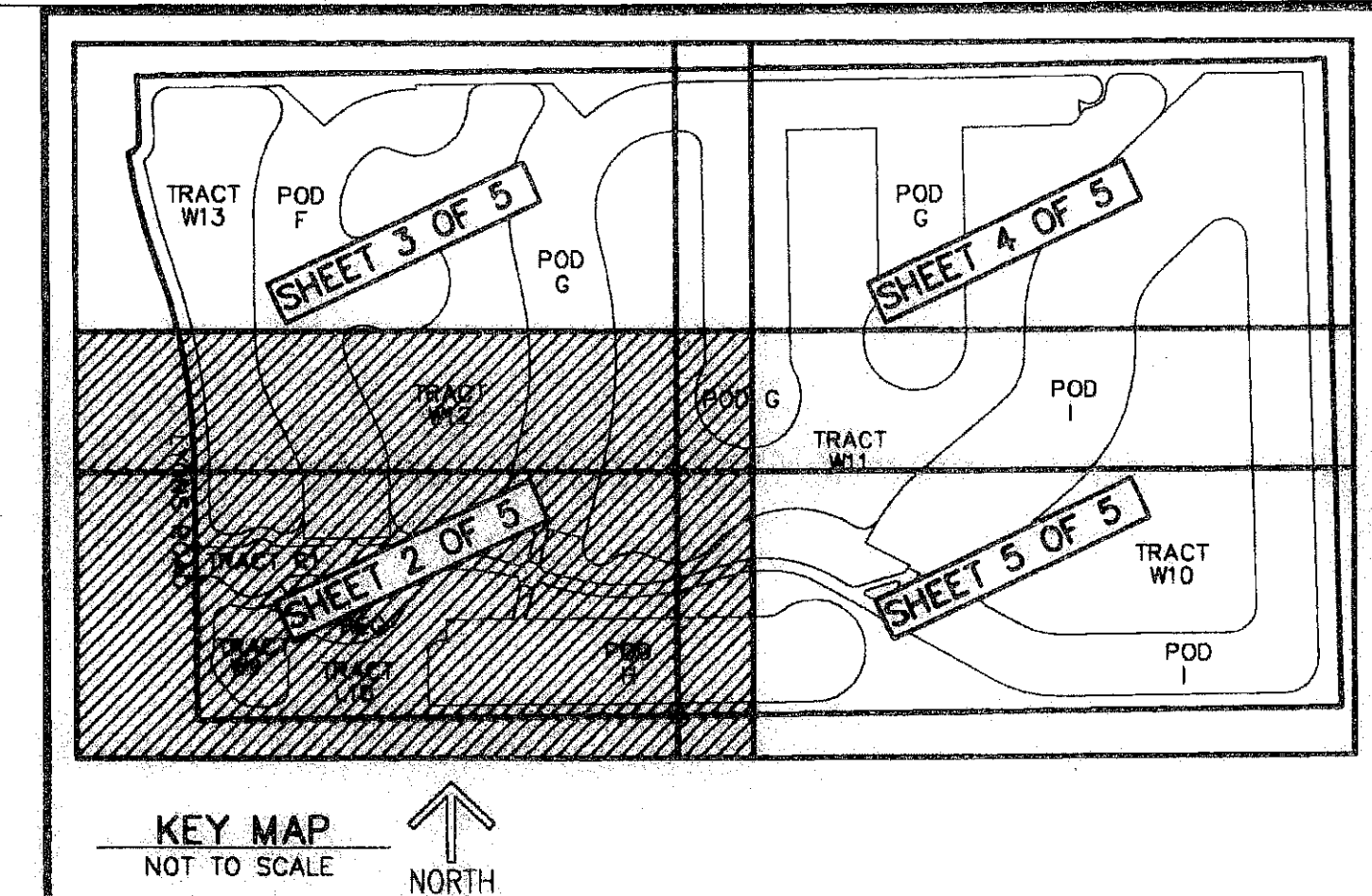


# APPOLONIA FARMS P.U.D. PLAT ONE

A REPLAT OF A PORTION OF BLOCKS 70 AND 71, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
NOVEMBER - 2006

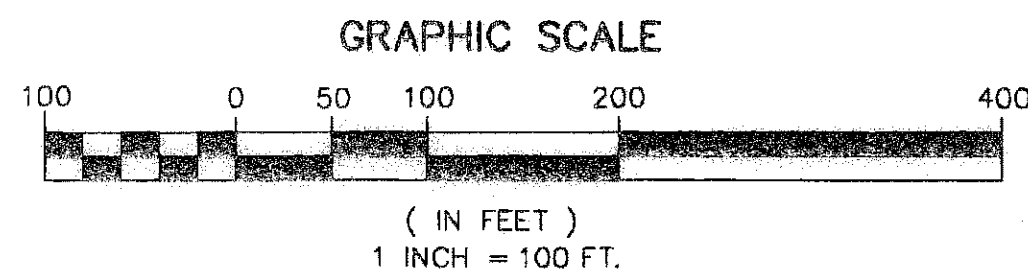


42

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2006 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_  
SHARON R. BOCK  
CLERK AND COMPTROLLER

BY: \_\_\_\_\_  
DEPUTY CLERK

SHEET 2 OF 5



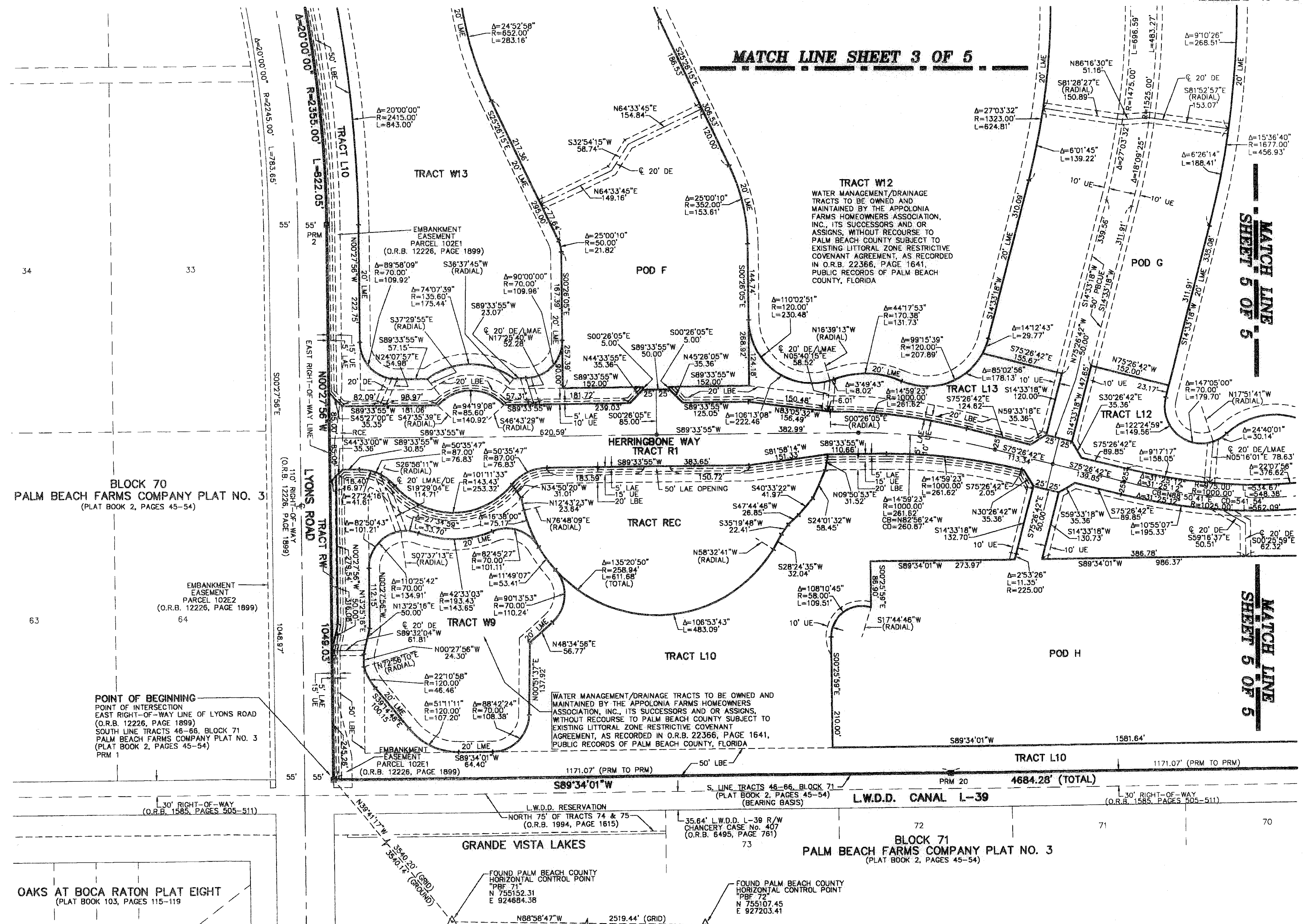
P.R.M.	NORTHING	EASTING
1	757876.68	922423.52
2	758925.71	922415.00
3	759730.00	922266.44
4	760178.94	922148.62
5	760235.50	922195.31
6	760483.65	922185.05
7	760501.52	922937.47
8	760509.01	923689.89
8A	760508.49	923689.90
9	760511.85	924019.29
9A	760512.37	924019.29
10	760513.10	924678.08
10A	760518.58	924678.08
11	760521.94	925007.48
11A	760522.46	925007.48
12	760531.02	925845.97
13	760539.59	926684.46
13A	760539.07	926684.47
14	760542.43	927013.86
14A	760545.97	927013.84
15	760546.37	927051.68
16	759229.23	927079.73
17	757912.08	927107.77
18	757903.23	925936.72
19	757894.38	924765.65
20	757885.53	923584.58

### NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000238  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

### SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S89°34'01"W ALONG THE SOUTH LINE OF TRACTS 46-66, BLOCK 71, PALM BEACH FARMS CO. PLAT NO. 3.
- PRM - INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
- UE - INDICATES UTILITY EASEMENT.
- DE - INDICATES DRAINAGE EASEMENT.
- (R) - INDICATES RADIAL LINE.
- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
- CD - DENOTES CHORD BEARING
- N.T.S. - DENOTES NOT TO SCALE
- LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
- LBE - DENOTES LANDSCAPE BUFFER EASEMENT
- NO. - DENOTES NUMBER
- Q - DENOTES CENTERLINE
- L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
- LAE - DENOTES LIMITED ACCESS EASEMENT
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- CB - DENOTES CHORD BEARING
- CD - DENOTES CHORD DISTANCE
- PBCUE - DENOTES PALM BEACH COUNTY UTILITY EASEMENT
- A - DENOTES CENTRAL ANGLE
- R - DENOTES RADIUS
- L - DENOTES ARC LENGTH
- R/W - DENOTES RIGHT-OF-WAY
- PBCUE - DENOTES PALM BEACH COUNTY UTILITY EASEMENT
- RCE - DENOTES ROADWAY CONSTRUCTION EASEMENT



OAKS AT BOCA RATON PLAT EIGHT  
(PLAT BOOK 103, PAGES 115-119)

FOUND PALM BEACH COUNTY  
HORIZONTAL CONTROL POINT  
TBF 71  
N 755152.31  
E 924884.38

FOUND PALM BEACH COUNTY  
HORIZONTAL CONTROL POINT  
TBF 72  
N 755107.45  
E 927203.41