 27"	50.00	57.03	60.69	34.71
36.	14° 28' 09"	50.00	12.59	12.63	6.35
37.	11° 29' 37"	25.00	5.01	5.01	2.52
38.	5° 41' 18"	25.00	21.40	22.12	11.84
39.	2° 47' 52"	532.30	25.99	25.99	13.00
40.	6° 59' 19"	532.30	64.89	64.73	32.50
41.	2° 15' 45"	50.00	17.59	17.68	8.93
42.	64° 43' 49"	50.00	53.53	56.49	31.69
43.	44° 49' 03"	50.00	38.12	39.11	20.62
44.	48° 24' 00"	50.00	40.99	42.24	21.12
45.	33° 16' 02"	50.00	28.62	29.03	14.51
47.	44° 10' 29"	50.00	26.14	26.45	13.22
48.	2° 44' 10"	85.00	40.75	41.15	20.00
50.	6° 27' 24"	85.00	40.21	40.61	20.30
51.	85° 13' 33"	75.00	33.85	37.19	24.00
52.	1° 49' 51"	156.00	24.14	24.14	12.07
53.	6° 12' 24"	75.00	8.88	8.92	4.46
54.	8° 02' 09"	75.00	8.97	10.06	53.12
55.	12° 48' 31"	16.20	17.77	16.01	80.30

Note: There will be no buildings, trees, or shrubs placed on easements.

This instrument prepared by:
John A. Grant, Jr., John A. Grant, Jr., Inc.
3333 North Federal Highway, Boca Raton, Fla. 33431

COLONY WOODS

0205-372

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