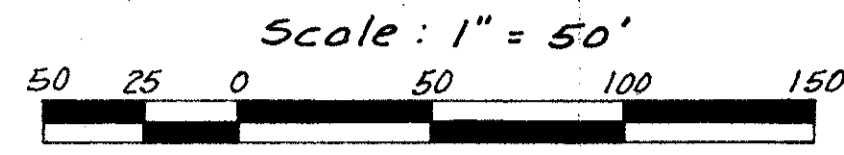


A PLANNED UNIT DEVELOPMENT.

# MONTOYA ESTATES-UNIT 2

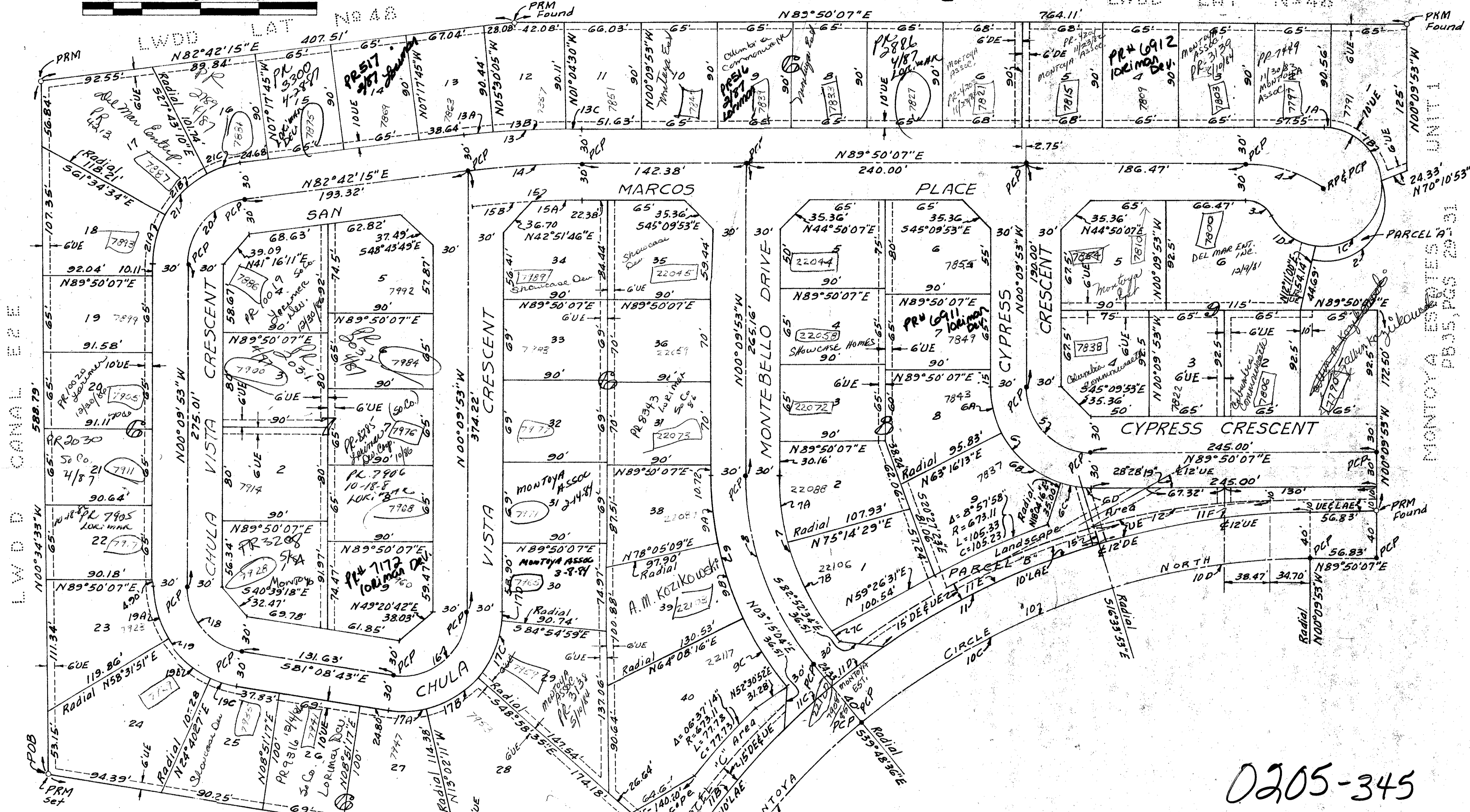
Check replat  
E/B 77  
APP. - 4/13/79

A PORTION OF SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT NO 12 OF BOCA DEL MAR, PLAT NO 6 AS RECORDED IN PLAT BOOK 30, PAGES 142-143 OF THE PALM BEACH COUNTY PUBLIC RECORDS  
WALTER A. CORNNELL, INC.  
CONSULTING ENGINEERS & LAND SURVEYORS  
BOCA RATON, FLORIDA



OCT. 1978 SHEET 2 OF 2

LWDD LAT N948



| CURVE DATA |            |        |         |         |        |
|------------|------------|--------|---------|---------|--------|
| No         | Delta      | Radius | Tangent | Arc     | Chord  |
| 1          | 242°10'55" | 50'    | -       | 211.34  | -      |
| 1A         | 8°33'51"   | "      | -       | 7.47    | -      |
| 1B         | 73°35'59"  | "      | -       | 6.423   | -      |
| 1C         | 104°57'57" | "      | -       | 91.60   | -      |
| 1D         | 55°03'08"  | "      | -       | 48.04   | -      |
| 2          | 122°00'07" | "      | -       | 106.47  | 87.46  |
| 3          | 62°10'55"  | 25'    | 15.08   | 27.15   | 25.82  |
| 4          | 33°33'26"  | 120'   | 36.18   | 70.28   | 63.28  |
| 5          | 90°00'00"  | 55'    | 55'     | 86.39   | 77.78  |
| 6          | 90°00'00"  | 85'    | 85'     | 133.52  | 120.21 |
| 6A         | 26°33'54"  | "      | -       | 39.41   | 39.06  |
| 6B         | 45°11'57"  | "      | -       | 67.05   | 65.33  |
| 6C         | 13°27'28"  | "      | -       | 19.97   | 19.92  |
| 6D         | 4°46'41"   | "      | -       | 7.09    | 7.09   |
| 7          | 39°38'43"  | 219.23 | 73.09   | 151.69  | 148.69 |
| 7A         | 14°35'38"  | "      | -       | 55.84   | 55.69  |
| 7B         | 22°28'34"  | "      | -       | 86.00   | 85.45  |
| 7C         | 02°34'27"  | "      | -       | 9.85    | 9.83   |
| 8          | 39°38'43"  | 249.23 | 89.84   | 172.45  | 169.03 |
| 9          | 39°38'43"  | 279.23 | 100.65  | 193.21  | 189.33 |
| 9A         | 11°44'58"  | "      | -       | 57.26   | 57.16  |
| 9B         | 13°56'53"  | "      | -       | 67.98   | 67.81  |
| 9C         | 13°56'53"  | "      | -       | 67.97   | 67.81  |
