

68

SHEET 3 OF 5

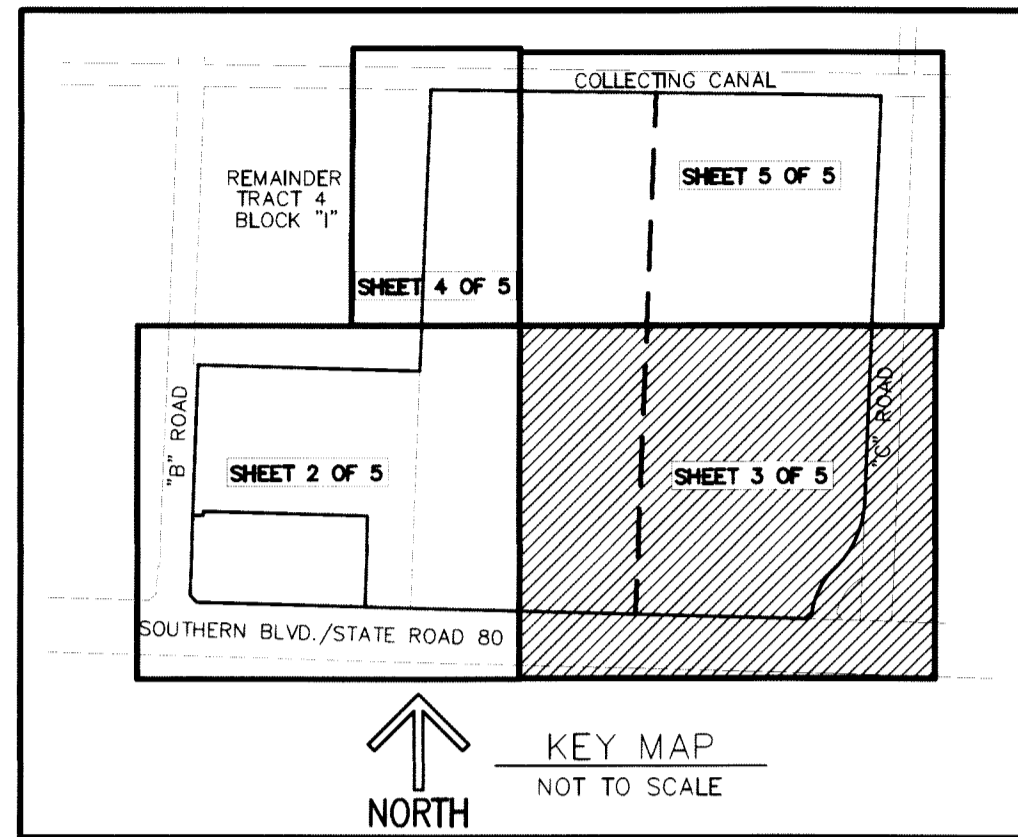
A PORTION OF TRACT 7, BLOCK "1" LOXAHATCHEE GROVES (PLAT BOOK 12, PAGE 29) O.R.B. 22719, PAGE 1286

