

# AMBERWOODS OF BOCA - SECOND ADDITION

A PLAT OF A PORTION OF SEC. 22, TWP. 47 S, RGE. 42 E.

ALSO BEING A REPLAT OF A PORTION OF TRACT 31 OF BOCA DEL MAR NO. 4 AS RECORDED IN PLAT BOOK 30, PAGE 85 AND 86, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

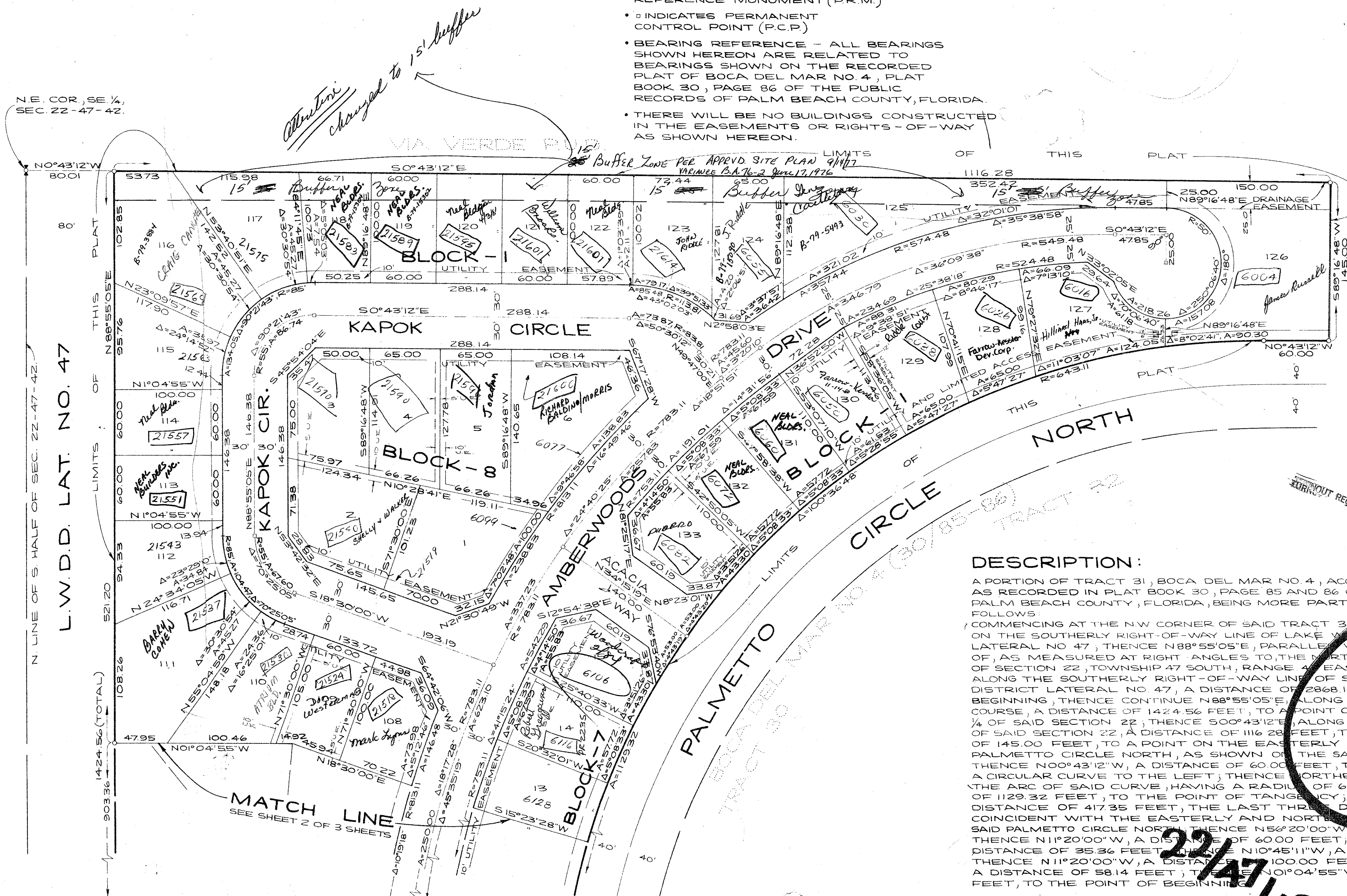
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PREPARED BY:  
WILLIAM B. THOMPSON, II  
CRAVEN THOMPSON & ASSOC., INC.  
LAND SURVEYORS - CIVIL ENGINEERS  
1350 SOUTH POMPANO PARKWAY  
POMPANO BEACH, FLORIDA  
H.G. 5/77



### NOTES

- U.E. - INDICATES UTILITY EASEMENT
- ◯ INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
- □ INDICATES PERMANENT CONTROL POINT (P.C.P.)
- BEARING REFERENCE - ALL BEARINGS SHOWN HEREON ARE RELATED TO BEARINGS SHOWN ON THE RECORDED PLAT OF BOCA DEL MAR NO. 4, PLAT BOOK 30, PAGE 86 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THERE WILL BE NO BUILDINGS CONSTRUCTED IN THE EASEMENTS OR RIGHTS-OF-WAY AS SHOWN HEREON.



### DESCRIPTION:

A PORTION OF TRACT 31, BOCA DEL MAR NO. 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 85 AND 86 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE N.W. CORNER OF SAID TRACT 31 SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 47, THENCE N88°55'05"E, PARALLEL WITH AND 8000 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH, THE SOUTHERLY RIGHT-OF-WAY LINE OF SECTION 22, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 47, A DISTANCE OF 2868.16 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUE N88°55'05"E, ALONG THE SAID DESCRIBED COURSE, A DISTANCE OF 1424.56 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 1116.28 FEET, THENCE S89°16'48"W, A DISTANCE OF 145.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PALMETTO CIRCLE NORTH, AS SHOWN ON THE SAID PLAT OF BOCA DEL MAR NO. 4; THENCE N00°43'12"W, A DISTANCE OF 60.00 FEET, TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 643.11 FEET, AN ARC DISTANCE OF 1129.32 FEET, TO THE POINT OF TANGENCY; THENCE S78°40'00"W, A DISTANCE OF 417.35 FEET, THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE EASTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF SAID PALMETTO CIRCLE NORTH; THENCE N56°20'00"W, A DISTANCE OF 35.36 FEET; THENCE N11°20'00"W, A DISTANCE OF 60.00 FEET; THENCE N33°40'00"E, A DISTANCE OF 35.36 FEET; THENCE N10°45'11"W, A DISTANCE OF 60.00 FEET; THENCE N11°20'00"W, A DISTANCE OF 100.00 FEET; THENCE S78°40'00"W, A DISTANCE OF 58.14 FEET; THENCE N01°04'55"W, A DISTANCE OF 237.26 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

AMBERWOODS 2ND APP

Flood Hazard A.O.I. 0205-36  
SHEET 3 OF 3 SHEETS