| 10         | 90°24'40"  | 603.11 | 607.45  | 951.69  | 855.98 |
| 10A        | 31°43'11"  | "      | -       | 333.83  | 329.64 |
| 10B        | 19°02'46"  | "      | -       | 200.48  | 193.46 |
| 10C        | 23°14'43"  | "      | -       | 244.69  | 243.01 |
| 10D        | 16°24'00"  | "      | -       | 172.63  | 172.04 |
| 11         | 90°24'40"  | 643.11 | 647.74  | 1014.81 | 912.75 |
| 11A        | 31°43'11"  | "      | -       | 356.03  | 351.51 |
| 11B        | 14°08'46"  | "      | -       | 158.78  | 153.35 |
| 11C        | 04°54'00"  | "      | -       | 55.00   | 54.98  |
| 11D        | 04°54'00"  | "      | -       | 55.00   | 54.98  |
| 11E        | 18°20'23"  | "      | -       | 205.85  | 204.97 |
| 11F        | 16°24'00"  | "      | -       | 184.08  | 183.45 |
| 12         | 16°24'00"  | 535.25 | 77.15   | 153.21  | 152.68 |
| 13         | 07°07'52"  | 816.38 | 50.87   | 101.61  | 101.54 |
| 13A        | 01°47'40"  | "      | -       | 25.57   | 25.57  |
| 13B        | 04°25'35"  | "      | -       | 63.07   | 63.04  |
| 13C        | 00°54'37"  | "      | -       | 12.97   | 12.97  |
| 14         | 07°07'52"  | 786.38 | 49.00   | 97.87   | 97.81  |
| 14A        | 28°35'17"  | "      | -       | 42.41   | 41.97  |
| 14B        | 33°51'24"  | "      | -       | 50.23   | 49.50  |
| 14C        | 03°13'37"  | "      | -       | 42.60   | 42.59  |
| 14D        | 03°54'14"  | "      | -       | 41.54   | 41.53  |
| 16         | 99°01'10"  | 85'    | 99.01   | 141.30  | 129.29 |
| 17         | 99°01'10"  | 85'    | 99.01   | 141.30  | 129.29 |
| 17A        | 21°53'28"  | "      | -       | 72.48   | 32.28  |
| 17B        | 35°56'24"  | "      | -       | 53.32   | 52.45  |
| 17C        | 35°56'24"  | "      | -       | 53.32   | 52.45  |
| 17D        | 5°14'54"   | "      | -       | 77.73   | 77.8   |
| 18         | 80°58'50"  | 55     | 46.96   | 77.74   | 71.43  |
| 19         | 80°58'50"  | 85     | 72.57   | 120.14  | 110.38 |
| 19A        | 31°18'16"  | "      | -       | 46.44   | 45.81  |
| 19B        | 33°51'24"  | "      | -       | 50.23   | 49.50  |
| 19C        | 15°49'10"  | "      | -       | 23.47   | 23.59  |
| 20         | 82°52'08"  | 55     | 48.55   | 79.55   | 72.79  |

