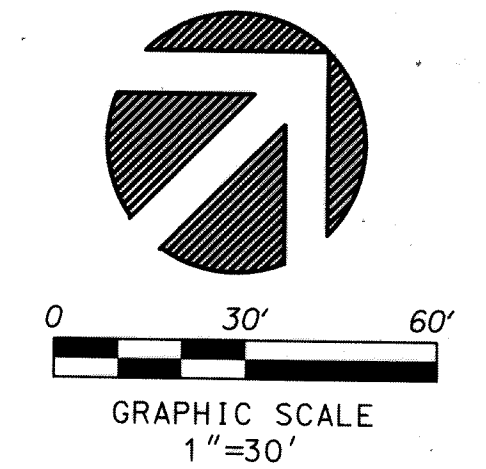


PERIMETER
SURVEYING & MAPPING
 Certificate of Authorization No. LB7264
 Prepared by: Jeff S. Hodapp, P.S.M.
 947 Clint Moore Road
 Boca Raton, Florida 33487
 Tel: (561) 241-9988
 Fax: (561) 241-5182

BOCA DUNES PUD

A REPLAT OF A PORTION OF TRACTS 90-92, 101-103, BLOCK 81 AND A PORTION OF TRACTS 6-10, 13-16, AND 32, BLOCK 82, ALL OF "PALM BEACH FARMS CO. PLAT NO.3" (P.B. 2, PGS 45-54, P.B.C.R.) AND PORTIONS OF ADJACENT ABANDONED RIGHTS-OF-WAY (O.R.B. 2013, PG. 1451, P.B.C.R.) IN SECTIONS 30 & 31, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA.

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NOTES:

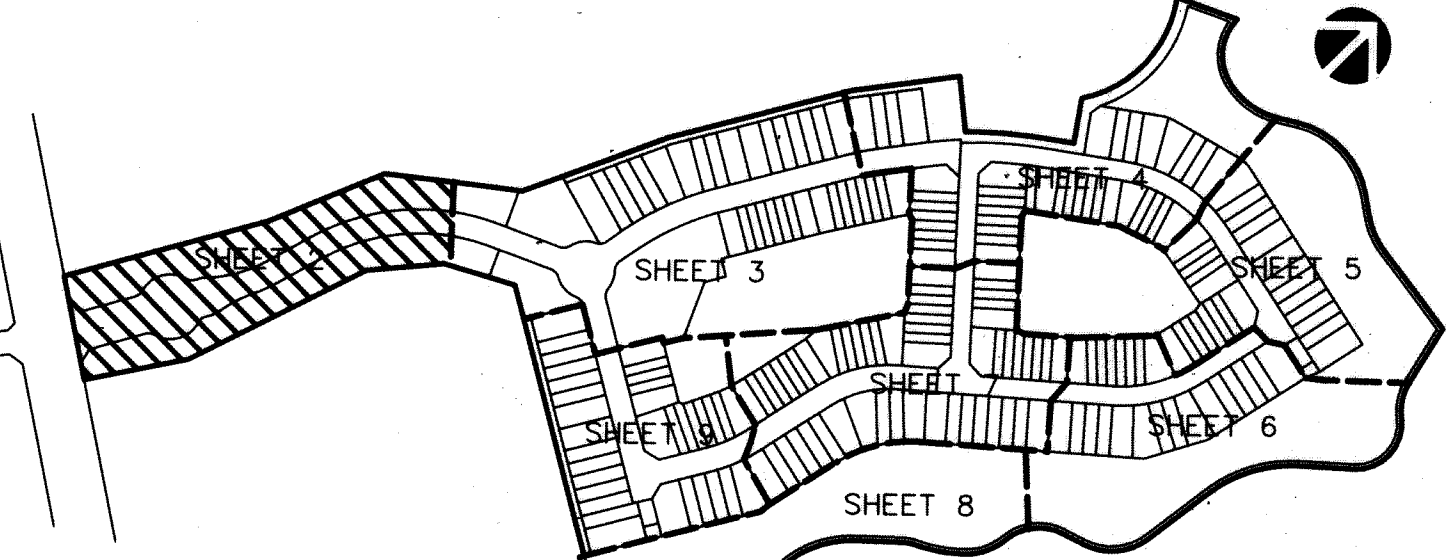
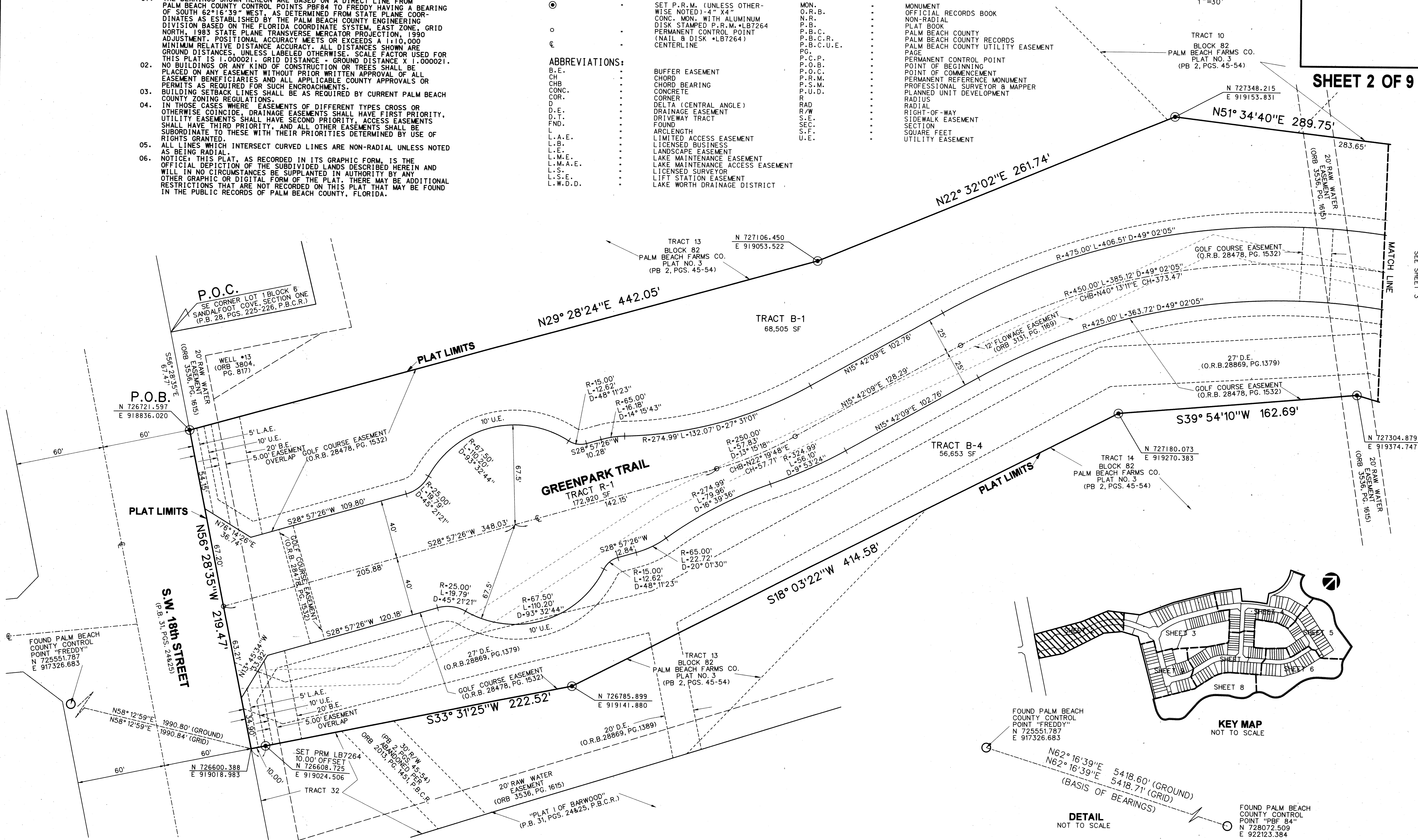
- THE BEARINGS SHOWN HEREON ARE BASED ON A DIRECT LINE FROM PALM BEACH COUNTY CONTROL POINTS PBF84 TO FREDDY HAVING A BEARING OF SOUTH 62°16'39" WEST, AS DETERMINED FROM STATE PLANE COORDINATES AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT. POSITIONAL ACCURACY MEETS OR EXCEEDS A 1:10,000 MINIMUM RELATIVE DISTANCE ACCURACY. ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS LABELED OTHERWISE. SCALE FACTOR USED FOR THIS PLAT IS 1.000021. GRID DISTANCE = GROUND DISTANCE X 1.000021.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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 DETERMINED BY USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE NON-RADIAL UNLESS NOTED AS BEING RADIAL.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LEGEND:

