

THIS INSTRUMENT PREPARED BY:  
MICHAEL D. ROSE, P.S.M.

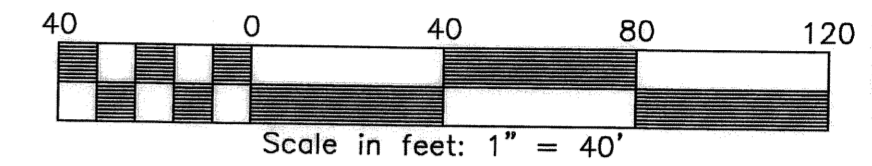
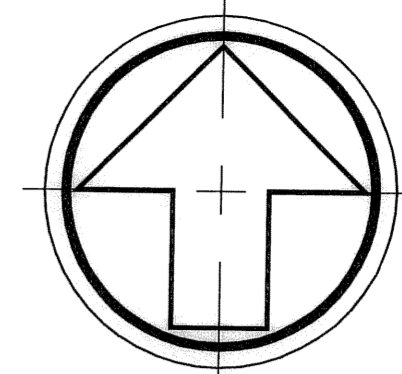
**SDA** SHAH DROTOS & ASSOCIATES ENGINEERING SURVEYING PLANNING  
CERTIFICATE OF AUTHORIZATION NO. LB6456  
3410 North Andrews Avenue Ext. • Pompano Beach, FL 33064  
PH: 954-943-9433 • FAX: 954-783-4754  
FEBRUARY, 2004

# ROYAL POINCIANA

A REPLAT OF A PORTION OF TRACT I AND III, PARCEL 4(P4),  
HIDDEN VALLEY SECTION ONE (PB 25, PGS 113-114, PBCR)  
SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

SHEET 3 OF 3 SHEETS

**NORTH**



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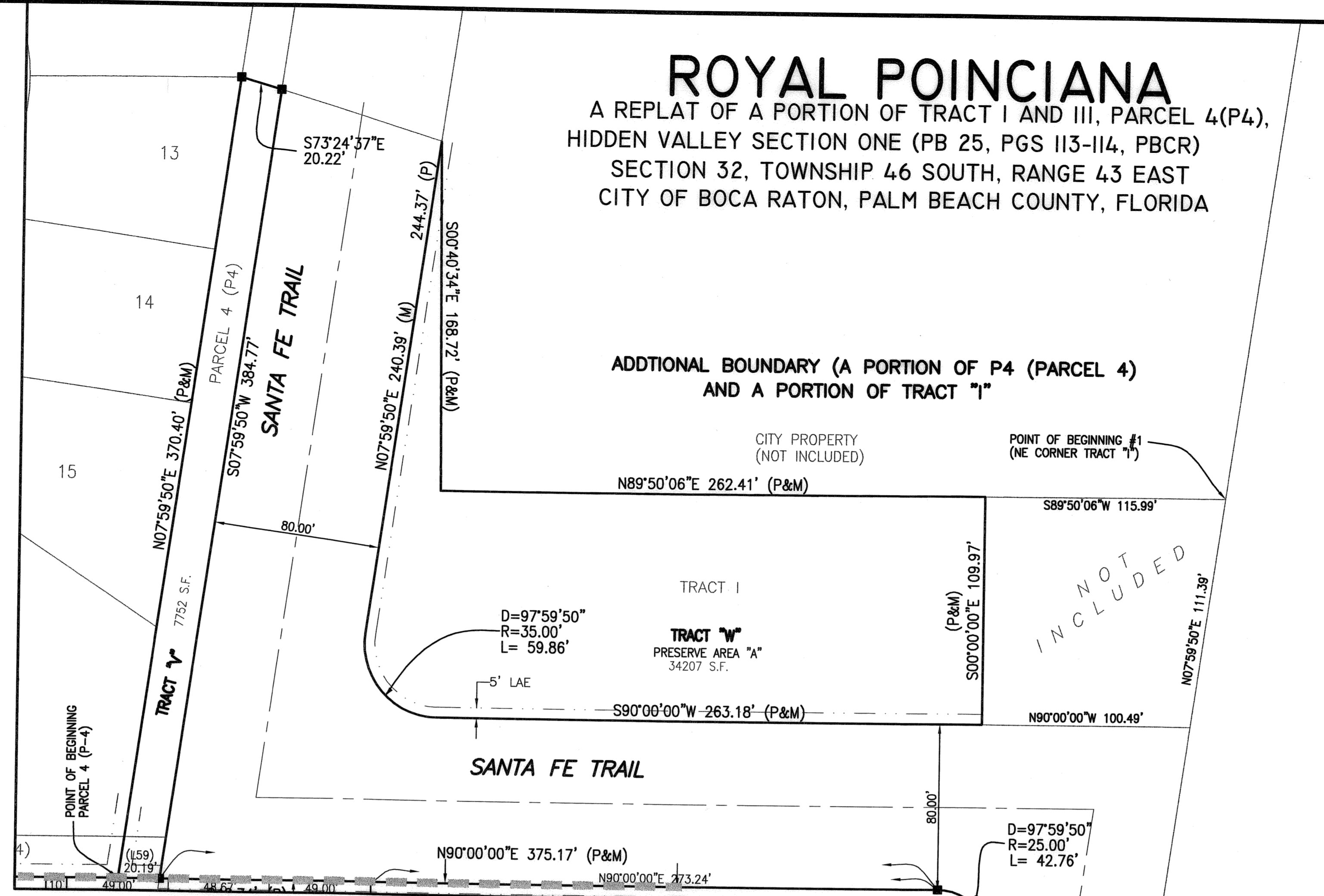
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_ and duly recorded in Plat Book No. \_\_\_\_\_ on Pages \_\_\_\_\_ and \_\_\_\_\_.  
SHARON ROCK, CLERK AND COMPTROLLER  
BY: \_\_\_\_\_ DC

EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L70	N90°00'00"E	15.00'	L98	S45°25'57"E	17.20'
L71	N00°00'00"E	10.00'	L99	N45°25'57"W	13.21'
L72	S90°00'00"W	28.00'	L100	N90°00'00"W	5.03'
L73	N00°00'00"E	10.00'	L101	N90°00'00"W	3.62'
L74	S90°00'00"E	3.00'	L102	S00°00'00"W	36.00'
L75	N00°00'00"E	30.00'	L103	N90°00'00"W	22.84'
L76	N90°00'00"W	8.00'	L104	N00°00'00"E	11.00'
L77	S00°00'00"W	51.57'	L105	S00°00'00"W	11.00'
L78	N89°58'05"W	3.83'	L106	N90°00'00"W	13.00'
L79	N00°00'00"E	23.79'	L107	N00°00'00"E	11.00'
L80	S00°00'00"W	20.56'	L108	S00°00'00"W	15.00'
L81	N00°00'00"E	47.44'	L109	N90°00'00"W	12.00'
L82	N90°00'00"W	17.98'	L110	N00°00'00"E	10.00'
L83	N90°00'00"W	34.31'	L111	N00°00'00"E	15.00'
L84	N90°00'00"W	18.77'	L112	N90°00'00"W	6.00'
L85	N90°00'00"W	16.50'	L113	N00°00'00"E	51.60'
L86	N90°00'00"W	5.26'	L114	S00°00'00"W	59.17'
L87	N90°00'00"W	34.47'	L115	N00°00'00"E	51.07'
L88	N90°00'00"W	22.44'	L116	N00°00'00"E	56.07'
L89	N90°00'00"W	13.30'	L117	N07°59'50"E	47.69'
L90	N90°00'00"W	2.47'	L118	N00°00'00"E	10.00'
L91	N00°00'00"E	2.00'	L119	S00°00'00"W	20.00'
L94	N82°00'10"W	11.00'	L120	S00°00'00"W	10.00'
L95	S07°59'50"W	6.35'	L121	N90°00'00"W	28.42'
L96	N31°24'39"W	13.20'	L122	N00°00'00"E	6.00'
L97	N31°24'39"W	13.65'	L123	N90°00'00"E	17.64'
			L124	N90°00'00"E	35.34'

EASEMENT CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C100	31°24'39"	21.00'	11.51'
C101	90°00'00"	18.00'	28.27'
C102	37°49'30"	18.00'	11.88'
C103	25°29'30"	28.00'	12.46'
C104	35°29'43"	62.00'	38.41'
C105	07°48'01"	65.00'	8.85'
C106	30°46'15"	65.00'	34.91'
C107	37°12'38"	55.00'	35.72'
C108	50°13'57"	52.00'	45.59'
C109	90°00'00"	18.00'	28.27'
C110	90°00'00"	18.00'	28.27'
C111	90°00'00"	18.00'	28.27'
C112	01°13'29"	2850.00'	60.91'
C113	00°24'42"	2850.00'	20.48'
C114	00°58'49"	2850.00'	48.76'
C115	00°12'27"	2850.00'	10.32'
C116	01°12'31"	2850.00'	60.12'
C117	08°06'35"	112.00'	15.85'
C118	08°06'35"	88.00'	12.46'
C119	16°10'48"	23.00'	6.50'
C120	58°59'50"	28.00'	28.83'
C121	12°53'01"	40.00'	8.99'
C122	31°24'39"	15.00'	8.22'



MATCHLINE SEE SHEET 2 OF 3 SHEETS

EASEMENT LOCATIONS AND DIMENSIONING