0205-345

| CURVE DATA |           |        |         |        |        |
|------------|-----------|--------|---------|--------|--------|
| No         | Delta     | Radius | Tangent | Arc    | Chord  |
| 21         | 82°52'08" | 85'    | 75.03   | 122.94 | 112.50 |
| 21A        | 28°35'17" | "      | -       | 42.41  | 41.97  |
| 21B        | 33°51'24" | "      | -       | 50.23  | 49.50  |
| 21C        | 20°25'2"  | "      | -       | 30.20  | 30.14  |

28/47/42

37/12

## Montoya Estates. Unit 2 PUD Boca Del Mar

TURNOUT REQUIRED  
This instrument prepared by  
J. P. Vansant of Walter A. Cornell, Inc.,  
24 S.E. 4th Street, Boca Raton, Florida, 33432.

- NOTES
- Bearings based on N89°50'07"E along the North line of Tract 12 as shown on the plat of Boca Del Mar No. 6 recorded in Plat Book 30, Pages 142 and 143 of the Public Records of Palm Beach County, Fla.
  - Parcel A as a Recreational Area.
  - Parcels B and C are to be utilized for Drainage Easements, Utility Easements, Limited Access Easements, and Landscape Areas.
  - 40 indicates Permanent Reference Monument (PRM).
  - 50 indicates Permanent Control Point (PCP).
  6. POB indicates POINT OF BEGINNING.
  7. DE indicates Drainage Easement.
  8. UE indicates Utility Easement.
  9. LAE indicates Limited Access Easement.
  10. RP indicates Radial Point.
  11. Buildings, trees or shrubs are not permitted in easements.