○	SET P.R.M. (UNLESS OTHERWISE NOTED) - 4" X 4" CONC. MON. WITH ALUMINUM DISK STAMPED P.R.M.-LB7264	MON.	MONUMENT
○	PERMANENT CONTROL POINT (NAIL & DISK +LB7264) CENTERLINE	O.R.B.	OFFICIAL RECORDS BOOK
○		N.R.	NON-RADIAL
○		P.B.	PLAT BOOK
○		P.B.C.	PALM BEACH COUNTY
○		P.B.C.R.	PALM BEACH COUNTY RECORDS
○		P.B.C.U.E.	PALM BEACH COUNTY UTILITY EASEMENT
○		P.C.P.	PAGE
○		P.O.B.	PERMANENT CONTROL POINT
○		P.O.C.	POINT OF COMMENCEMENT
○		P.R.M.	PERMANENT REFERENCE MONUMENT
○		P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
○		P.U.D.	PLANNED UNIT DEVELOPMENT
○		R	RADIUS
○		RAD	RADIAL
○		R/W	RIGHT-OF-WAY
○		S.E.	SIDEWALK EASEMENT
○		SEC.	SECTION
○		S.F.	SQUARE FEET
○		U.E.	UTILITY EASEMENT

ABBREVIATIONS:

B.E.	BUFFER EASEMENT
CH	CHORD
CHB	CHORD BEARING
CONC.	CONCRETE
COR.	CORNER
D	DELTA (CENTRAL ANGLE)
D.E.	DRAINAGE EASEMENT
D.T.	DRIVEWAY TRACT
FND.	FOUND
L	ARCLENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.B.	LICENSED BUSINESS
L.E.	LANDSCAPE EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
L.S.	LICENSED SURVEYOR
L.S.E.	LIFT STATION EASEMENT
L.W.D.D.	LAKE WORTH DRAINAGE DISTRICT



KEY MAP
NOT TO SCALE

DETAIL
NOT TO SCALE

FOUND PALM BEACH COUNTY CONTROL POINT "FREDDY"
N 725551.787
E 917326.683

N62°16'39"E 5418.60' (GROUND)
N62°16'39"E 5418.71' (GRID)
(BASIS OF BEARINGS)

FOUND PALM BEACH COUNTY CONTROL POINT "PBF 84"
N 728072.509
E 922123.384

SHEET 2 OF 9

SEE SHEET 3