# GROVES TOWN CENTER PUD

BEING A REPLAT OF A PORTION OF TRACTS 4, 5 AND 6, BLOCK "1" OF LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA

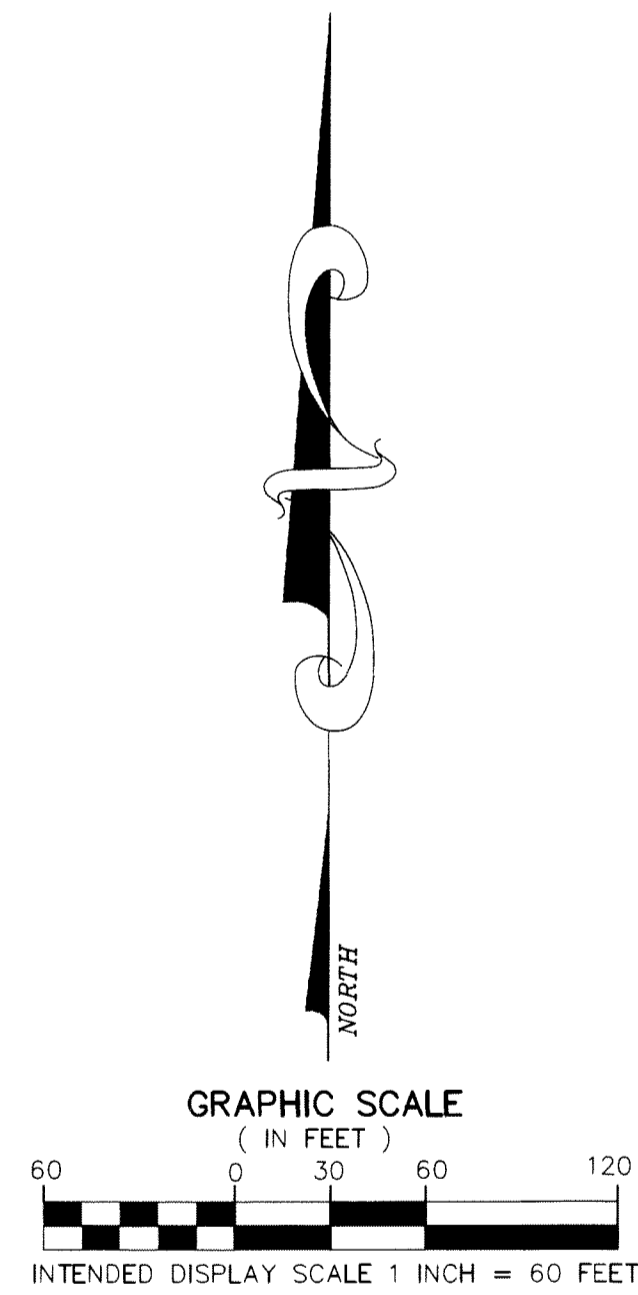
SHEET 5 OF 5

THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
LB #3591



### NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 2002 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.000002  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
ROTATION EQUATION:  
SOUTH 89°12'34" EAST (PLAT)  
SOUTH 89°12'33" EAST (GRID)  
PLAT TO GRID BEARING = 00°00'01" CLOCKWISE  
  
COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.  
  
COORDINATE VALUES SHOWN ARE PER SIMON TRUST BOUNDARY PLAT PLAT BOOK 116, PAGE 26



### LEGEND:

- BM - BENCHMARK
- CME - CANAL MAINTENANCE EASEMENT
- F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION
- FND. - FOUND
- FPL - FLORIDA POWER & LIGHT
- LAE - DENOTES LIMITED ACCESS EASEMENT
- LB - DENOTES LANDSCAPE BUFFER EASEMENT
- N.T.S. - DENOTES NOT TO SCALE
- NGVD 29 - NATIONAL GEODETIC VERTICAL DATUM OF 1929
- NAVD 88 - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- (P) - DENOTES PLAT
- P.B. - DENOTES PLAT BOOK
- PBCUE - PALM BEACH COUNTY UTILITY EASEMENT
- PG. - DENOTES PAGE
- Δ - DENOTES DELTA (CENTRAL ANGLE)
- L - DENOTES ARC LENGTH
- R - DENOTES RADIUS
- R/W - DENOTES RIGHT-OF-WAY
- SF - DENOTES SQUARE FEET
- S.R. - DENOTES STATE ROAD
- UE - INDICATES UTILITY EASEMENT.
- P.R.M. ■ - INDICATES 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591, UNLESS OTHERWISE NOTED
- ⊕ - INDICATES NGS SURVEY BENCHMARK.

SHEET 2 OF 5

POD B  
3,670,923 SQUARE FEET  
84.272 ACRES

