

CARRIAGE POINTE TOWNHOMES, A P.U.D.

126

LYING IN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 5,
TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

NORTHWEST CORNER OF SECTION 5/46/43

WEST LINE OF SECTION 5/46/43

THE ISLES AT HUNTERS RUN
(PLAT BOOK 77, PAGE 196)

POINT OF COMMENCEMENT
WEST ONE-QUARTER CORNER OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST

POINT OF BEGINNING

LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. 29

NOT PLATTED

NOT PLATTED

C/L S.W. 35TH AVENUE

S88°09'27"W 1268.95'

TRACT "D"

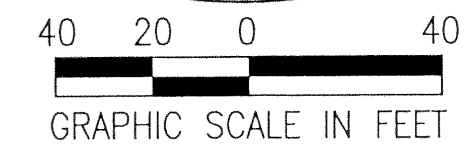
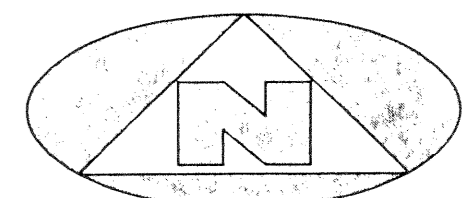
TRACT "A"

TRACT "A"

TRACT "B-1" (BUFFER)

TRACT "R" (RECREATION)

FOR MATCH SEE SHEET 3 OF 3



LEGEND

(R)	DENOTES A RADIAL LINE	R	DENOTES RADIUS DISTANCE	⊙	DENOTES A SET PERMANENT CONTROL POINT (L.B. 2171)	□	DENOTES A SET PERMANENT REFERENCE MONUMENT (L.B. 2171)
C/L	DENOTES A CENTERLINE	L	DENOTES ARC LENGTH DISTANCE	CA	DENOTES CENTRAL ANGLE		
DE	DENOTES DRAINAGE EASEMENT	CA	DENOTES ARC LENGTH DISTANCE	LCB	DENOTES LONG CHORD BEARING		
UE	DENOTES UTILITY EASEMENT	LCB	DENOTES LONG CHORD BEARING	CHD	DENOTES CHORD DISTANCE		
EAE	DENOTES EMERGENCY ACCESS EASEMENT	ORB	DENOTES OFFICIAL RECORDS BOOK				
LSE	DENOTES LIFT STATION EASEMENT						

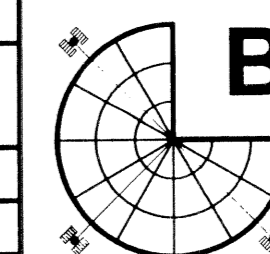
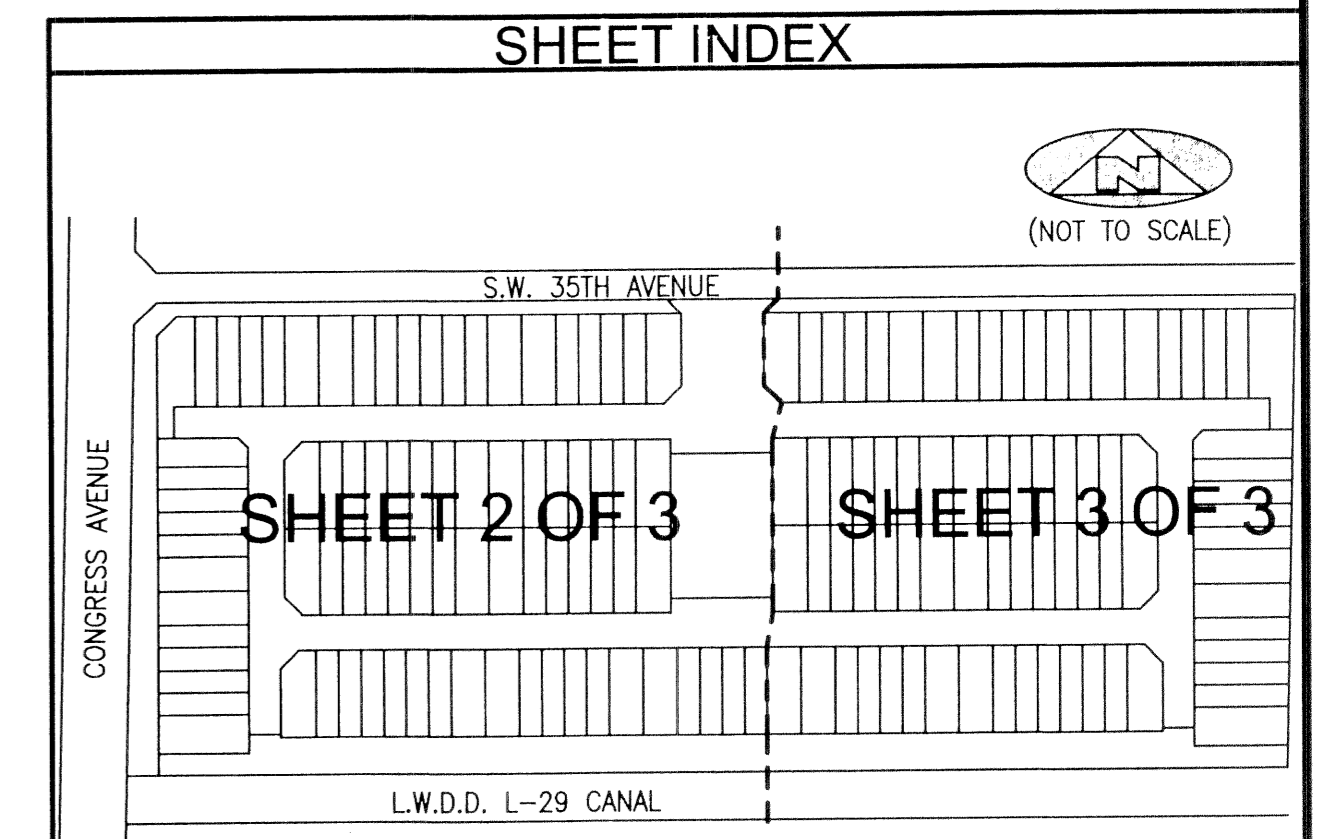
SURVEYOR'S NOTES

1. THE BASE BEARING, AS SHOWN HEREON, IS N00°41'49"W ALONG THE WEST LINE OF THE NORTHWEST ONE QUARTER OF SECTION 5, AND IS BASED ON STATE PLANE GRID AZIMUTHS, N.A.D. 83-90 ADJUSTMENT.
2. IN THOSE INSTANCES WHERE UTILITY OR DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINT POSITION STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED POSITION.
3. LINES THAT INTERSECT CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.
4. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. NO. 2424, IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, 33407.

FILE: PLOT

FB:	WO.NO.: P273
SCALE: 1"=40'	DATE: 11/1/2003
DWN: KVC	SHEET 2 OF 3

SHEET INDEX



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