DRAWING NUMBER 55/2

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA REORDER BY NUMBER 07549

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA REORDER BY NUMBER 07549

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA REORDER BY NUMBER 07549

A PART OF A P.U.D.

LAKES AT BOCA RATON — PHASE III

A PLAT OF A PORTION OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST AND ALSO BEING A REPLAT OF A PORTION OF SAID SECTION 1 IN FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. — CONSULTING ENGINEERS AND LAND SURVEYORS — BOCA RATON, FLORIDA

AUGUST 1984

SHEET 2 OF 3

2

0 50 100 200 400

GRAPHIC SCALE
SCALE: 1" = 100'

NOTES:

Bearings shown hereon are based on a bearing of S.89°44'50"W along the South line of the Southwest Quarter (SW 1/4) of Section 1, Township 47 South, Range 41 East, Palm Beach County, Florida.

No buildings or any kind of construction shall be placed on utility or drainage easements.

No structures, trees or shrubs shall be placed on drainage easements or lake maintenance easements.

Approval of landscaping on utility easements, other than water and sewer, shall be only with the approval of all utilities occupying same.

- ○ P.R.M. Indicates Permanent Reference Monument.
- ● P.C.P. Indicates Permanent Control Point.
- U.E. Indicates Utility Easement.
- D.E. Indicates Drainage Easement.
- L.M.E. Indicates Lake Maintenance Easement.
- L.A.E. Indicates Limited Access Easement.
- L.S.E. Indicates Lift Station Easement.

This instrument was prepared by:
John A. Grant, Jr., John A. Grant, Jr., Inc.
3333 North Federal Highway, Boca Raton, Florida 33431.

SEE SHEET 3 OF 3

MATCH LINE "A-A"

EXISTING P.R.M.

TRACT 4

PARCEL M

LAKES AT BOCA RATON — PHASE II
P.B. 49, PG. 92 & 93

TRACT 3-A
LAKES AT BOCA RATON — PHASE II
P.B. 49, PG. 92 & 93

TRACT 3
LAKES AT BOCA RATON — PHASE I
P.B. 46, PG. 139 — 141

HARBOUR LANDING
P.B. 49, PG. 21 — 23

TRACT U-5
0.007 AC.

LAKES AT BOCA RATON DRIVE

AMBER BAY
P.B. 46, PG. 189 — 190

TRACT 6
LAKES AT BOCA RATON — PHASE I
P.B. 46, PG. 139 — 141

TRACT 44

TRACT 37

FLORIDA FRUIT LANDS CO. S/D NO. 2
P.B. 1, PG. 102

PARCEL P
16.494 AC.

PARCEL P TO BE REPLATTED PRIOR TO DEVELOPMENT

TRACT 43

TRACT 28
13.847 AC.
WATER MANAGEMENT TRACT & DRAINAGE EASEMENT

MAINTAINED BY LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, INC.

TRACT 38

PARCEL D
12.476 AC.

PARCEL D TO BE REPLATTED PRIOR TO DEVELOPMENT

TRACT U-3

TRACT 39

EAST BOUNDARY LINE OF TRACT 39

TRACT 42

TRACT 27
8.651 AC.

P.O.B.

YAMATO ROAD

NORTH — SOUTH QUARTER LINE OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST

WATER MANAGEMENT TRACT & DRAINAGE EASEMENT

MAINTAINED BY LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, INC.

TRACT 41

TRACT 40

YAMATO ROAD
O.R.B. 4560, PG. 698

NOT INCLUDED

FLORIDA FRUIT LANDS CO. S/D NO. 2
P.B. 1, PG. 102

30 FEET ABANDONED O.R.B. 4347, PG. 497

30' ROAD RIGHT-OF-WAY P.B. 1, PG. 102

TRACT 57

CAIN BOULEVARD
O.R.B. 4483, PG. 573

TRACT 27

SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST

SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST

SOUTH BOUNDARY LINE OF TRACT 40

SOUTH SECTION LINE OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST

15 FEET ABANDONED O.R.B. 4347, PG. 497

NORTH SECTION LINE OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST

AREAGE

CURVE TABLE

NUMBER	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
30	140.00	234.17	095°50'00"	155.03	207.81	N25°35'00"E
31	297.90	152.51	029°20'00"	77.97	150.85	N88°10'00"E
32	564.18	311.82	031°40'00"	160.00	307.86	N87°00'00"E
33	879.58	811.31	052°50'55"	437.09	782.85	S64°25'27"E
33-1		302.75	019°43'18"	152.89	301.26	S47°51'39"E
33-2		126.78	008°15'30"	63.50	126.67	S61°51'03"E
33-3		331.74	021°36'33"	167.86	329.78	S76°47'04"E
33-4		25.86	001°41'04"	12.93	25.86	S88°25'53"E
34	403.75	166.77	023°40'00"	84.59	165.59	N07°30'00"W
35	140.34	138.39	056°30'00"	75.41	132.85	N47°35'00"W
36	554.35	214.47	022°10'00"	108.59	213.13	N64°45'00"W
37	1513.66	332.06	012°34'09"	166.70	331.39	N75°02'55"W
37-1		124.51	004°42'47"	62.29	124.48	N78°58'36"W
37-2		207.55	007°51'22"	103.94	207.38	N72°41'32"W
38	277.46	297.01	061°20'00"	164.53	283.03	N03°30'00"W
39	839.58	774.19	052°50'00"	417.08	747.05	S64°25'00"E
39-1		353.53	024°07'34"	179.42	350.92	S50°03'47"E
39-2		420.66	028°42'26"	214.84	416.27	S76°28'47"E
33-5	879.58	24.18	001°34'30"	12.09	24.18	N89°56'26"E
41	1031.86	288.11	015°59'53"	145.00	287.18	S09°10'03"E
42	901.25	474.47	030°09'50"	242.87	469.01	S74°35'10"W
43	937.20	300.73	018°23'06"	151.67	299.44	S68°41'48"W
44	876.03	1021.86	066°50'00"	578.00	964.90	S65°15'00"W
45	1473.66	323.28	012°34'09"	162.29	322.63	N75°02'55"W
46	836.03	975.20	066°50'00"	551.61	920.84	S65°15'00"W
46-1		540.33	037°01'50"	279.98	530.97	S50°20'55"W
46-2		434.87	029°48'10"	222.47	429.98	S83°45'55"W
47	1433.66	314.51	012°34'09"	157.89	313.88	N75°02'55"W
48	916.03	1068.52	066°50'00"	604.39	1008.96	N65°15'00"E
48-1		476.48	029°48'10"	243.76	471.13	N83°45'55"E
48-2		592.04	037°01'50"	306.77	581.78	N50°20'55"E
49	961.25	479.63	028°35'19"	244.92	474.67	S73°47'55"W
50	877.20	463.02	030°14'35"	237.04	457.67	S74°37'33"W
51	997.20	124.20	007°08'11"	62.18	124.12	N63°04'20"E
52	841.25	417.49	028°26'05"	213.14	413.22	N73°43'18"E
53	75.00	110.08	084°05'54"	67.65	100.47	S40°52'50"W
54	1021.25	417.54	023°25'32"	211.73	414.64	S71°13'01"W
55	192.12	241.97	072°09'45"	140.00	226.29	N84°24'52"W
56	75.00	35.60	027°11'50"	18.14	35.27	N34°44'05"W
57	299.98	232.11	044°20'00"	122.22	226.37	N87°50'00"W
58	187.20	142.67	043°40'00"	75.00	139.24	N88°10'00"W
59	176.80	174.34	056°30'00"	95.00	167.37	N38°05'00"W
60	1004.40	219.12	012°30'00"	110.00	218.69	N16°05'00"W

0388-005

INDEX OF MAP SHEETS

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